

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so, however the site has been undeveloped for a significant amount of time, and council resources are impacted upon by managing fly tipping on the site.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None
Social Value	The proposal would potential provide jobs for the local area as well as apprenticeships during the construction phase.

16. Appendices

Site Plan

Context Plan

19-103-PA-01 A

19-103-PA-02 A

19-103-PA-03 A

19-103-PA-04 A

19-103-PA-05 A

19-103-PA-06 A

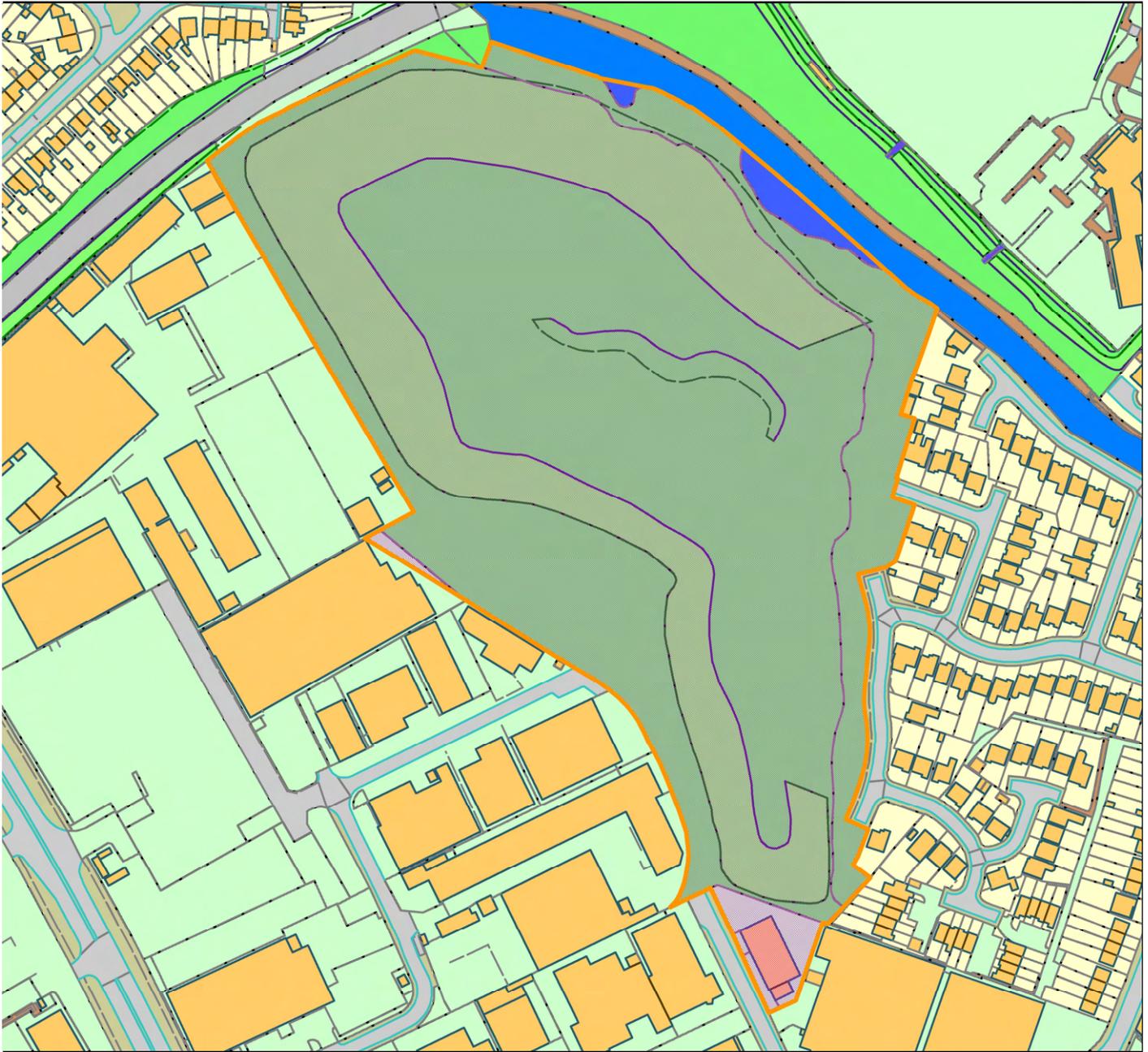
19-103-PA-07 A



19-103-PA-08 A
19-103-PA-09 A
19-103-PA-10 A
19-103-PA-11 A
19-103-PA-03 - 1



DC/21/66125
Newcomen Drive, Tipton



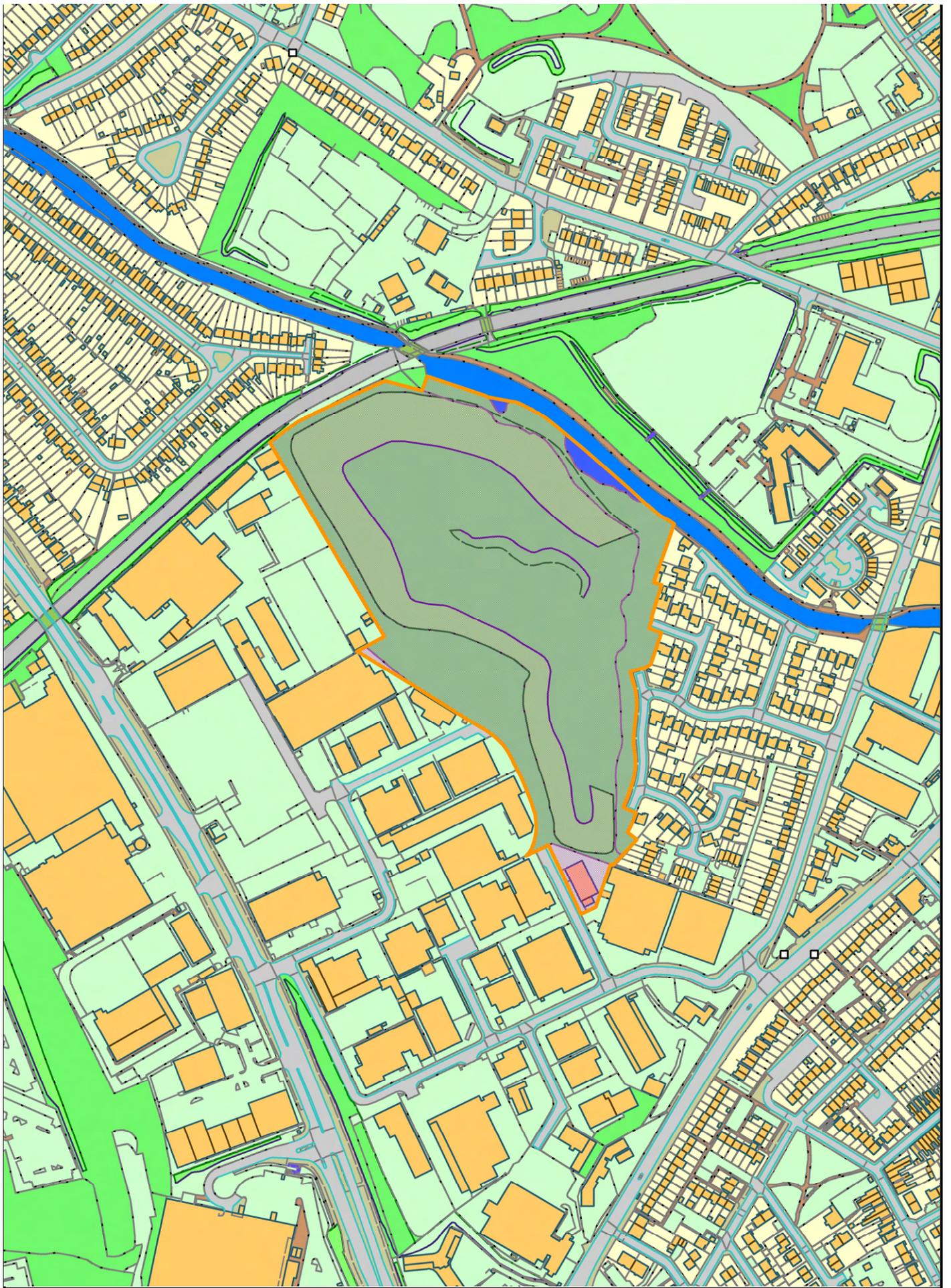
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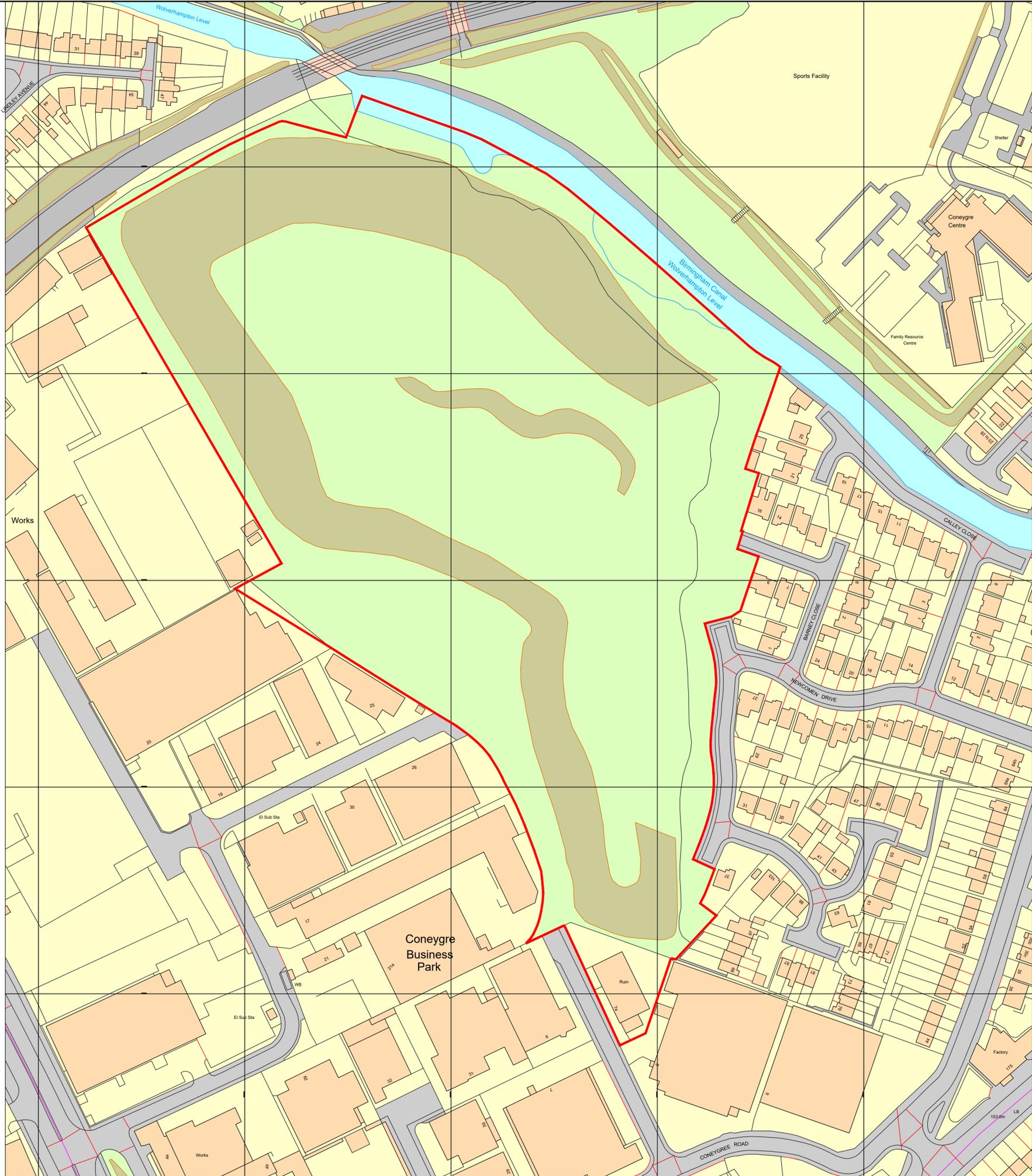
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	07 July 2022
OS Licence No	





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Rev	Date	Note
A	23/09/21	Updated to suit LPA comments



PLANNING



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CLIENT: CONEYGRE REDEVELOPMENTS LTD
 PROJECT: LAND OFF CONEYGRE ROAD TIPTON
 TITLE: SITE PLAN - AS EXISTING (OS BASED)

Scale: 1:1000 @ A1	Date: AUG 2021
Design: DFC	Draft: JC
Drg No: 19-103-PA-02	Revision: A



SCHEDULE OF MATERIALS (EXTERNAL WORKS - SEE UNIT 1 FOR TYPICAL MATERIALS TO BE USED SITE WIDE)

- MACADAM SURFACING
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR WITH LINING TO CONVENTION
- CONCRETE BLOCK PAVING
- REGULAR TYPE PAVING
- COLOUR - TBA
- CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF COLOUR
- GENERALLY 2.4M HIGH PALADIN FENCE
- SURFACE COATED IN PROPRIETARY FINISH
- COLOUR - TBA
- FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
- FULL SPECIFICATION PAINT FINISH
- COLOUR - TBA (REFER TO DRAWING REF-PA-11 FOR FURTHER DETAILS)
- STRUCTURED LANDSCAPING
- SCHEME TO BE APPROVED BY LOCAL AUTHORITY
- PRIOR TO IMPLEMENTATION

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Notes:

Rev	Date	Note
A	23/09/21	Updated to suit LPA comments



SCHEDULE OF ACCOMMODATION:

UNIT 1:	20,000 SQ.FT (INC 10% 2 STOREY OFFICE)
UNIT 2:	30,000 SQ.FT (INC 10% 2 STOREY OFFICE)
UNIT 3:	40,000 SQ.FT (INC 10% 2 STOREY OFFICE)
UNIT 4:	60,000 SQ.FT (INC 10% 2 STOREY OFFICE)
UNIT 5:	80,000 SQ.FT (INC 10% 2 STOREY OFFICE)
TOTAL:	230,000 SQ.FT

PLANNING

Revisions: Amendment: Date: Name:



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CLIENT: CONEYGRE REDEVELOPMENTS LTD

PROJECT: LAND OFF CONEYGREE ROAD TIPTON

TITLE: SITE PLAN - AS PROPOSED (OS BASED)

Scale:	1:1000 @ A1	Date:	AUG 2021
Design:	DFC	Draft:	JC
Drg No:	19-103-PA-03	Revision:	A

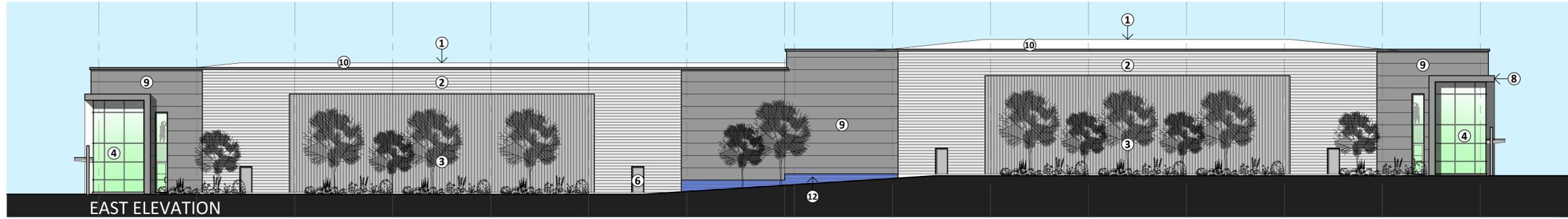
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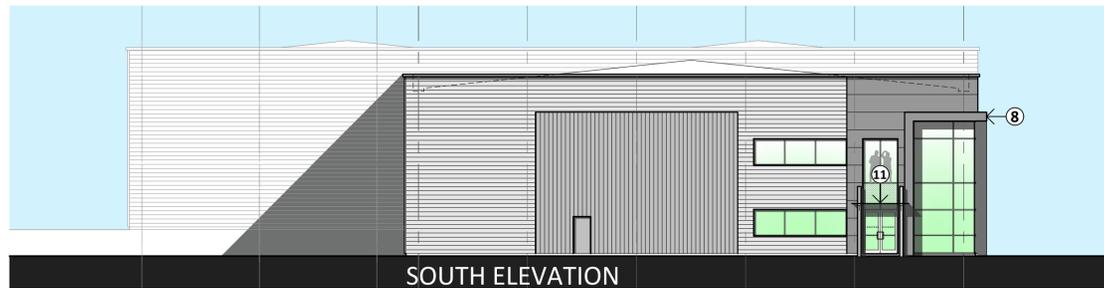
EAST ELEVATION



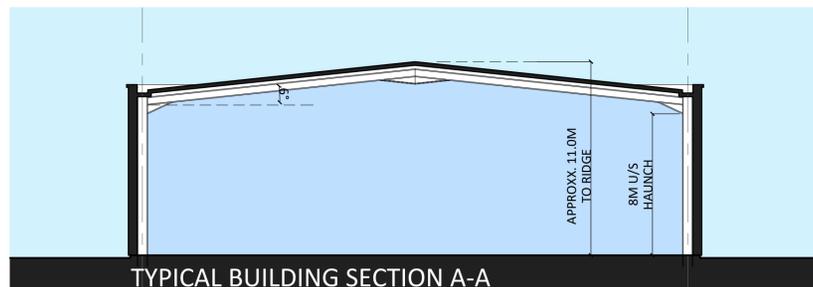
WEST ELEVATION



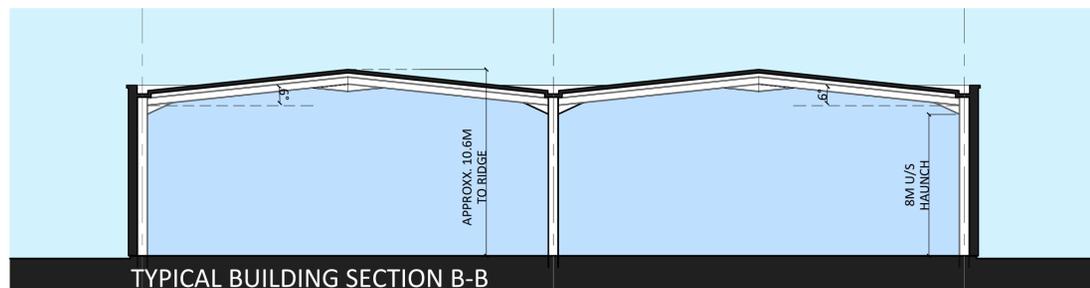
NORTH ELEVATION



SOUTH ELEVATION



TYPICAL BUILDING SECTION A-A



TYPICAL BUILDING SECTION B-B

SCHEDULE OF BUILDING MATERIALS:

- ① KINGSPAN KS1000 RW TRAPEZOIDAL PROFILE INSULATED ROOF PANELS OR SIMILAR APPROVED. COLOUR GOOSEWING GREY
- ② HALF ROUND PROFILE WALL CLADDING. COLOUR METALLIC SILVER (RAL 9006)
- ③ METAL PROFILED WALL CLADDING. COLOUR BASALT GREY (RAL 7012)
- ④ ALUMINIUM THERMALLY BROKEN CLEAR DOUBLE GLAZED DOORS & WINDOWS. COLOUR RAL 7016
- ⑤ SECTIONAL DOORS. RAL 7016
- ⑥ POWDERCOATED STEEL DOORS. COLOUR RAL 7016
- ⑦ GALVANISED PFC GROUND BEAM. COLOUR - TBC
- ⑧ METTALINE FEATURE BEAM PROFILED EDGE TRIM. COLOUR ANTHRACITE (RAL 7016)
- ⑨ MICRO RIB CLADDING HORIZONTALLY LAID. COLOUR ANTHRACITE (RAL 7016)
- ⑩ ROOFLIGHTS (10%) - NATURAL DAYLIGHT TO REACH CORNERS OF UNIT.
- ⑪ STEEL FABRICATED ENTRANCE CANOPY WITH PLANAR GLASS ROOF FULL SPECIFICATION PAINT FINISH. COLOUR: WHITE
- ⑫ ENGINEERING BRICKWORK TO FORM BUILDING RETENTION. COLOUR BLUE

Rev	Date	Note
A	23/09/21	Updated to suit LPA comments

PLANNING



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CLIENT: CONEYGRE REDEVELOPMENTS LTD
 PROJECT: LAND OFF CONEYGRE ROAD TIPTON
 TITLE: UNIT 1 & 2 ELEVATIONS & SECTION - AS PROPOSED

Scale: 1:200 @ A1	Date: AUG 2021
Design: -	Draft: SL
Drg No: 19-103-PA-07	Revision: A

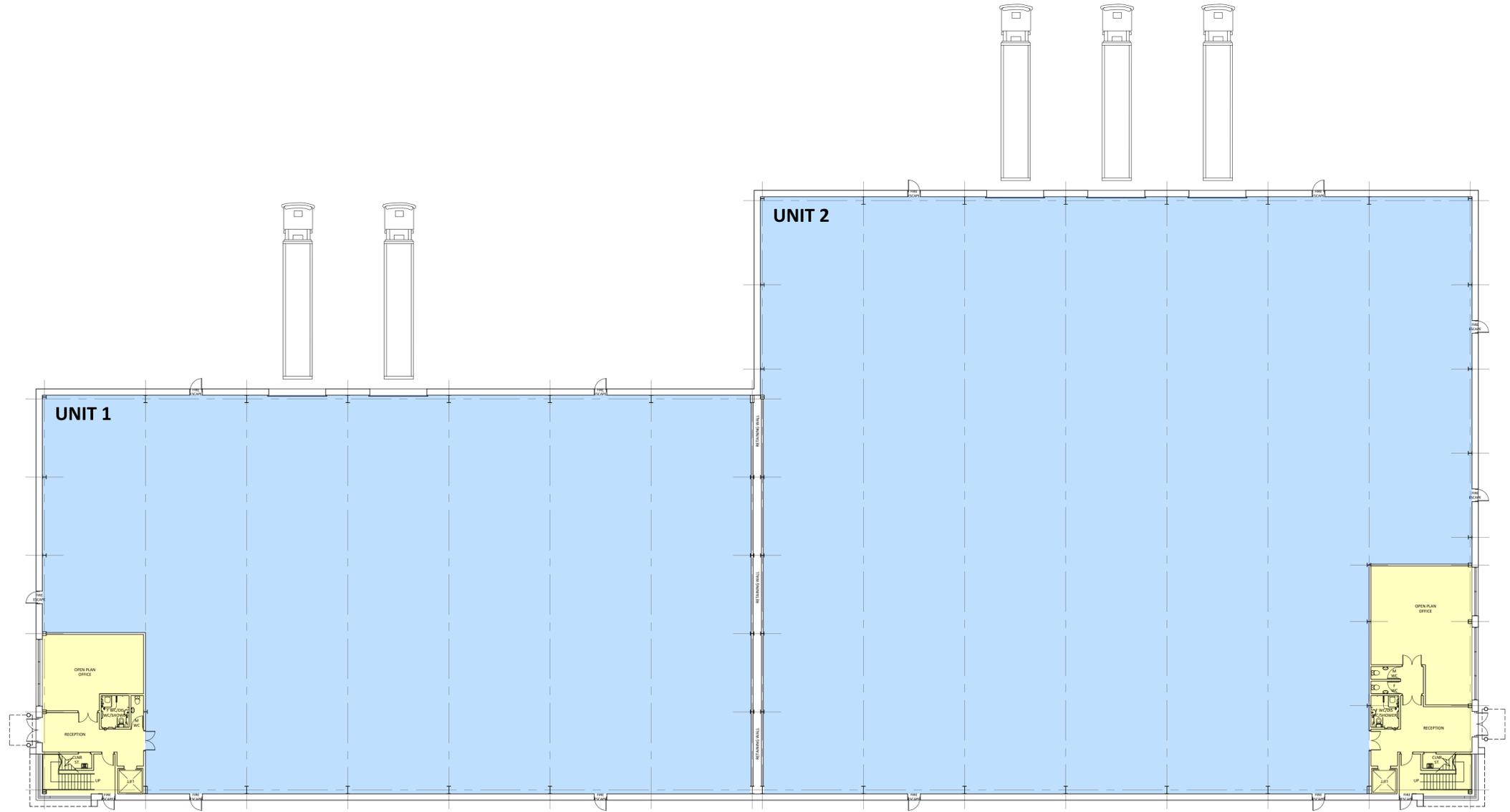
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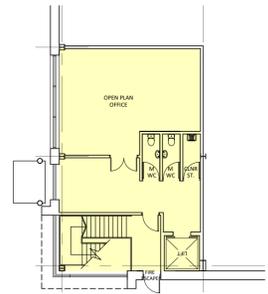
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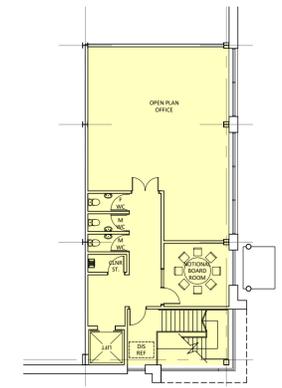


GROUND FLOOR PLAN
SANITARY PROVISION
 OFFICE GROSS FLOOR AREA 2,000 SQFT (186 SQM)
 OFFICE APPROXIMATE NET FLOOR AREA AT 85% N/A 1,700 SQFT (158 SQM)
 OCCUPANCY AT 1 PERSON PER 7 SQM (2)
 OCCUPANCY BY SEX AT 60/40 SPLIT 15M 13F
 MIN MALE PROVISION: 2 No. W.C.'S 2 No. W.H.B'S
 MIN FEMALE PROVISION: 2 No. W.C.'S 2 No. W.H.B'S

SANITARY PROVISION
 OFFICE GROSS FLOOR AREA 3,000 SQFT (279 SQM)
 OFFICE APPROXIMATE NET FLOOR AREA AT 85% N/A 2,550 SQFT (237 SQM)
 OCCUPANCY AT 1 PERSON PER 7 SQM (4)
 OCCUPANCY BY SEX AT 60/40 SPLIT 20M 13F
 MIN MALE PROVISION: 3 No. W.C.'S 3 No. W.H.B'S
 MIN FEMALE PROVISION: 3 No. W.C.'S 3 No. W.H.B'S



FIRST FLOOR OFFICES



FIRST FLOOR OFFICES

Notes:

Rev	Date	Note
A	23/09/21	Updated to suit LPA comments

UNIT 1 & 2
SCHEDULE OF ACCOMMODATION:

UNIT 1	
UNIT:	18,000 SQFT GIA
OFFICE:	2,000 SQFT GIA
(10% 2 STOREY)	
TOTAL:	20,000 SQFT GIA
UNIT 2	
UNIT:	27,000 SQFT GIA
OFFICE:	3,000 SQFT GIA
(10% 2 STOREY)	
TOTAL:	30,000 SQFT GIA
UNIT 1 & 2	
TOTAL:	50,000 SQFT GIA

PLANNING



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CLIENT: CONEYGRE REDEVELOPMENTS LTD
 PROJECT: LAND OFF CONEYGRE ROAD TIPTON
 TITLE: UNIT 1 & 2 FLOOR PLANS - AS PROPOSED

Scale: 1:200 @ A1	Date: AUG 2021
Design: -	Draft: JC
Drg No: 19-103-PA-04	Revision: A