

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Adrian Burr
C/o Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Details of Application:

Application Ref: 24/00911/DISCON
Proposal: Application to discharge conditions 3 (CEMP), 4 (Land Contamination), 6 (Gas Protection Measures), 7 (Surface Water Drainage), 8 (Archaeology), 10 (Hard and Soft Landscaping), 12 (Materials) 13 (Ecology Mitigation Measures), 15 (Waste and Recycling Collection) and 17 (External Lighting) relating to planning application 24/00818/CONDIT
Location: Land Rear Of 5 - 15 The Coppice Burbage

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED** or **ACCEPTABLE** these are categorised below:

ACCEPTABLE

The details submitted to support condition 6 are acceptable to the Local Planning Authority to **allow the development to commence works on site relating to plots 5 – 8 only.**

Condition 6

No development shall commence until a scheme of gas protection measures as recommended within the submitted report on Ground Investigation by Nicholls Colton Geotechnical Ref G16195-IR has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

C4 & C6 The Coppice Burbage Technical Addendum 27.11.24 – Received 27 November 2024

Received 7 November 2024

C4 & C6 Visqueen Ultimate Damp Proof Course datasheet

Received 16 October 2024

C4 & C6 Radon Gas Protection

Received 30 September 2024

C4 & C6 Remediation Method Statement - Ref 82907-02 A

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 3

No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include the following details: the provision made for the parking of vehicles by contractors, site operatives and visitors; the storage of plant and materials used in construction of the development; the erection and maintenance of security hoarding; measures to control the emission of noise during construction; measures to control the emission of dust and dirt during construction; details of how the site will be drained during construction. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period.

C3 CEMP Rev B – Received 6 November 2024

Condition 4

No development shall commence until a site investigation scheme dealing with contamination, any resultant remediation measures, verification these measures have taken place and details of any necessary future monitoring has been submitted to and approved in writing by the Local Planning Authority. The site shall be developed in accordance with these approved details

C4 & C6 The Coppice Burbage Technical Addendum 27.11.24 – Received 27 November 2024

Received 7 November 2024

C4 & C6 Visqueen Ultimate Damp Proof Course datasheet

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C4 & C6 Remediation Method Statement - Ref 82907-02 A

Condition 7

No development shall commence until a surface water drainage strategy and associated maintenance details, incorporating sustainable drainage principles, (SuDS), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be developed and maintained in perpetuity in accordance with these approved details. This drainage scheme shall not include any infiltration of surface water drainage on any land affected by contamination unless this has been agreed by the Local Planning Authority under the terms of Condition 4 above.

C7 Hydraulic Calculations 2024-11-05 CALC 82907 – Received 7 November 2024

Received 6 November 2024

C7 Proposed Drainage Layout 82907 - 102 P3

C7 Manhole Schedule 82907 - 103 P3

C7 - External Works and Surfacing - Drg No. 82907 - 110 - P2

Received 30 September 2024

C7 - Drainage Construction Details - Drg No. 82907 - 104

C7 - Infiltration Test Report - Ref 82907-03 A

Condition 8

The development hereby permitted shall be carried out in accordance with the archaeological works including investigation, monitoring, and subsequent reporting, archiving, and deposition works that are detailed in the Written Scheme of Investigation (WSI), which was submitted on 21 March 2024 and approved via Discharge of Conditions application 24/00265/DISCON, prior to its occupation.

Received 30 September 2024

C8 - Archaeological Strip, Map and Sample Report

C8 - Archaeological Evaluation Report

Condition 10

No development shall commence until a hard and soft landscaping scheme, to include full boundary treatment details, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all existing trees and hedgerows to be retained and shall be carried out in full prior to the first occupation of the development or in accordance with a programme to be agreed otherwise in writing by the Local Planning Authority

Received 6 December 2024

C10, 12, 15 & 17 - Materials and boundary treatments 12/71 60h

Received 30 September 2024

C10 - Landscaping Plan - Sheet 1 Drg No. 1252 EML XX XX DR D L 01

C10 - Landscaping Plan - Sheet 2 Drg No. 1252 EML XX XX DR D L 02 - Rev A

Condition 12

No building shall be constructed above damp proof course level until details of the facing bricks, roof tiles and window and door finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Received 6 December 2024

C10, 12, 15 & 17 - Materials and boundary treatments 12/71 60h

Condition 13

No occupation of any dwelling shall take place until a scheme of on-site Ecological Mitigation and Enhancement Measures, to broadly accord with the various measures depicted upon the submitted Ecological Mitigation and Enhancement Plan (Ref Plan ECO2 Rev E) and to include a timetable for delivery and maintenance programme, has been submitted to and approved in writing by the Local Planning Authority. The measures identified shall be delivered in accordance with the approved timetable and maintained in perpetuity in accordance with the approved maintenance programme

C13 - Ecological Mitigation and Enhancement Strategy – Received 30 September 2024

Condition 15

No occupation of any dwelling shall take place until a waste collection scheme that makes adequate provision for the storage and collection of waste has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme, and the approved storage and collection facilities shall be retained at all times thereafter.

Received 6 December 2024

C10, 12, 15 & 17 - Materials and boundary treatments 12/71 60h

Condition 17

No external lighting shall be installed unless details of the position and type of lighting have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any approved details.

Received 6 December 2024

C10, 12, 15 & 17 - Materials and boundary treatments 12/71 60h

Important Notes;

Condition 6 allows development to commence on Plots 5 – 8 only as these plots are not affected. The gas monitoring must be completed in accordance with the scheme detailed in the addendum.

To enable works to commence on Plots 1 – 4 the outcome of the gas monitoring must be submitted with either evidence to satisfy the LPA that no mitigation is required or a revised mitigation scheme that takes into consideration the roots of the protected trees on the site for prior approval. The outcome will determine if the condition is eligible for a partial discharge to enable works to commence on site for plots 1 – 4 or if the condition can be fully discharged if no evidence of gas is found. A new application and fee will be required.

Where conditions have been **DISCHARGED**, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date: 13 December 2024