

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00801/DISCON
Applicant: Mr Tom Hall
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Ashby House Hill Top Farm Hill Top Earl Shilton

Application to discharge C6 (CEMP) C8 (Drainage During Construction) attached to planning permission 20/00916/FUL

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 6

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored.

The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

**Received 20 November 2023
C6 & C8 CEMP Rev E**

Condition 8

Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

**Received 20 November 2023
C6 & C8 CEMP Rev E**

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
Drainage Officer

Conclusion / Summary:

Condition 6

The construction management plan has been assessed by the Councils Environmental Services Officer. The plan details working hours, responsibilities, hoarding details, traffic management, parking, storage of materials, wheel washing facilities, managing vibration and dust on the site and how they propose to engage with local residents and a complaints procedure. All the details provided with help to assist with minimising disruption during the construction phase of the development to the neighbouring residents in accordance with

Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Condition 8

Within the Construction Environmental Management Plan, it details how surface water will be dealt with during the construction phase. This has been assessed by the LLFA and the Councils Drainage Officer. The site naturally slopes away from existing properties and the highway so during construction any excess water will drain to the fields behind the development and as part of the development they will be installing a storage pond where all drainage will fall to prior to the outfall to the existing brook. Temporary ditches will be installed adjacent to new roads which will carry all surface water to the storage pond where a sump will be installed to ensure the water quality. Prevention of the new access will be controlled by gullies so as not to run on to the highway. The details have been found to be acceptable as they demonstrate that will take reasonable measures on site to help prevent any increase in flood risk, maintain the existing surface water runoff quality and to prevent damage to the final water management systems through the entire development construction phase in accordance with Policy DM7 of the Site Allocations Development Management Policies DPD (2016).

Officer Recommendations:

Condition 6 CEMP – Discharge

Condition 8 Surface Water During Construction – Discharge