

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Barwell Capitol
C/o White Ridge Architecture
WRA Ltd
Hilton Hall, Hilton Lane
Essington
WV11 2BQ

Details of Application:

Application Ref: 23/00365/DISCON
Proposal: Application to discharge conditions 3 (Archaeology), 6 (Infiltration), 7 (Construction Traffic Management Plan), 9 (Construction Environmental Management Plan), 11 (BNG Plan), 12 (Arboricultural Method Statement) on Appeal decision APP/K2420/W/22/3308175 relating to application number 21/00695/FUL
Location: Land At Crabtree Farm Hinckley Road Barwell

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

PARTIALLY DISCHARGED CONDITION

The details submitted to support condition 3 are found to be acceptable to the Local Planning Authority to allow condition 3 to be **PARTIALLY DISCHARGED** for commencement purposes.

Condition 3

No development, including groundworks or preparatory work shall take place until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall:

- o include the statement of significance and research objectives, and
- o a programme and methodology of site investigation, and
- o recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

- o A programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material.

Thereafter on land that is included within the WSI, no development shall take place other than in accordance with the approved WSI. This condition shall not be fully discharged until the approved WSI has been fulfilled in accordance with the programme set out in the WSI.

C3 Written Scheme of Investigation – Received 14 April 2023

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 6

Prior to the commencement of the development hereby permitted, details of infiltration testing results (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element shall be submitted to and approved in writing by the local planning authority.

C6 Soakaway Feasibility Letter – Received 14 April 2023

Condition 7

Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) which shall include details of the routing of construction traffic, wheel cleaning facilities, vehicle parking facilities, and a timetable for their provision, shall be submitted to and approved in writing by the local planning authority. Thereafter, the construction of the development shall be carried out in accordance with the approved CTMP.

Received 14 April 2023

C7 Construction Traffic Management Plan

C7 Construction Traffic Area Vehicle Route

Condition 9

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority. The CEMP shall detail how, during the site preparation and construction phase of the development, the impact on residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The CEMP shall also detail how such controls will be monitored and provide a procedure for the investigation of complaints. Thereafter, the development shall be carried out in accordance with the approved CEMP.

Received 15 May 2023

C9 Construction Environmental Management Plan (Amended 230511 51 Unit)

Condition 11

1. Prior to the commencement of the development hereby permitted, a Biodiversity Net Gain Plan ('the BNG Plan') shall be submitted to and approved in writing by the local planning authority. The BNG Plan shall be based on the Biodiversity Net Gain metric spreadsheet completed by Phillipa Mahalski (30/03/2020) and shall provide a minimum of 1% net gain on the reported baseline habitat loss. The BNG Plan shall include the following details: a) Location plan of the areas to be used for Biodiversity Net Gain. b) Description of existing habitats on site. c) Description of planned habitat creation/enhancement, including species to be planted/sown. d) Timetable for implementation of habitat creation/enhancement. e) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required. f) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the BNG Plan. The BNG Plan shall thereafter be implemented in accordance with the approved details.

C11 BNG S106 Agreement – Received 14 April 2023

Condition 12

No development shall take place until an Arboricultural Method Statement for the site, including details of the position, species, size and condition of each existing tree and hedgerow on and

adjacent to the site, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. Thereafter, the development shall be carried out in accordance with the approved Arboricultural Method Statement.

C12 Arboricultural Method Statement S2-P07 – Received 16 August 2023

Important Notes.

Where conditions have been PARTIALLY DISCHARGED for commencement purposes, the approved WSI should be implemented and results from the investigation should be submitted to the Local Planning Authority and apply to be FULLY DISCHARGED. 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 : 30 August 2023