

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00640/DISCON
Applicant: Mr Adam Tarver
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Land South West Of Sutton Lane Market Bosworth

Condition 9 (artificial lighting scheme), 10 (LEMP-Landscape Ecological Management Plan) and 11 (CEMP-Construction Management Plan) of planning application 23/01102/FUL

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

Condition 9

Prior to the commencement of development, the production of a bat-sensitive artificial lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

Received 28 June 2024

**C9 North West and North East Elevations
C9 South West and South East Elevations
C9 Sections EE and FF
C9 Bat lighting scheme**

Condition 10

Prior to the commencement of development, a Landscape Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority to ensure agreed biodiversity net gain (BNG) is reached and the proposed created habitats achieve conditions specified in the BNG calculation.

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C10 LEMP (Landscape Ecological Management Plan)

Condition 11

Prior to the commencement of development, a biodiversity Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

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C10 CEMP (Construction Environmental Management Plan) Biodiversity

Consultees / Assessed by:

LCC Ecology
Environmental Services

Conclusion / Summary:

Condition 9

A detailed lighting scheme has been submitted that details what artificial light will be used on the external areas of the development. The details have been assessed by LCC Ecology and the Councils Environmental Services Officer. LCC Ecology are in acceptance of the proposed lighting scheme as the levels of lighting will not directly cause any harm protected

species or their habitats in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework.

Condition 10

A landscape ecological management plan has been assessed by LCC Ecology which when adhered to will ensure that the development does not cause harm to any protected species or their habitats and to ensure that the scheme delivers biodiversity net gain in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework.

Condition 11

The construction environmental management plan details how the site in terms of the biodiversity value will be protected. LCC Ecology have confirmed that the details within the plan will ensure that the development does not cause harm to any protected species and their habitats in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework.

Officer Recommendations:

Condition 9 Lighting – Discharge

Condition 10 LEMP – Discharge

Condition 11 CEMP (Biodiversity) - Discharge