

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00566/DISCON
Applicant: MR KU AKEREDOLU
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Island House Arthur Street Barwell

Application to discharge conditions 13 (Noise Protection), 14 (Surface water) 15 (Site water management plan) and 16 (Windows) attached to application 20/00504/FUL

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

Condition 13

C13 Noise Impact Assessment (14/04/2023)

C12 Ventilation Layout – Received 7 June 2024

Condition 14

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the development is first brought into use.

C14 Drainage Report May 23 2017-C-R01 – Received 31 July 2024

Received 15 July 2024

C14 Drainage during Construction –

C14 CCTV Drawing

C14 Construction Details 2 of 2 2017-C03 Rev C

C14 Drainage Report (contains hydraulic information requested)

Received 7 June 2024

C14 Site Drainage Plan C01

C14 Construction details 1 of 2 C02

C14 Approval letter from Severn Trent Water Ltd

Condition 15

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority.

C15 Site Water Management Plan – Received 7 June 2024

Condition 16

No development above foundation level shall take place until, full details of the window style, reveal, recess, cill, and header treatment have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

C16 Window Detailing (Revised) – Received 15 July 2024

Consultees / Assessed by:

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

Conclusion / Summary:

Condition 13

A noise impact assessment has been submitted together with a plan which details the ventilation to be installed in the dwellings. The details have been assessed by the Councils Environmental Services Officer. The details are acceptable as they demonstrate that the dwellings will be installed with mechanical ventilation so that future residents can have ventilation within the dwellings without having to be subjected to potential noise levels if they were to ventilate with open windows, giving occupiers of the dwelling(s) an alternative option for ventilation to enhance their living and sleeping/resting conditions within the houses that will be mostly affected by external noise in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14

A surface water drainage scheme has been submitted together with a drainage report that provides the hydraulic calculations which demonstrate that the drainage scheme is acceptable for the volumes of surface water that it may encompass now and in the future. Other supporting details, acceptance letter from Severn Trent Water confirming connection is acceptable and how surface water will be managed during the construction period have been assessed by the LLFA and the Councils Drainage Officer. The details provided will ensure that the development is provided with a satisfactory means of drainage and help to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

A plan has been submitted to support the discharge of condition 15 that details how the surface water will be managed. The LLFA and the Councils Drainage Officer have assessed the details and advise that the details will help to prevent any increase in flood risks, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 16

A revised window detail plan has been provided that addresses the Councils Conservation Officer comments which were to remove the facing brick for the edge cill detail and replace with a canted blue brick. The window details confirm that flush fitting upvc casement windows will be installed with a central glazing bar with a soldier arch and reveal which will ensure that the development has a satisfactory appearance and preserve the significance of the Barwell (Arthur Street) Centre Conservation area in accordance with Policies DM10 and DM11 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 13 Noise Protection – Discharge
Condition 14 Surface Water Drainage – Discharge
Condition 15 Management of Surface Water – Discharge
Condition 16 Window Detail - Discharge

