Town and Country Planning Act 1990

# Planning permission

**Name and address of applicant**

Veolia Environmental Services Ltd
Hinckley Service Centre
A5 Watling Street
Hinckley
Leics. LE10 3ED

**Name and address of agent (if any)**

Mr. J. B. Hill
Bowman Planton Ltd.
Riverview House
Meaford Road
Meaford, Stone,
Staffs. ST15 0UU

**Part I - Particulars of application**

Date of application

16th May 2008

Application no.

2008/0510/04 (2008/C263/04)

**Particulars and location of development:**

THE ERECTION OF NEW RECOVERY & TRANSFER BUILDING, IMPROVEMENTS TO EXISTING OFFICE BUILDING, PROVISION OF DESIGNATED VEHICLE AND CAR PARKING, THE RELOCATION AND ERECTION OF NEW METALS RECOVERY AND STORAGE BUILDING, THE PROVISION OF OPEN BAYS FOR METAL SEGREGATION, THE RELOCATION OF WEIGHBRIDGE AND WHEEL CLEANING FACILITIES, THE PROVISION OF SECURITY PALISADE FENCING, SITE DRAINAGE IMPROVEMENTS AND HARD STANDING - HINCKLEY SERVICE CENTRE, A5 WATLING STREET, HINCKLEY

**Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990 the Director of Community Services in exercise of powers delegated to him by the Development Control and Regulatory Board of the **Leicestershire County Council** grants planning permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Scope of Development

1. The development shall be begun within 3 years from the date of this permission.

2. Unless otherwise agreed in writing by the Director of Community Services, or required by the conditions attached to this permission, the development shall be carried out in accordance with the details contained in the submitted planning application no. 2008/0510/04 dated 16 May 2008 and the additional details submitted by cover of letter dated 13 May 2008 by Bowman Planton Ltd.

Highways and Traffic

3. The development hereby approved shall not be brought into use until the improvements to the visibility splays (as detailed on drawing number H29/02B) have been implemented and approved in writing by the Director of Community Services in consultation with the Highways Agency. Thereafter the improved visibility splays shall be retained and no obstruction shall be allowed within the splays that exceeds 0.9m above the level of the adjoining carriageway.

4. The maximum number of vehicle movements into or out of the site on any one day shall not exceed 250 unless otherwise agreed in writing by the Director of Community Services.

5. The car parking, HGV parking, access and turning areas indicated on drawing number H29/02B shall remain available free from obstruction at all times during the life of the development hereby permitted.

Date: 19/06/2008

Proper Officer of the Council

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

CONDITIONS CONTINUED

Water Resources and Drainage

6. The development hereby approved shall not be commenced until the findings of a condition survey of the culvert running underneath the railway on the boundary of the site have been submitted to the Director of Community Services. In the event that the culvert is not in good working order then remedial measures (such as blockage clearance or lining) shall be undertaken in accordance with an agreed schedule prior to commencement of the development.

7. The development hereby approved shall not be commenced until a scheme for the provision and implementation of surface water drainage and attenuation works has been agreed in writing by the Director of Community Services. The drainage works shall be completed in accordance with the approved details and timetable.

8. The development hereby approved shall not be commenced until a scheme for the disposal of foul and surface waters has been agreed in writing by the Director of Community Services. The drainage works shall be completed in accordance with the approved details and timetable.

9. Prior to being discharged to any surface water sewer, land drain, soakaway, ditch, watercourse, or other controlled waters, all surface water drainage from areas used for the parking of lorries or heavy plant or from other areas subjected to the risk of oil contamination, shall be passed through an oil/petrol interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Landscaping

10. Within 6 months of the date of this permission a detailed planting and landscaping scheme for the site shall be submitted to the Director of Community Services for approval. The scheme shall cover:
    - the north eastern site boundary along the A5 frontage;
    - the perimeter of the new parking areas adjacent to the north eastern site boundary;
    - the north western site boundary and bunding adjacent to the Augean compound;
    - the protection and management of all existing vegetation to be retained;
    - new native species planting including extra heavy standard/semi mature tree planting along the north eastern boundary;
    - the species mix, ground preparation, protection, maintenance and management of all new planting;

    The scheme, as approved, shall be carried out in full in the first available planting season coinciding with or following approval of the scheme, whichever be the earlier.

11. The development hereby approved shall not be brought into use until the (existing and proposed) palisade fencing and gates forming the north western and northern eastern boundaries of the site have been finished in a colour that has been agreed in writing by the Director of Community Services. Thereafter the fencing and gates shall be maintained in the approved colour.

Date: 19/06/2008

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Proper Officer of the Council

CONDITIONS CONTINUED

Hours of Operation

12. Unless otherwise agreed in writing by the Director of Community Services the development hereby permitted shall only take place between the following hours: 0700 – 1700 Mondays to Fridays; and 0700 – 1230 Saturdays. There shall be no working on Sundays and Christmas Day.

REASONS

1. To comply with Section 91 of the Town and Country Planning Act.

2. For the avoidance of doubt and to ensure that the development is carried out in accordance with the application and in a satisfactory manner.

3. To enable the A5 Trunk Road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10 (2) of the Highways Act 1980 and to protect the interest of road safety on the Trunk Road.

4. In the interests of highway safety (Policy WLP11 of the Waste Local Plan).

5. To ensure that adequate parking and servicing facilities are available at all times to serve the proposed development, in the interests of highway safety. (Policy WLP11 of the Waste Local Plan).

6. To reduce the risk of flooding and pollution by ensuring the culvert is in a good working condition for the lifetime of the development. This culvert is the discharge location for both the existing and proposed on site surface water drainage systems (Policy WLP11 of the Waste Local Plan).

7. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water run off limitation and disposal (Policy WLP11 of the Waste Local Plan).

8. To prevent pollution of the water environment (Policy WLP11 of the Waste Local Plan).

9. To prevent pollution of the water environment (Policy WLP11 of the Waste Local Plan).

10. In the interests of the landscape and visual amenities of the area (Policy WLP11 of the Waste Local Plan).

11. In the interests of the landscape and visual amenities of the area (Policy WLP11 of the Waste Local Plan).

12. To safeguard local amenity and ensure that the proposed use remains compatible with the surrounding area (Policy WLP11 of the Waste Local Plan).

Date: 19/06/2008

Proper Officer of the Council

Note to Applicant

The applicant's attention is drawn to the contents of the letters from Network Rail and the Environment Agency attached to and forming part of this decision notice.

Summary of the policies and proposals in the development plan which are relevant to the decision, as follows:

Policies WLP7, WLP8 and WLP11 of the Leicestershire, Leicester and Rutland Waste Local Plan (2002).
Policy NE5 of the Hinckley & Bosworth Local Plan (2001).

Summary of the reasons for the grant of planning permission

It is considered that the proposed improvements to the Hinckley Service Centre would result in environmental and amenity benefits for both the residents and the area in closest proximity to the site. The placement of the metal and dry recycling operations within buildings towards the western end of the site would significantly reduce their potential to cause harm through noise, dust and odour emissions. The proposals would also allow the site frontage to be treated, improving the landscape quality and visual amenity when viewed from the A5 and properties further to the east. The operations would continue at their present level of activity with no increase in traffic or working hours proposed. Therefore the proposal would not conflict with the aims of the relevant development plan policies which seek to ensure the sustainable management of waste, including appropriate protection of the environment and amenity of the area.

Date: 19/06/2008

Proper Officer of the Council