

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00347/DISCON
Applicant: Mr Daniel Corcoran
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Church Farm Washpit Lane Barlestone

Application to discharge conditions 17, (Surface Water drainage scheme) 18, (Surface Water during Construction) 19 (Long Term Drainage Maintenance), 20 (Infiltration) relating to application 21/01395/FUL

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

Condition 17

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.

Received 11 April 2023

Conditions 17, 18, 19 and 20 Drainage Details 23-309

Condition 18

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.

Received 11 April 2023

Conditions 17, 18, 19 and 20 Drainage Details 23-309

Condition 19

Prior to first use of the development approved by this planning, details in relation to the long-term maintenance of the surface water drainage system within the development are to be submitted to and approved in writing by the Local Planning Authority.

Received 11 April 2023

Conditions 17, 18, 19 and 20 Drainage Details 23-309

Condition 20

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Received 11 April 2023

Conditions 17, 18, 19 and 20 Drainage Details 23-309

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage
Severn Trent Water

Conclusion / Summary:

Condition 17

A detailed report detailing a drainage scheme and supporting evidence has been provided and assessed by the LLFA and the Councils Drainage Officer. The details are found to be satisfactory to prevent flooding with satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

Condition 18

The drainage report submitted details how surface water will be managed onsite during construction period. Both the LLFA and the Councils Drainage Officer are happy that the plan will help prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

Condition 19

Management and Maintenance details have been provided in the drainage report which demonstrates a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems and existing surface water features) within the development to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPP. The LLFA and Drainage Officer accept the details submitted

Condition 20

The drainage report details that the site is not suitable for the successful use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF and demonstrates that other methods of drainage will be required. The LLFA and Councils Drainage Officer are in acceptance of the details provided

Officer Recommendations:

Condition 17 Drainage Scheme – Discharge

Condition 18 Management of Surface Water during Construction – Discharge

Condition 19 Long Term Maintenance – Discharge

Condition 20 Infiltration – Discharge