

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00847/DISCON
Applicant: Ms Esther Wiles
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land South Of Sketchley Grange Hotel Sketchley Lane

**Application to discharge condition 15 (Surface Water Drainage) on Appeal Decision
APP/K2420/W/22/3301735 relating application 21/01131/OUT**

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

Condition 15

No development shall commence until details of a sustainable surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The submitted scheme should include infiltration testing to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element and should ensure that surface water does not drain into the Public Highway. The submitted scheme should also include details of the management of surface water on site during construction of the development. Development shall be carried out in accordance with the approved details.

Received 29 April 2025

C15 Flood Route Plan 23053 172D

Received 28 March 2025

C15 - Design Report

C15 - S104 Drainage Layout Sheet 1 - 23053 160J

C15 - External Levels - 23053 111N

C15 - Greenfield Runoff Rate Calcs

C15 - Construction Environment Management Plan - Rev: B

Received 16 January 2025

C15 23053 161G S104 Drainage Layout Sheet 2

C15 23053 170D S104 Drainage Area Plan

C15 23053 122L Private Drainage

C15 23053 160H S104 Drainage Layout Sheet 1

C15 23053 172B Flood Route Plan

C15 23053 500K S184 General Arrangement - Sketchley Lane Access 1

C15 23053 SUDS Maintenance Plan

C15 Surface Water Management Plan 302643 Sketchley Grange (FINAL)

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

HBBC Drainage Officer

Conclusion / Summary:

Condition 15 was previously determined as not discharged under application 24/00327/DISCON (2 August 2024). The developer has since submitted a new application which proposed to address the discrepancies of manhole cover levels, a catchment area and flood routing plan along with surface water management during the construction period. Following various discussions between the developer and the LLFA, a drainage design and

supporting documents are now acceptable to the LLFA and the Councils Drainage Officer as they successfully demonstrate a satisfactory means of drainage and to reduce the risk of creating or exacerbating flooding issues which also minimises the risk of pollution in accordance with Policy DM7 of the Adopted Site allocations and Development Policies (2016)

Officer Recommendations:

Condition 15 Surface Water Drainage – Discharge