

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00340/DISCON
Applicant: Mr Arkadiusz Kulakowski
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Laurel House 2 Main Street Bagworth

Application to discharge C9 (Construction Traffic Management Plan) C11 (Waste and Recycling) C12 (WSI) attached to planning permission 19/01130/OUT

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

Condition 9

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Received 24 May 2023

C9 CEMP Plan (proposed Site Plan Rev 01 2205BC

C9 CEMP Revised Site Plan 2205 Rev 3

Condition 11

No dwelling shall be occupied until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

Received 5 April 2023

C11, Proposed Site Plan, Waste and Recycling Plan, Drg No. 2106-PL-010

Received 13 June 2023

C11 Proposed Site Plan (Waste and Recycling) 01 (boundary material)

Condition 12

No demolition/development shall take place/commence until a programme of archaeological work (commencing with an initial phase of trial trenching incorporating a record of the significant structural features) has been undertaken. Each stage will be completed in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- o The programme and methodology of site survey, investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Received 5 April 2023

C12 WSI

Consultees / Assessed by:

LCC Highways
LCC Archaeology
Street Scene Services

Conclusion / Summary:

Condition 9

A plan and construction traffic document have been provided in support of Condition 9 and assessed by the Local Highway Authority. The plan details how they will have a wheel wash in place, parking area on site for construction workers and welfare facilities. The details provided will help to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, a preferred route for construction traffic and to avoid on-street parking problems in the area to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 11

A plan of the development has been provided that shows a collection point for the bins just inside the access and set back to a bin collection point which will be surrounded by a 1.5m wall. Storage points have been provided on the plan where future residents should store there bins and only place them at the collection point on the designated day of collection. The details ensure that the bin storage area is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

A WSI has been submitted and assessed by the Archaeology at County Council. It details the trial trenching and confirms that no additional archaeological involvement will be required. The report records information of structural features as required by condition 12 and the approved WSI. The report provides commitment to OASIS reporting the ADS and an accession number for the Leicester Museum Service. The details demonstrate that a satisfactory archaeological investigation, recording, dissemination and archiving will take place in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 9 CTMP – Discharge
Condition 11 Waste & Recycling – Discharge
Condition 12 Archaeology – Discharge