

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00652/DISCON
Applicant: Mr Manjeet Hayre
Ward: Groby



Hinckley & Bosworth
Borough Council

Site: 19 Ratby Road Groby Leicester

Application to discharge C3 (materials) C4 (hard and soft landscaping) C5 (levels) C6 (noise) C7 (Ecology Enhancements s) C11 (drainage) C12 (waste and recycling) on 21/00674/FUL (APP/K2420/W/22/3305662)

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

Condition 3

Before any development commences, representative samples and details of the construction materials for all external elevations of the new dwellings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved samples and details. The details shall include the plinth, facing walls, roof, windows and doors.

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6, C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Condition 4

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments for the site, including an implementation scheme, has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

Received 10 October 2025

C4 & C6 166 -S4- 30A - proposed landscaping (includes implementation)

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

Condition 5

No development shall take place until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

C5 Site Survey 166-S4 100B Existing Levels - Received 10/10/25

C5 24-21616 0-200P3 External Layout Proposed Levels & FFL – Received 8/10/25

Condition 6

Development shall not take place until a scheme for protecting the proposed dwellings from noise from adjacent commercial operations has been submitted to and approved in writing by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6,C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Received 10 October 2025

C4 & C6 166 -S4- 30A - proposed landscaping (includes implementation)

Received 1 November 2025

C6 166 -S4- 35 - Fence Elevation and Section

Condition 7

Prior to any development above foundation level, details of the four swift nesting boxes to be constructed on the dwellings (two on each dwelling) shall be submitted in writing to and approved by the Local Planning Authority. The boxes shall be in place prior to the occupation of the respective building.

Received 26 October 2025

C3, C6,C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6,C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Condition 11

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 2 July 2025

C11, Standard Notes - Civil Sheet 1 of 1, Drg No. 24-21616 0-170 Rev P1

C11, Drainage Details Sheet 1, Drg No. 24-21616 0-180 Rev P1

C11, Drainage Details Sheet 2, Drg No. 24-21616 0-181 Rev P2

C11, S104 Drainage Details Drg No. 24-21616 0-182 Rev P1

C11, Drainage Layout, Drg No. 24-21616 0-500 Rev P2

Condition 12

The development hereby approved shall not be occupied until a scheme for waste and recycling, storage of containers and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C12 S4 - 34 - Bin storage & Collection point – Received 8 October 2025

Consultees / Assessed by:

Conservation Officer

HBBC Waste Management

LCC Ecology

LCC Highways

HBBC Environmental Services

HBBC Drainage

Conclusion / Summary:

Condition 3

The materials schedule 1 shows a slate grey Manock western roof tile which has a thin leading edge to represent a slate effect with an lbstock Arden Red for the walls. An optional brick has also been proposed in case one is difficult to source. A wide bed plinth is

proposed along with wall stone plinth to be Ibstock Anstone in Graphite Grey. Timber composite windows and doors in RAL 7016 (Grey). The Councils Conservation Officer is satisfied that the materials will represent the existing appearance and character of the area

Condition 4

The proposed landscaping to the scheme is detailed on drawing 166-S4-30 Rev A where the properties will be accessed via a block paved entrance in bracken with contrasting block paving in charcoal to mark out parking spaces. Set back to the left will patio tiles to denote the waste and recycling collection point and to the right there will be a beech hedgerow to soften the boundary adjacent to the existing wall which will be raised in height using matching materials. Inside of the sight will be low level / tree planting along with entrance patio which will be accompanied by front railings painted black. The rear of the properties will be patio, steps and then laid to law with mixed planting either side of the steps and the to the rear boundary with 4 pear trees strategically placed. Boundaries to the development will be the acoustic fence to protect future residents from the existing unit behind the development. It is confirmed that where an existing wall is to be altered or raised, they will use matching granite materials. A note to the plan confirms that all the hard and soft landscaping will be completed prior to occupation of each of the dwellings. The Conservation Officer has confirmed his approval of the materials to be used to the existing walls, and the Compliance & Monitoring Officer is satisfied that the landscaping scheme pallet of hard materials which can be mostly seen from the street are acceptable and that the development will have some soft landscaping where they can plant ensuring the scheme is acceptable in appearance.

Condition 5

Existing Level details have been submitted by way of a topology plan, and the proposed and finished floor levels are shown a separate plan. The site has existing gradients that reflect the natural topography of the road and surrounding area. The proposed property levels will follow these existing gradients to maintain consistency and ensure the development integrates to ensure it has an acceptable appearance

Condition 6

Materials Information sheet 1 details an image of the proposed acoustic fencing together with fence elevation and section details plan with acoustic specification and the proposed landscaping plan provides its location. The Councils Environmental Services Officer is satisfied that the specification is acceptable to provide the necessary noise mitigation to the development

Condition 7

Materials Information sheet 1 details an image of the proposed swift nesting boxes in Woodstone where two will be installed to each plot. LCC Ecology are satisfied with the proposed swift boxes as a suitable habitat and biodiversity enhancement to the development site and therefore the condition is eligible for discharge.

Condition 11

The Council s Drainage Officer has assessed the submitted drainage documents which are satisfactory to enable the condition to be discharged. The scheme details linear drian to the rear of the development with connections to an attenuation tank which is located on the access driveway. A S104 plan provides proposed connection to the main sewer. The attenuation tank will enable water to be stored during high volumes of surface water which will then provide an acceptable flow rate in to the main sewer. Formal connection to Severn Trent Water system is subject to STW approval.

Condition 12

Bin Storage and Collection Point Plan S4-34 has been assessed by the Council's Waste Management. The plan details that there will be two bin storage areas which will accommodate 3 in each. Bins are then to be presented on collection days at the bin collection area, which is allocated to the left-hand side of the driveway access and set back approx. 2.1m from the highway boundary. This is acceptable to the Waste Management team and as they are set back will not affect the appearance of the street scene. Therefore, the LPA are of the opinion that the condition is eligible for discharge.

Officer Recommendations:

Condition 3 Materials - Discharge
Condition 4 Hard & Soft Landscaping - Discharge
Condition 5 Levels - Discharge
Condition 6 Noise Mitigation - Discharge
Condition 7 Ecology Enhancements - Discharge
Condition 11 Drainage - Discharge
Condition 12 Waste & Recycling – Discharge