

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00599/DISCON
Applicant: Klara Crowley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North and South of Lychgate Lane

**Discharge of conditions for planning permission 22/00739/FUL for conditions:
Application to discharge Condition 13 – CEMP.**

Details of conditions to be discharged and supporting details submitted to discharge the above conditions:

Condition 13: Prior to the commencement of development, a **Construction Environmental Management Plan (CEMP)** shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must include the following details:

- Measures to prevent mud from vehicles leaving the site being deposited on the public highway, and to control dust, odour, noise, and vibration;
- Details of the storage arrangements for plant and materials required during construction;
- Information on any lighting to be used during the construction period;
- Start and finish times for construction activities;
- Procedures for handling and responding to complaints;
- The proposed construction programme, including any phasing of works;
- Measures for the protection of statutorily protected species and nesting birds prior to and during the construction period.

The development must be carried out in full accordance with the approved CEMP for the entire duration of the construction phase.

Reason: To protect the amenities of nearby land users in accordance with adopted Site Allocations and Development Management Policies Development Plan Document (2016) policies DM7 and DM1 and the advice contained in the National Planning Policy Framework (2023)

Consultees

LCC Highways
LCC Ecology
HBBC Pollution
Environmental Health Officer

Information submitted

Construction Environmental Management Plan (September 2025) – Received by the Local Planning Authority on 12th September 2025.

Summary

Permission was granted in July 2024 for a ground mounted photovoltaic solar farm together with associated equipment, infrastructure and ancillary works on a 41.75ha site (Aston Flamville Solar Farm). Condition 13 outlines that a CEMP be provided prior to commencement of development.

Due to the cross-boundary location of the development, the application has sought permission to discharge the above condition from both Blaby District Council and Hinckley and Bosworth Local Authority. The reference number for the relevant comparable condition at Blaby District Council is **25/0599/DOC** and is titled Condition **14** – CEMP.

Consultees advised that, due to the large quantities of soil being transported they may give rise to dust and that appropriate methods of wetting down/washing soil facilities be employed. Paragraph 6.4.2 confirms that appropriate wheel-washing and soil wetting facilities will be employed in the event of excessive dust during the stripping, movement and storage of soils during the construction phase.

Consultees recommended that the placement of the wheel washing facilities should be at least 10m from the highway boundary. The location of the wheel washing facilities are confirmed to be at least 10m from the highway boundary as per paragraph 6.3.9 of the CEMP.

Otherwise the relevant consultees considered that the Construction Environmental Management Plan (September 2025) is sufficient to discharge condition 13.

Conclusion

The construction environmental management plan (CEMP) details how the site and surrounding area will be protected focusing on the following:

- Ecology and Nature Conservation – nesting birds, bats and great crested newts
- Transport and Access – road users
- Water Resources – ordinary watercourses
- Air Quality – adjacent businesses and soil management
- Noise and Vibration – noise disturbance of local residences

Recommendation

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Informatives

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority (LHA) in the first instance (telephone 0116 305 0001).
- Construction of the site will be monitored. Should it become evident that highway safety concerns are being raised, and the roadside verge is being over – run and damaged by HGVs or other vehicles, the LHA may seek additional traffic management measures from the developer to enable HGV arrivals and departures. For example, temporary traffic signals to hold traffic at appropriate locations while HGV's arrive/ depart. This would be at the full expense of the developer.



Christopher Brown MRTPI
Head of Planning

Date: 15 September 2025

