13/01039/FUL Condition 4	Scheme for the management of dust, light, noise and vibration	Method Statement for the demolition and Ass Works. Author J. Baker. Rev 0 Job No. 14:400 – AR Demolition Ltd Additional Information Method Statement for the Demolition and Ass. Works Author J Baker. Rev O Job Number 14.400 Rev 2 –	The following comments have been received from Environmental Health:- **"General** A complaints procedure should be included. There should be a mechanism for informing the LA about complaints. All surrounding residential and business premises should be informed of the works to be carried out, including expected timescales, hours of working and a complaints procedure prior to works starting. The letter should be submitted and approved by the LPA prior to sending. **Dust** Details of the arrangements for the provision of water on site to be used as a suppressant should be provided**.** Facilities should be available at all times to suppress dust on haul roads etc if necessary. **Light** Is artificial light to be used on site. If so this needs to be addressed in the Environmental Management Plan." Condition can be discharged
13/01039/FUL Condition 5	Details of site lighting during construction works to be submitted	Flutters Bingo Contractors Statement in relation to conditions application 13/01039/FUL Appendix 3 – Proposed localised lighting	Please provide details of the lights and their positioning or use. Also clarify if the lights will be used during working hours or left overnight, any lighting should be positioned to prevent impinging upon local residencies. Condition can be discharged
13/01039/FUL Condition 6	Hard and Soft landscaping details to be submitted and approved	5326-019 Landscape Scheme 5326-015 Proposed Car Park Elevations 5326 -016 Proposed Car Park Elevations	Details are acceptable and the condition can be discharged
13/01039/FUL Condition 8	Detailed drainage scheme including disposal of surface water and foul sewerage	12630.16 Drainage Plan 12630.17 External works levels Drainage Strategy 15.01.15 - External Works Project No 12630 11B Drainage	Following consultation with the Local Authorities Drainage engineer the following comments have been received :- "The surface water drainage proposals go part-way to answering my original objections concerning maximum outflow, and are therefore acceptable, given the scale of the development. Both surface water and foul systems are comprehensive in their coverage of the site and accessible to inspection and maintenance. If the developer can provide constructional details of the attenuation tank (which I assume comprises an assembly of water storage/soakaway modules) the condition can be considered discharged." 6.02.15 Please provide details requested above to fully discharge condition

			15.01.15 – Following submission of External Works Plan, the Condition can be discharged and implemented accordingly
13/01039/FUL Condition 9	Scheme to install trapped gullies or a suitable alternative have been submitted and agreed	12630.16 Drainage Plan 12630.17 External works levels Drainage Strategy	Sent to EA 29.12.14 Environment Agency Comments. The information submitted details an attenuation tank and design details for road gulleys. The Agency has no objection to the discharge of condition WS9. – Condition 9 is also the same **Details that were submitted for the partial demolition of the site were acceptable. However, Condition WS9 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
13/01039/FUL Condition 10	Written Scheme of Investigation for photographic recording	Archaeology & Built Heritage, Written Scheme of Investigation for Historic Building Photographic Survey Historic Building Survey By Neil Finn, Report Number R-0025 project ref. ABH- 2013-32	Following consultation with the Senior Planning Archaeologist the details are acceptable and therefore the condition can be discharged
13/01039/FUL Condition 12	no development shall commence on site until a Risk Based Land Contamination Assessment has been submitted to and approved in writing by the Local Planning Authority	GIS Ltd Borehole Investigation Report	The submitted details are acceptable and the condition can be discharged.
13/01039/FUL Condition 14 (& WS8)	No development shall commence until a Risk Based Landfill Gas Assessment has first been submitted to and approved in writing by the Local Planning Authority	GIS Ltd Borehole Investigation Report	The gas monitoring as an interim solution is acceptable at this point, however prior to the condition being discharged a further 2 rounds of gas monitoring are to be carried out and an update provided. 6.02.15 Please provide full specification and verification to fully discharge condition. ES Officer Comments : As the gas regime on site was below the limits and the measures were added as a precautionary measure. So as far as it goes we wouldn't have been able to require the measures that have been installed given the measured gas regime and level of risk. I would have liked verification as discussed however in light of the above and following discussion I don't think that we can insist on that. Therefore based on this information the details are acceptable and the condition

			can be discharged
13/01039/FUL Condition 16	*Prior to the first use of the car park hereby approved details of any external lighting scheme of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The car park shall not be used until the lighting has been installed in accordance with the approved scheme and the lighting shall be maintained and operated in accordance with the approved details thereafter.*	C16 & F6 Light Fittings C16 & F6 Lighting Layout Lighting Details submitted 10.12.14 C16 & F6 Lighting Report Rev 4 See above	Comments from Environmental Services – Pollution 25.11.14: *The documents show the lighting levels at floor level. I need them to demonstrate that the lighting will not unduly affect the amenity of surrounding residential premises- I think that is just the flats above Mike B's etc? They need to demonstrate that they are within the levels stated in the document "Guidance Notes for the Reduction of Obtrusive Light- Institution of Lighting Engineers (ILE) 2005" the zone used should be E3.* *Do they know if the lights will be left on all night or turned off at a certain time?* *Details provided are therefore unacceptable to discharge this condition, please provide further details as requested above.* *18.12.14 Officer confirmed details are acceptable* **Details submitted now acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**

Condition No	Requirement	Details submitted	LPA response
11/00709/HYB Condition F2	representative samples of the types and colours of materials to be used on the external elevations of the proposed development have been deposited	5326-013 Rev D Walls Facing brick Lancashire Brick and Tile PD23 Grey Blue Kingspan Long Span Architectural wall panel micro-rib finish, colour Khaki Green to main areas and Grey White to the contrasting areas on the North and West elevations. Roof Kingspan KS1000RW Goosewing Grey Rainwater downpipes to be finished in aluminium powder to match wall cladding Windows/Doors – Powder coated aluminium, Colour RAL 3020 (Red)	Details are acceptable to discharge the condition
11/00709/HYB Condition F3	until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority	5326-019 Landscape Scheme	The landscaping scheme is acceptable and shall be implemented accordingly
11/00709/HYB Condition F4	proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority	5326-010 Rev E ABA drawing 12630/17	Following consultation with the planning officer the proposed finished floor levels and ground levels are acceptable and the condition can be discharged.

11/00709/HYB Condition No.F5	Prior to the first use of the retail unit hereby approved a Noise Impact Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include the sources of noise on the site, whether from fixed plant or equipment or noise generated from within the buildings and mitigation measures where appropriate. The retail unit shall not be occupied until the works are first installed in accordance with the approved details and shall be maintained and operated in accordance with the approved details thereafter. .	F5 External Plan Assessment F5 Extenal Plant Assessment 4.2.15	With ES Officer 6.02.15 The levels are good and the works should be carried out as per the NIA. Verification that the works have been carried out should be obtained before the condition can be discharged. **Verification required before fully discharging this condition**
11/00709/HYB Condition No.F6	*Prior to the first use of the retail unit hereby approved details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The unit shall not be occupied until the lighting has been installed in accordance with the approved details and the lighting shall be maintained and operated in accordance with the approved details thereafter*	C16 Light Fittings C16 Lighting Layout Lighting Details submitted 10.12.14 C16 & F6 Lighting Report Rev 4	Comments from Environmental Services – Pollution 25.11.14: *The documents show the lighting levels at floor level. I need them to demonstrate that the lighting will not unduly affect the amenity of surrounding residential premises- I think that is just the flats above Mike B's etc? They need to demonstrate that they are within the levels stated in the document "Guidance Notes for the Reduction of Obtrusive Light- Institution of Lighting Engineers (ILE) 2005" the zone used should be E3.* *Do they know if the lights will be left on all night or turned off at a certain time?* *Details provided are therefore unacceptable to discharge this condition, please provide further details as requested above .* *18.12.14 Officer confirmed details are now acceptable* **Details submitted are now acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**

11/00709/HYB Condition No.F7	Prior to the first use of the retail unit hereby approved a scheme detailing the siting of a bin store and recycling facilities shall be submitted to and agreed in writing by the Local Planning Authority. The unit shall not be occupied until the works are first implemented in accordance with the approved details and shall be maintained in accordance with the approved details thereafter.	5.02.15 Statement from Iceland **:"Cardboard and Plastic is sored internally and collected daily.Animal By Products are stored in a Bin which is located inside the cold store and is collected when full.General out of date waste will be stored in lockable bins located outside adjacent to the Goods Inward Area. Collections are made 3 times a week and the bins will be brought back into the store in the evening."** F7 Bin Location 12.02.15	5.02.15 Plan requested detailing where Goods Inwards Area is and details of where lockable bins will be positioned through the day . **Details submitted now acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
11/00709/HYB Condition WS2	No demolition of buildings (shown hatched on drawing no. D0010 Rev. P1A) shall commence unless and until a Written Scheme of Investigation for photographic recording has first been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include the following details:- i) The programme and methodology of the recording ii) Provision to be made for the publication and dissemination of the photographic recording iii) Nomination of a competent person or persons/organisations to undertake the recording iv) The implementation of the works proposed The Written Scheme of Investigation shall be carried out in accordance with the approved details.	Archaeology & Built Heritage, Written Scheme of Investigation for Historic Building Photographic Survey Historic Building Survey By Neil Finn, Report Number R-0025 project ref. ABH- 2013-32	Following consultation with the Senior Planning Archaeologist the details are acceptable and therefore the condition can be partially discharged in respect of the Part Demolition of the site as per Condition 10 Application 13/01039/FUL Note: Condition WS2 is for the whole scheme and if full demolition is required, details will need to be submitted to discharge this condition for the whole scheme.

11/00709/HYB Condition WS4	Details of the site lighting during the demolition and construction works on site has first been submitted to and approved in writing by the Local Planning Authority	Pre commencement conditions Contractors statement & appendix	Please provide details of the lights and their positioning or use. Also clarify if the lights will be used during working hours or left overnight, any lighting should be positioned to prevent impinging upon local residencies. **Lighting** This looks ok for this stage of the development. The condition should not be discharged as no details have been submitted for the construction phase. **09.02.15 The Lighting details that were submitted for the partial demolition of the site were acceptable. However, Condition WS4 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS5	Scheme for the protecting nearby dwellings from noise	Pre commencement conditions Contractors statement & appendix	Sent to EH **9.02.15 The noise details that were submitted for the partial demolition of the site were acceptable. However, Condition WS5 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS6	No development shall commence until a scheme for the management of dust, light, noise and vibration during the demolition, site preparation and construction works has first been submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details.	Pre commencement conditions Contractors statement & appendix	**Condition WS6 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**

11/00709/HYB Condition WS8	No development shall commence until a Risk Based Landfill Gas Assessment has first been submitted to and approved in writing by the Local Planning Authority	GIS Ltd Borehole Investigation Report	The gas monitoring as an interim solution is acceptable at this point, however prior to the condition being discharged a further 2 rounds of gas monitoring are to be carried out and an update provided. 6.02.15 Please provide full specification and verification to fully discharge condition (Condition the same as C14 on 13/01039/FUL) ES Officer Comments : As the gas regime on site was below the limits and the measures were added as a precautionary measure. So as far as it goes we wouldn't have been able to require the measures that have been installed given the measured gas regime and level of risk. I would have liked verification as discussed however in light of the above and following discussion I don't think that we can insist on that. Therefore based on this information the details are acceptable and condition WS8 can be discharged based on the part that has been completed. **If full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS9	No development shall commence until a scheme to install trapped gullies or a suitable alternative have been submitted to and agreed in writing by the Local Planning Authority	12630.16 Drainage Plan 12630.17 External works levels Drainage Strategy	Sent to EA **Condition WS6 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.** 29.12.14 Environment Agency Comments. The information submitted details an attenuation tank and design details for road gulleys. The Agency has no objection to the discharge of condition WS9. (Same as 13/01039/FUL C9) **Details that were submitted for the partial demolition of the site were acceptable. However, Condition WS9 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS10	no development shall commence until a detailed drainage scheme including the disposal of surface water and foul sewage and an assessment of the hydrological and hydrogeological context of the development	12630.16 Drainage Plan 12630.17 External works levels Drainage Strategy	Sent to Chris Brown, EA and Severn Trent **Condition WS10 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**

11/00709/HYB Condition WS11	Details of the routing of demolition and construction traffic has first been submitted to and approved in writing by the Local Planning Authority.	Contractors Statement in relation to conditions application 13/01039/FUL Appendix 4	The Following Comments have been received :- "The details of the routing submitted in connection with the discharge of condition 11 are fine, as far as they go. However, additional information should be submitted in connection with whether all vehicles travelling between Rugby Road and Lancaster Road will in fact also be travelling between A5 Watling Street and Lancaster Road using only B4109 Rugby Road? Ideally, we need to tie down the routing between the trunk road network and the site (i.e. that vehicles won't leave or join B4109 Rugby Road somewhere between A5 Watling Street and Lancaster Road). **Condition WS11 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS12	Security scheme including details on how to address crime shall be submitted to	Flutters Bingo Contractors Statement in relation to conditions application 13/01039/FUL	Following consultation with the Police it can be confirmed that the security proposals in Appendix 5 and Appendix 6 are **acceptable** for the scheme implemented. **Note: If full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.**
11/00709/HYB Condition WS13	Scheme of measures for targeting & utilising local people for construction employment	Flutters Bingo Contractors Statement in relation to conditions application 13/01039/FUL	Following consultation with the Principal economic regeneration officer the submitted information is acceptable and the condition can be discharged

11/00709/HYB Condition WS17	. Prior to the first use of any unit hereby approved, a Car Parking Management Plan shall be submitted to, and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall include the following details:- iDetails of the management and operation (including any vehicular access gates, barriers or other such obstructions), ii)Pricing structure (to discourage long stay parking), iii)Allocation of car parking spaces iv)Hours of Operations v)Hours of Customer Opening vi)Details of Servicing and Deliveries The development shall be implemented in accordance with the approved Car Parking Management Plan and maintained in full accordance with the approved details thereafter. *Reason: To reduce the possibilities of development of the site leading to on-street parking problems in the area and to reduce the possibilities of conflict between car park users and services vehicles, to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.*		**Condition WS17 is for the whole scheme and therefore if full demolition and construction is required, details will need to be submitted to discharge this condition for the whole scheme.** **Not applicable to discharge as this car parking scheme is no long being implemented 15.01.2015**