

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00122/DISCON
Applicant: Mr Nathan Proud
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Poplar Cottage Little Shaw Lane Markfield

**Application to discharge condition 6 (Soakaway Details) on Appeal Decision
APP/K2420/W/24/3347640 relating to planning application 24/00021/FUL**

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

Condition 6

The use hereby permitted shall not commence until soakaways for the carpark have been constructed in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. The soakaways shall be managed and maintained thereafter in accordance with the approved details.

Received 13 February 2025

C6, Proposed Site Plan, Sheet 1 of 1, Drg No. 18.3588.04E

Consultees / Assessed by:

Drainage Officer

Conclusion / Summary:

Condition 6

A plan has been provided in support of condition 6 which shows the new proposed car parking area for approx. 20 vehicles is proposed to have a soakaway of the full width of the car parking area which is identified in red which will be 450mm in wide , 600mm deep and lined with a porous Geotech membrane and filled with 40-80mm clean pebbles. The Council's Drainage Officer has assessed the details and advised that this would provide an acceptable location for the soakaway. A note to applicant has been advised to be included on the Decision Notice

Officer Recommendations:

Condition 6 Soakaway construction – Discharge with a note to Applicant

Note to Applicant

The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.

Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).