

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Conditions Discharged

C/o Mr Andison lu
DPP
1 Park Row
Leeds
LS1 5HN

Details of Application:

Application Ref: 25/00069/DISCON
Proposal: Application to discharge C5 (Contamination) C7 (Surface Water Drainage Scheme) C8 (Surface Water drainage during construction) C10 (Infiltration testing) C16 (CTMP) C21 (PRoW) C22 (Tree protection) C23 (Broadband) attached to planning permission 22/00527/OUT
Location: Land South Of 295 Main Street Stanton Under Bardon

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 5

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by, the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

C5, C10, Geoenvironmental Appraisal – Received 30 January 2025

Condition 7

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The development must be carried out in accordance with these approved details, which shall be completed prior to first occupation.

Received 30 January 2025

C7, Section 104 Layout, Drg No. 24001-BMC-24-XX-DR-C-500-Rev P03

C7 P24-005 Adoptable SW Network 2025-01-25 (Calculations)

C7, C8 & C10 SUB-SWMP-010RevA Drg No: SUB/SWMP/01 (C7, 8 & 10)

Condition 8

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by, the Local Planning Authority. Details shall demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection.

Details regarding the protection of any proposed infiltration areas should also be provided. The construction of the development shall be carried out in accordance with these approved details.

Received 30 January 2025

C7, C8 & C10 SUB-SWMP-010RevA Drg No: SUB/SWMP/01 (C7, 8 & 10)

Condition 10

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude the requirement for testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Received 30 January 2025

C7, C8 & C10 SUB-SWMP-010RevA Drg No: SUB/SWMP/01 (C7, 8 & 10)

C5, C10, Geoenvironmental Appraisal

Condition 16

No development shall commence on the site until such time as a construction traffic management plan, including, as a minimum, details of the routing of construction traffic, 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 3 July 2025

C16 CEMP Rev E 02.07.25 (As part of Condition 16)

Received 10 June 2025

C16 Stanton - Construction Vehicle Routing Plan Allison Homes drawing number M0003/502 Rev A

C16 Temporary Construction Access SUB 01

C16 Construction Area Plan & Build Route SUB/CA/01 Rev E

C16 Rigid truck vehicle tracking BMC drawing number 24005-BMC-25-XX-DR-C-832 Rev. P01

C16 E-mail dated 13th June 2025 regarding construction traffic routing, the temporary construction access and the number/ type of vehicles likely to use it

Condition 21

No development shall take place until a scheme for the treatment of the Public Right of Way (R19) has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of surfacing, width, structures, signing, landscaping, and management during construction, in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. The scheme shall be implemented in full prior to the first occupation of any dwelling.

Received 10 June 2025

C21 PRoW Materials Layout Allison Homes drawing number SUB/ML/001 Rev. H

C16 & C21 Construction Area Plan & Build Route Allison Homes drawing number SUB/CA/01 Rev E

Received 26 March 2025

C21 P24-1430_EN_0002_S2_REV F Detailed Soft Landscape Proposals

C21 P24-1430_EN_0002_S1_REV F Detailed Soft Landscape Proposals

Condition 22

Before any development commences on site, including site works of any description, a Tree Protection Plan for the Category B Tree, T23, as identified within the submitted Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan (submitted: 08.11.2022),

which has been prepared by a suitably qualified arboriculturist shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left unsevered. The development shall be implemented in accordance with the approved Tree Protection Plan.

C22 AWA Arboricultural Method Statement Stanton AWA6444 - Received 11 February 2025
C22 Ecological Assessment – Received 30 January 2025

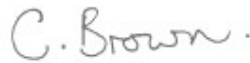
Condition 23

Prior to the commencement of development, full details for the provision of electronic communications infrastructure to serve the development, including full fibre broadband connections, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details, and the infrastructure must be fully available prior to the occupation of each dwelling/unit on the site.

C23 M0003-111_Fibre Entry Points Layout-Rev – Received 24 June 2025
Received 30 January 2025

C23, Signed Acceptance between the client and Infrastructure Gateway Ltd
C23 Fibre Approved Design 170725 - Stanton Under Bardon – Received 14 August 2025

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED,
subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date : 17 September 2025