

Our Ref: 04C300178

Your Ref:

04 September 2023

Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Submitted via the Planning Portal

Dear Sir/Madam,

Approved Proposal for the Aldi Distribution Centre on Land at Interlink South, Bardon, Leicestershire: Planning Condition Discharge Application

On behalf of our client, Aldi Stores Limited ('Aldi'), please find enclosed an application to discharge planning condition no. 7 of the planning permission for the development of a distribution centre on land at Interlink South (the former Nailstone Colliery) off Wood Road in Bardon, which was granted on 16th February 2021 (reference 20/01278/CONDIT) following the approval of a s73 minor material amendment application.

Planning condition no. 7 states:

"Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development."

This planning condition has been previously discharged on 16th June 2021 (ref: 21/00256/DISCON) which allowed commencement of development on site. However, since then it has been necessary to amend the construction working hours previously approved. This is highlighted on page 6 of the new CEMP submitted. Consent is now sought for the internal fit-out works to be able to commence 24hours per day Monday to Saturday. The change in construction times is to ensure timely delivery of the development. In support of this, we have submitted a construction noise technical assessment prepared by BWB. The assessment concludes that there would be no adverse impact on noise levels experienced. Nevertheless, it is acknowledged that noise monitoring is carried out during the initial works and the applicant agrees to do so as advised.



The application is being submitted via the Planning Portal. An electronic version of the submission (including all documents that exceed the 10MB Planning Portal Size Limit) is also being submitted directly to the Council via a web-based file transfer link. Payment of £116 (+ the £32.20 service charge) is being made via the Planning Portal to cover the requisite planning fee.

We look forward to receiving your confirmation that the planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely,



Joseph Smith
Senior Planner



For and on behalf of Avison Young (UK) Limited