

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision

Mr Richard Trye
Apt 401
30 Casson Sq
London
SE1 7GY

Details of Application:

Application Ref: 23/00996/DISCON
Proposal: Application to discharge conditions 3 (Waste and Recycling), 4 (Surface Water Drainage), 5 (Long Term Maintenance (SuDS)), 6 (Electrical Vehicle Charging Points) and 13 (Land Contamination) attached to planning permission 22/00195/FUL
Location: 1 Trinity Vicarage Road Hinckley LE10 0BU

The details submitted have been assessed and the conditions are either not discharged or discharged as categorised below:

CONDITIONS NOT DISCHARGED

Condition 4

Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk and Sustainable Drainage Assessment dated August 2018 has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 1 March 2024

C4 Phase II Report (contains infiltration information)

Received 1 March 2024

C4 STW Response to confirm separate approval for connection required

C4 & C5 Drainage Report (Updated Nov 2023) – Received 30 November 2023

C4 Flood Risk and Sustainable Drainage assessment – Received 10 October 2023

Reason: Supporting details that the Local Lead Flood Authority have requested have not been provided to date and therefore the LPA is not in a position to discharge Condition 4 as the details do not satisfactorily demonstrate how flooding will be prevented on site and during construction in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and the requirements of the NPPF.

Condition 5

Prior to commencement of development details in relation to the long term maintenance of the sustainable surface water drainage system on the development shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include responsibilities and schedules for routine maintenance, remedial actions and monitoring of

the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site.

C4 & C5 Drainage Report (Updated Nov 2023) – Received 30 November 2023

Reason: Until the Drainage Strategy and supporting details have been approved under Condition 4 the LPA are of the opinion that the maintenance regime may change and therefore the LPA are not in a position to Discharge Condition 5

Condition 13

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.

C13 Phase II Geo environmental report - Received 10 October 2023

Reason – The LPA requires confirmation that the asbestos will be covered by hard surfacing and that no soft landscaping is proposed on site as currently the details do not protect the future users of the site from Land Contamination in accordance with Policy 7 of the Site Allocations and Development Management Policies DPD (2016) and with the National Planning Policy Framework (2021)

Note to Applicant:

Where Conditions have not been discharged, the applicant can appeal to the Planning Inspectorate as with all planning decision, or the applicant can submit a new application when the details requested are available to submitted in full (see officers report). A new application and fee will be required.

CONDITION DISCHARGED

Condition 3

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

C3 Waste & Recycling Collection Point – Received 24 October 2023

C3 Waste & Recycling Elevation – Received 7 November 2023

C3 Cover email Hit & miss wooden fencing in green or brown. 6ft in height

Condition 6

Prior to the commencement of development, a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full detail of the location and fitting of the units.

C6 EV Charging Points – Received 10 October 2023

C6 Email – Chargers Installed to be Zappa Rolex or equivalent

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

C. Brown.

Date : 18 June 2024

Christopher Brown MRTPI
Head of Planning