

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00135/DISCON
Applicant: .
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land South Of The A5 Padge Hall Farm Hinckley

Application to discharge conditions 5 (CEMP) and 18 (CTMP) from planning application 21/01191/HYB relating to the FULL element o of the hybrid permission.

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

Condition 5

Prior to the commencement of any works in any phase within HBBC's administrative area, a Demolition and Construction Environmental Management Plan relating to those works shall be submitted in writing to, and approved by, the Local Planning Authority. This shall take account of the 'Environmental Statement September 2021' Chapter 8.6 Mitigation. It shall include details relating to:

- a) the control of noise and vibration emissions from demolition and construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the demolition and construction phase
- b) the control of dust including arrangements to monitor dust emissions from the development site during the demolition and construction phase. This shall take account of the 'Environmental Statement September 2021' Chapter 8.6 Air Quality Mitigation.
- c) measures to reduce mud deposition offsite from vehicles leaving the site.
- d) details concerning pre-commencement ecology checks (including badgers, bats, breeding birds, otter and water vole) and appropriate working practices and safeguards for wildlife and habitats that are to be employed whilst works are taking place on site.
- e) a method statement and confirmed tree protection details during the construction phase, with regard to the approved Tree Retention Plans (8815- T-10 - 8815-T-18) contained in the ES Chapter 11.

Development shall be carried out in compliance with the approved Demolition and Construction Environmental Management Plan.

Received 17 May 2024 - C5 CEMP Ecology Appendix for Warks Ecology

Received 17 June 2024 - C5 & C18 CEMP including CTMP V5 (E03)

Condition 18

Prior to the commencement of any construction work a Construction Traffic Management Plan (CTMP), including, as a minimum, details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways. The approved plan and timetable shall be adhered to throughout the construction period.

Received 17 June 2024 - C5 & C18 CEMP including CTMP V5 (E03)

Consultees / Assessed by:

LCC Ecology
LCC Highways
National Highways
Environment Agency

Conclusion / Summary:

The development is a cross boundary with Rugby Borough Council (R24/0147), where only the access resides within the administrative area of Hinckley & Bosworth Borough Council. The details submitted are in support of Condition 5 for the FUL element of the site which is the development of a distribution building within Use Class B8, including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals also include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street by lowering the road under the bridge. Further CEMP's and CTMP's will be coming forward for the outline element of the permission and therefore the condition will only be partially discharged

Condition 5

The submitted documents have been assessed by National Highways due to the access off a major trunk road, the Local Highway Authority being the Local Highway Authority for the access (LHA - Leicestershire County Council) the Environment Agency and Leicestershire Ecology.

The report details environmental control measures to be put in place for dust, noise and light , management of complaints and how these will be monitored. The details also cover the protection of retained trees with fencing and ground protection for the roots on the access along with ecological mitigation measures requested by Warwickshire Ecology

All consultees were in acceptance of the details provided which will assist to minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 18

The report details 3 plans for each of the 3 phases. All plans show a wheel wash location towards the exit of the site for vehicles leaving the site to minimise mud or debris entering on to the highway. A gateman-controlled vehicle access will be provided at the entrance to the site for Phase 1 so that vehicles can be directed on and off the site. All 3 phases include a biometric access-controlled gatehouse for safety. A construction compound is provided on the site for parking for each of the phases but in different locations where the welfare until will be located and parking. The access has a no turn right when leaving the site for all 3 phases so as not to cause delay in leaving the site, for safety precautions and to avoid low bridge. A routing plan has been provided to show how vehicles access and leave the site. No construction traffic is highlighted to 3 roads off the A5. The details provided demonstrate that with the mitigation measures put in place will help to ensure that the A5 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, in the interests of road safety.

Further CEMP's and CTMP's will be coming forward for the outline element of the permission and therefore the condition will only be partially discharged

Officer Recommendations:

Condition 5 CEMP – Partial Discharge for the full part of the decision notice
Condition 18 CTMP – Partial Discharge for the full part of the decision notice