

Chris Brown
Head of Planning
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

xx February 2024

Dear Chris.

RE: APPLICATION TO DISCHARGE CONDITIONS 5, 11 and 18 OF PLANNING PERMISSION 21/01191/HYB – PADGE HALL FARM, LAND SOUTH OF THE A5, HINCKLEY

This letter accompanies an application which is submitted on behalf of Agrarian Development Holdings Limited ('the Applicant') pursuant to approving detail reserved by conditions 5 (DCEMP), 11 (Footway along the A5) and 18 (CTMP) of planning permission reference 21/01191/HYB at Padge Hall Farm, Land South of the A5, Hinckley. The hybrid application was approved in December 2023 for the following:

“Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)”

The accompanying submitted details seeking to discharge conditions 5, 11 and 18 relate solely to the outline application for employment (B2/B8 use) development. Please also note that the application for conditions 5 and 18 is submitted separately to the application for condition 11.

The detail submitted is set out in the table below:

Condition Number/s	Condition Summary	Full Condition Description	Document/s Submitted
5 and 18 (Submitted together) Portal ref. PP-12775795	5 – CEMP 18 – CTMP	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:	E03 CEMP including CTMP V2 The CEMP should be read as a whole but also responds to the requirements of condition 5 on the following pages: Nuisance Management section 5.5, pages 17-19 – covers parts (a) and (b);

		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. 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.	• Traffic Management section 5.8, pages 25-26 – covers part (c); • Ecological Management section 5.5, pages 14-16 – covers part (d); • Appendix 5, pages 40 onwards – cover part (e). The CEMP also responds to condition 18 and includes details on construction traffic management: • Within the Introduction (in the Method Statement section), pages 4-5, and • Under the Traffic Management section 5.8, pages 25-26. <i>(Note: an application is also being submitted to discharge conditions 11 (DCEMP) and 27 (CTMP) of Rugby Borough Council permission ref. R21/0985)</i>
11 Portal ref. PP-12775804	Footway along A5	Prior to commencement of any development, detailed plans for the provision of a pedestrian footway along the northern side of the A5 between the Nutts Lane Rail Bridge to a point directly opposite the site access must be submitted and supported by a Road Safety Audit Stage 1 and Walking, Cycling and Horse-Riding Assessment, and approved in writing by the Local Planning Authority, in consultation with National Highways and Leicestershire County Council.	• Drawing ADC1839-Z01-DR-120-P02 'A5 Footway Connection Improvement works, Discharge of Planning Condition 11'. • Stage 1 Road Safety Audit Response Report (reference ADC1839-RP-AB-2-v1). Approved and signed by NH. The Stage 1 RSA is included at Appendix A of the Response Report. • The WCHAR Assessment Report (reference ADC1839-RP-N-v4). Note that this is the WCHAR report submitted as

			part of the planning application – that report included assessment of the potential opportunity for the new footway as per Condition 11, and hence there is no requirement to update this report (it is however included for completeness). • An updated WCHAR Review Report (reference ADC1839-RP-Y-v2). The WCHAR Review Report has been updated to include the footway link that is the subject of Condition 11.
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The discharge of condition applications have been submitted via the Planning Portal (references as noted above).

I trust that the submitted applications and documents are in order to allow a prompt validation of both applications. Please do not hesitate to contact me on the details provided should you wish to discuss this submission.

Yours sincerely,



Robert Gilmore
Associate