

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00618/DISCON
Applicant: Melissa Balk
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North Of Deepdale Farm Lutterworth Road Burbage

Application to discharge conditions 19 (Grassland Turf Translocation), 21 (Noise), 23 (Land Contamination), 30 (Archaeology) and 32 (Waste and Recycling) relating to Appeal APP/K2420/W/20/3265143 (19/01405/OUT)

Details of conditions and supporting documentation:

Condition 19

Development shall not commence until details of the of the grassland turf translocation methodology have been provided and agreed with the LPA. Development that would result in the loss of the grassland shown on 'Ecological Mitigation and Enhancement Plan dated July 2020 ref: 1459, as to be translocated cannot take place until the turf has been translocated in accordance with the agreed methodology. The translocation methodology should include details of locations and pre-translocation preparation of donor and receptor sites, method of translocation (which must be done in one operation without turf storage), monitoring and aftercare. The development shall be carried out in complete accordance with the agreed grassland turf translocation methodology

C19 Grassland Turf Translocation Methodology – Received 22 June 2023

Condition 21

Development shall not begin until a scheme for protecting the proposed dwellings from noise from the M69 Motorway has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied and permanently retained thereafter.

C21 Acoustics Assessment 25254-EVN-0401-A – Received 22 June 2023

Condition 23

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 in writing 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.

Received 22 June 2023

C21 Phase II Ground Investigation Parts 1 – 16

C21 Technical Mote Report

C23 Exploratory Hole Location Plan

Condition 30

No development shall take place/commence until a programme of archaeological work, comprising further post-determination trial trenching, specific metal-detecting and as necessary targeted archaeological investigation. The full programme and timetable will be detailed within a

Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- o The programme and methodology of site survey, investigation and recording (including assessment of results and preparation of an appropriate mitigation scheme)
- o The programme for post-investigation assessment
- o Provision to be made for analysis of the site investigation and recording
- o Provision to be made for publication and dissemination of the analysis, interpretation and presentation of the site investigation
- o Provision to be made for archive deposition of the analysis and records of the site investigation
- o Nomination of a competent person or persons/organisation to undertake the works, with particular reference to the metal detecting survey, as set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation approved through condition.

C30 WSI Lutterworth Road Burbage V3 - Received 20 August 2023
C30 MOLA Burbage V3 Report - Received 20 August 2023

Condition 32

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.

C32 Planning Layout BURB 100 Sheet 1 Rev P04 – Received 1 September 2023

Consultees / Assessed by:

LCC Ecology
LCC Archaeology
Waste & Recycling
Environmental Services

Conclusion / Summary:

Condition 19

A methodology submitted for the grassland turf translocation in support of condition 19. LCC Ecology who requested the condition have confirmed that the details contained in the document demonstrates how the translocation will be delivered, the methods to ensure it will be successful and its aftercare, therefore the condition is eligible for discharge

Condition 21

The Councils Environmental Services Office is satisfied with the acoustic assessment submitted in support of Condition 21. The noise report demonstrates how noise will be initially proposed to be mitigated. Once those mitigation measures are in place a further noise assessment is to be conducted where the results will provide the evidence as to whether any further mitigation measures are required to individual plots that may need trickle vent windows and/or mechanical ventilation installed, which will be subject to the outcome of the investigation. The report is acceptable to enable works to commence on site and the initial mitigation measure to be installed to enable a partial discharge of Condition 21 and once a final investigation has taken place a further report should be submitted for approval and any mitigation arising be detailed to enable the condition to be fully discharged.

Condition 23

Environmental Services Officer has reviewed the Phase II Technical Investigation that is provided in support of Condition 21 for the land contamination. The Phase II report reveals that no land contamination is present that requires any mitigation to the site; therefore the condition is eligible to be discharged.

Condition 30

A final WSI V3 and MOLA Report V3 assessed by the County's Archaeologist has found the details within the reports to be acceptable to enable the condition to be fully discharged. Following the trial trenching and completion of the investigations, no further investigations are required. The report details that provision has been made for archive that details the deposition of the analysis and records of the site investigation.

Condition 32

Planning Layout Plan BURB 100 Sheet 1 Rev P04 demonstrates that each property has a designated waste and recycling storage point to the rear of the properties. The plan details bin collection points that are either able to be provided directly adjacent to a highway boundary for some plots or a bin collection point will be available for multiple bins, for those residents that that will reside within private / un-adopted roads / cul-de-sacs to enable their waste and recycling to be collected in line with the Councils Waste and Recycling Policy, this is subject to those roads being adopted. Waste & Recycling have accepted the details based on this assumption and the condition is eligible for discharge

Officer Recommendations:

Condition 19 Grassland Translocation – Discharge

Condition 21 Noise – Partial Discharge

Condition 23 Land Contamination –

Condition 30 Archaeology – Discharge

Condition 32 Waste & Recycling – Discharge (Subject to adoption of relevant roads to enable to access collection points)