

Hinckley & Bosworth Borough Council

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

DoC Decision Notice

Split Decision - Discharge of Conditions

Melissa Balk
Davidsons Developments Limited
Blisworth Hill Farm
Rickyard Barn, Stoke Road
Blisworth
NN7 3DB

Details of Application:

Application Ref: 23/00618/DISCON

Proposal: 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)

Location: Land North Of Deepdale Farm Lutterworth Road Burbage

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED** or **DISCHARGED**, , these are categorised below:

PARTIALLY DISCHARGED CONDITION

Condition 21 is eligible to be **PARTIALLY DISCHARGED** for commencement purposes;

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

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

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 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

Important Notes;

Where condition 21 has been PARTIALLY DISCHARGED, the initial mitigation measures agreed should be implemented and a revised noise assessment be conducted once the initial mitigation measure are in place to ascertain as to whether any further / additional mitigation measure are required. The final noise report should be submitted to the Local Authority and apply for the

condition to be FULLY DISCHARGED., or further mitigation measures agreed. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

Condition 32 is discharged subject to the relevant roads being adopted where bin collection points have been proposed for either individual collection points or for multiple collection points.

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning

Date: 20 September 2023