

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision

Robbie Locke
Cora
Grovelands Business Park
West Haddon Rd
East Haddon
NN6 8FB

Details of Application:

Application Ref: 24/00159/DISCON
Proposal: Application to discharge conditions 3 (Levels), 6 (Surface Water Management), 17 (Construction Environmental Management Plan and Method Statement), 18 (Public Right of Way), 20 (Suspended Solids) on Appeal Decision APP/K2420/W/21/3285060 relating to planning application 20/00511/FUL
Location: Land Beech Drive Thornton Bagworth And Thornton

The details submitted have been considered by the Local Planning Authority and have either been DISCHARGED OR REMAIN UN-DISCHARGED, these are categorised below:

Condition 3

No development shall commence until existing and proposed ground levels and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Received 20 June 2024

C3 Amended Levels, Drg No. PJS22-058 DR 701 Rev C

Condition 6

No development shall take place until such time as details for the management of surface water on site during construction of the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Received 12 September 2024

C6 & C17 CEMP Thornton Rev I VF

Received 19 February 2024

C6 & C20 - Surface Water Drainage Strategy Report - Ref ADC1092-RP-P-v2

Condition 17

No development shall commence on site (including any site clearance/preparation works), until a Construction Environmental Management Plan and Method Statement has been submitted to the local planning authority for approval in writing and has been so approved. Details shall provide the following:

- i) the parking of vehicles of site operatives and visitors
- ii) loading/unloading and storage of plant, materials, oils, fuels, and chemicals

- iii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- iv) wheel washing facilities and road cleaning arrangements
- v) measures to control the emission of dust during construction
- vi) a scheme for recycling/disposing of waste resulting from site preparation and construction works
- vii) measures for the protection of the natural environment
- viii) hours of construction work, including deliveries and removal of materials
- ix) details of any piling technique to be employed, if relevant
- x) location of temporary buildings and associated generators, compounds, structures and enclosures
- xi) details of any floodlighting to be installed associated with the construction of the development
- xii) detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination
- xiii) details of how such controls will be monitored
- xiv) the procedure for the investigation of complaints
- xv) routing of construction vehicles.

Received 12 September 2024

C6 & C17 CEMP Thornton Rev I VF

C17 JX 25 Vibration Calculation 10.09.2024

C17 JX 25 Vibration Graph Thornton 10.09.2024

C17 240909 P2030-ET01 Nuneaton (23145) 2.5T BSP JX25-8 Hammer Energy Test Report - PA-Akela

Received 27 August 2024

C17 Thornton Site (Satellite Photo)

C17 JX Noise Assessment Master Rev 1 Precast Piles 2023-05-09

Received 19 February 2024

C17 - Piling Plan - Drg No. LE671AY001_KEY_PLAN_MD_230406

C17 - Piling Details - LE671AY001-LETT-001

Condition 20

The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to and approved in writing by, the local planning authority. The approved scheme shall be adhered to throughout the construction period.

Received 19 February 2024

C20 - S104 Technical Compliance – 1064245

C6 & C20 - Surface Water Drainage Strategy Report - Ref ADC1092-RP-P-v2

C6 & C20 - Flood Risk Assessment (pages 1-29) Ref - ADC1092-RP-E-v4

C6 & C20 - Flood Risk Assessment (pages 30 -36) Ref - ADC1092-RP-E-v4

C6 & C20 - Flood Risk Assessment (pages 37 - 54) Ref - ADC1092-RP-E-v4

The details submitted are ACCEPTABLE and the conditions above are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.

UNDISCHARGED CONDITION

Condition 18 remains UNDISCHARGED for reason provided below:

Condition 18

The development hereby permitted shall not be occupied until a scheme (including a timetable for its implementation and completion) for the treatment of the Public Right of Way within the site has

been submitted to and approved in writing by the local planning authority. The scheme shall include provision for management during construction, fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable. In designing the scheme, the developer should include the following elements:

i) Where a Public right of way crosses a carriageway, drop kerbs shall be provided

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ii) No trees shall be planted within 1 metre of the edge of the Public Right of Way. Any trees or shrubs planted alongside a Public Right of way shall comprise non-invasive species.

iii) Any changes to the existing boundary treatments running along the Public Right of Way must be submitted to approved by the local planning authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers.

v) A comprehensive signing scheme in respect of the Public Right of Way installed prior to the completion of the development

Received 22 April 20024

C18 PJS22-058-DR-900 Construction Details

C18 02419 -002P Rev C Charter Plan

Received 15 March 2024

C18 PRow Charter Plan Rev C

Received 19 February 2024

C18 - TEMP4188 (for temporary diversion approval)

C18 - Copy of signed application form for permanent footpath diversion

Reason: The Local Highway Authority have advised that the details cannot be approved until the PRow diversion has been accepted and completed. As Condition 18 is pre-occupation condition the developer has agreed for this to be re-submitted later when the diversion is complete so as not hold up the determination of the pre-commencement conditions on this application so that the development can commence without delay.



Christopher Brown MRTPI
Head of Planning

Date: 24 October 2024