

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

C/o Mr Andison Iu
DPP
1 Park Row
Leeds
LS1 5HN

Details of Application:

Application Ref: 25/00291/DISCON
Proposal: Application to discharge C12 (Construction Ecological Management Plan for Biodiversity), C13 (Landscape and Ecological Management Plan), C14 (Noise Impact Assessment) attached to planning permission 22/00527/OUT
Location: Land South Of 295 Main Street Stanton Under Bardon

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 12

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) Identification of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures and sensitive working practices for reptiles and bats, to avoid or reduce impacts during construction.
- d) Timing of works to avoid harm to nesting birds.
- e) Responsible persons for overseeing sensitive works.
- f) Use of protective fencing where required.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Received 20 March 2025

C12, Construction Ecological Management Plan for Biodiversity

Condition 13

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the LPA. This shall be based on the BNG metric spreadsheet completed by Tyler Grange (Milly Robinson 16/05/22). The LEMP shall include the following details:

- a) Description and evaluation of the features to be created/managed.
- b) Aims and objectives of management.
- c) Appropriate management options for achieving aims and objectives.
- d) Prescriptions for management actions.

- e) Work schedule.
- f) Species/seed mixes to be planted/sown.
- g) Ongoing monitoring and remedial measures.

The development shall be implemented in accordance with the approved details at all times.

Received 16 February 2026

C13 17364_R02_Landscape and Ecological Management Plan_210126

C13 Biodiversity Metric 3.0 19122024

Condition 14

No development shall take place until a scheme for protecting the proposed dwellings from noise sources adjacent to the site has been submitted to, and approved in writing by, the Local Planning Authority. All works which form part of the scheme shall be completed in full in accordance with the approved details before any of the permitted dwellings are first occupied.

C14 Noise Impact Assessment 23.05.2025 - Received 17 October 2025

C14 CEMP Rev E (confirming no piling on site to support noise condition) – 4 July 2025

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



Date : 17 May 2026

Christopher Brown MRTPI
Head of Planning