

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00291/DISCON
Applicant: Allison Homes
Ward: Markfield Stanton & Fieldhead



Site: Land South Of 295 Main Street Stanton Under Bardon

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

Conditions and supporting details submitted to apply for the conditions to be 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

Consultees / Assessed by:

LCC Ecology
Environmental Services

Conclusion / Summary:

Condition 12

The construction environment management plan for biodiversity has been assessed by LCC Ecology and they are satisfied that the plan details adequate information to satisfy the requirements set out in points a – f of the condition. The plan once implemented will ensure that protected wildlife species and their habitats that are known to exist on the site are adequately safeguarded with the measures to be put in place to accord with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

The Landscape Management Plan management plan for biodiversity has been assessed by LCC Ecology and they are satisfied that the plan details adequate information to satisfy the requirements set out in points a – g of the condition which once implemented will ensure that wildlife species and their habitats that are known to exist on the site are protected ongoing in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14

An assessment of the noise on the site has been investigated and recorded by Lucion on behalf of the developer. The outcome of those investigations are detailed in the revised noise impact assessment received on 17 October 2025. The report and accompanying CEMP have been assessed by the Councils Environmental Services Officer. The CEMP confirmed no piling is to be undertaken on the site during the construction period and therefore the Councils EHO is satisfied that the details in the noise report adequately reflect the investigations and the results it has indicated. Mitigation measures are required and have been advised and should be implemented. The LPA are satisfied that the amenities of the future occupiers of the hereby permitted residential properties will be adequately protected from noise and disturbance in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 12 CEMP Biodiversity – Discharge

Condition 13 Landscape & Ecological Management Plan – Discharge

Condition 14 Noise Impact Assessment - Discharge