

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr and Mrs Michael and Charlotte Schollar
C/o Miss Louise Hinsley
CT Planning
Three Spires House
Station Road
Lichfield
WS13 7SJ

Details of Application:

Application Ref: 23/00397/DISCON
Proposal: Application to discharge conditions 3 (Materials), 4 (Landscaping), 5 (Land Contamination) and 7 (Waste and Recycling) of planning application 22/00392/FUL
Location: Elmsdale House 23 Ratcliffe Lane Sheepy Magna

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

Condition 3

Prior to development above floorplate level, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those approved materials.

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C3 Brown Brindle Tile

C3 old Clamp Technical Specifications – Bricks

Condition 4

No development above floorplate level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- a) Car parking layouts
- b) Other vehicle and pedestrian access and circulation areas
- c) Hard surfacing materials
- d) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.)
- e) Planting plans
- f) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- g) Implementation programme

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C4 2304SCH-A1-C-1 Landscaping
C4 2304SCH-A1-C-2 Landscaping
C4 2304SCH-A1-C-3 Landscaping (Layout 3 of 4)
C4 2304SCH-A1-C-3 Landscaping (Layout 4 of 4)

Condition 5

a) Notwithstanding the recommendations within the submitted Phase I Geo-Environmental Report carried out by Sladen Associates ref: 22-2430 no development approved by this permission shall be commenced, excluding demolition, until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.

b) 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.

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C5 Phase II Ground Investigation Report

Condition 7

The dwelling hereby approved shall not be occupied until a scheme which provides adequate provision for waste and recycling storage and collection across the site has been submitted to and approved in writing by the Local Planning Authority. The details should address the accessibility to storage facilities and adequate collections point space at the adopted highway boundary.

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C7 2304SCH-A1-D -1 Waste and Recycling

C7 2304SCH-A1-D Waste and Recycling

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



Christopher Brown MRTPI
Planning Manager (Development
Management)

Date : 16 June 2023