

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00334/DISCON
Applicant: Mr Ravi Saigal
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 44 Castle Street Hinckley Leicestershire

Application to discharge conditions 4 (noise protection) and 6 (waste) attached to planning permission 21/00885/FUL

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

Condition 4

Prior to the occupation of any apartment hereby approved a scheme for protecting the proposed dwellings from noise from the commercial operations surrounding the site and environmental noise shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter all works that form part of the approved scheme shall be implemented prior to the first occupation of the dwellings hereby approved.

Received 4 April 2023

C4 Sections - 3891-04 Rev C

C4 Floor Plan - 3891-03 Rev D

Condition 6

Prior to the first occupation of the dwellings hereby approved a scheme that makes appropriate provision to aid the collection of waste generated by the uses of the site shall first be submitted to and approved in writing to the Local Planning authority. The details should confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 17 May 2023

C6 Waste & Recycling 3891-06 Rev C

Consultees / Assessed by:

Compliance & Monitoring Officer
Environmental Services Officer
Waste and Recycling Officer

Conclusion / Summary:

Condition 4

Plans have been provided that show mechanical ventilation to be installed throughout the development which will assist in protecting future residents from the noise to the commercial part of the building so that air can still be circulated together with an acoustic floor slab for the mitigation of noise from the commercial part of the building. The details have been assessed by the Councils Environmental Services Officer who has advised that the mitigation proposed is acceptable so as to assist in ensuring that the commercial use(s) do(es) not become a source of annoyance to the residents of the dwellings hereby approved in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 6

A plan was provided that detailed waste and recycling bins to be provided to the residents at the rear of the development with a view that they would be located as near as possible to the adopted highway for collection on allocated collection days. Unfortunately this proposal was not satisfactory to the Council Waste and Recycling Officer, therefore a revised plan has been provided that details waste bins to the rear of the property that will be collected by an independent waste and recycling contractor who also collects for the commercial unit which is located on the ground floor of the proposed development. A note has also been added to the revised plan which advises that future residents to the residential development can at any time apply for the Councils purple bag waste and recycling service where they can present these on the adopted highway boundary on their designated collection day for collection by the Councils Service. The details will ensure that no waste bins will cause an obstruction on the public highway in the interests of highway safety in accordance with Policies DM10 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016).and the National Planning Policy Framework (2019).

Officer Recommendations:

Condition 4 Noise – Discharge

Condition 6 Waste & Recycling - Discharge