

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged – Phase 4 Only

Mr Jack Evans
Bloor Homes
First Floor 1, Wheatfield Way
Hinckley,
Leicestershire
LE101YG

Details of Application:

Application Ref: 24/00349/DISCON

Proposal: **Phase 4** - Application to discharge conditions 7 (Travel Plan), 11 (Walls, fences and gates), 12 (Levels), 13 (Materials), 14 (Water Vole), 23 (FRA), 25 (Surface Water Drainage), 29 (Land Contamination), 31 (Landfill Gas), (32 (Air Quality), 33 (Noise), 34 (Lighting) of application 15/00188/OUT (23/00574/REM)

Location: Land Northeast Of Triumph Motorcycles Ltd Normandy Way Hinckley

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED for Phase 4 (23/00574/REM) subject to the scheme being carried out strictly with the full terms

Condition 7

In accordance with the Phasing Plan, prior to the occupation of each phase a Residential Travel Plan, in accordance with the Framework Travel Plan, shall be submitted to and agreed in writing by the LPA. The measures approved shall thereafter be provided.

C7 Travel Plan 1 of 2 & 2 of 2 – Received 11 April 2024

Condition 11

No development shall commence, in any phase, unless and until details of all proposed walls, fences, railings and gates for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and no building shall first be occupied until the boundary treatments associated with that building have been installed, unless otherwise agreed in writing with the Local Planning Authority.

C11N1787_RM-700E Boundary Treatments Plan Dated 30 January 2024 (Boundary Treatments knee rails) as approved under 23/00574/REM)

Received 8 October 2024

C11 Means of Enclosure EM064-SL-404C

C11 NIA - Means of Enclosure Whole Site 332511328_NIA(Rev1)_13032024_PT_MM

Received 23 April 2025

C11 Means of Enclosure EM064-SL-404F (Play Area)

Received 6 May 2025

C11 EM100-LS-023h (Site Landscaping Ph4) Play Area Boundary Treatments

C11 EM100-LS-014n (Site Landscaping Ph4)

Condition 12

No development shall commence, in any phase, unless and until such time as the existing and proposed ground levels of the site, and proposed finished floor levels for that phase have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with approved details.

Received 8 October 2024

C12 PHASE 4 - Finished Floor Levels- Drg No. MI100-EN-411F

Note: Phase 5 levels are included on this plan but have not been assessed as part of Phase 4

Condition 13

No development shall commence, in any phase, unless and until such time as representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings/buildings for that phase have been deposited with and approved in writing by the local planning authority. The development shall be implemented in accordance with those approved materials.

C13 Materials Layout MI100-SL-402 Rev 0 – Received 24 October 2024

Condition 14

No development shall commence on site until a Water Vole Mitigation Strategy, based on the principles outlined on the Water Vole Habitat Strategy Plan Dwg No DE155_006, has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include a phased programme of mitigation works relative to the build programme of the development. The development shall be carried out in accordance with the approved scheme.

C14 Protected vole corridor – Received 11 April 2024

Condition 23

The development of each phase permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2015, ref: 30667/4001 and the following mitigation measures detailed within the FRA:

1. No development within the 100-year (Flood Zone 3) floodplain outline established by the FRA. Sequentially set out development within the 100-year (Flood Zone 2) floodplain established by the FRA - Sections 4.2.10, 5.1.1 and 5.2.1, Figure 4.2 and Appendix D.
2. Minimum 6m corridor from top of bank (clear of structures) along the existing on site retained main watercourses - Sections 5.1.1 and 5.3.3, and Appendix E.
3. Finished floor levels are set no lower than 600mm above the 100 years plus 20% (for climate change) flood level applicable to each Phase of the development, to Ordnance Datum (AOD) - Section 5.1.1.
4. Watercourse crossings are designed as clear spanning structures/or an equivalent (where provided by culvert) in accordance with CIRIA C689, and in consultation with Leicestershire County Council as the Lead Local Flood Authority.

The mitigation measure/s shall be fully implemented prior to occupation of each development phase and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Received 19 April 2024 - C23 Addendum FRA January 23

Received 8 October 2024

C23 PHASE 4 - Culvert Detail - Drg No. MI100-EN-420B

C23 Temp Haul Road Culvert Consent - HMS 827773

C23 Temporary Culvert for Haul Road - Drg No. MI100-EN-246A

C23 LCC - P2973-R-S38 Revised Technical Approval letter Phase 4 part 2. 18.09.24

C23 LCC - Hinckley PH4 Land Drainage Consent Certificate. 24.04.24

C23 & 25 PHASE 4&5 - S104 Adoption plan - Drg No. MI100-EN-400Q

C23 LCC - P2973-H- Normandy files phase 2 part 2 s38 Revised Technical Approval letter 16.08.23

C23 Leicestershire County Council - Ordinary Watercourse Land Drainage Consent Box Culvert Works - RA - 24 May 2017

C23 Watercourse Crossing - Drg No. 105

Condition 25

No development of each Phase shall take place until the detailed design of a surface water drainage scheme and a foul drainage scheme for that Phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage scheme information should demonstrate the surface water run-off generated up to and including the 100 years plus 30% (for climate change) critical rainstorm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 11 February 2025

C25 Network 5 Manhole Schedule

C25 Network 4 Manhole Schedule

C25 - MI100-EN-450 (PHASE 4 - Overflow Swale Sections

C25 - MI100-EN-425G (PHASE 4 - External Levels and Drainage Sheet 5 + Plots 580-599)

C25 - MI100-EN-400S (PHASE 4&5 - S104 Adoption plan)

Received 3 January 2025

C25 MI100-EN-421H (PHASE 4 - External Levels and Drainage Sheet 1

C25 PHASE 4 - External Levels and Drainage Sheet 7 + Plots 539-560 - Drg No. MI100-EN-427E

C25 Storm - Network 4 All Storms. 03.01.24

C25 Storm - Network 5 All Storms. 03.01.24

C25 MI100-EN-423F (PHASE 4 - External Levels and Drainage Sheet 3)

C25 MI100-EN-450 (PHASE 4 - Plot 466-470 Flood Routing)

C25 Storm - Network 4 Critical Storm. 03.01.24

C25 Storm - Network 5 Critical Storm. 03.01.24

Received 15 October 2024

C25 MI100-EN-415A (PHASE 4&5 - Control Chamber S5050

Received 8 October 2024

C25 PHASE 4&5 - Flood Routes - Drg No. MI100-EN-414A

C25 PHASE 4&5 - Impermeable Areas - Drg No. MI100-EN-413A

C25 Control Chamber S4023 - Drg No. MI100-EN-117

C25 PHASE 4 - External Levels and Drainage Sheet 2 + Plots 651-660 & 678-701 - Drg No. MI100-EN-422E

C25 PHASE 4 - External Levels and Drainage Sheet 3 + Plots 500-538 & 639-677 Drg No. MI100-EN-423D

C25 PHASE 4 - External Levels and Drainage Sheet 4 + Plots 600-638 - Drg No. MI100-EN-424D

C25 PHASE 4 - External Levels and Drainage Sheet 5 + Plots 580-599 - Drg No. MI100-EN-425E

C25 PHASE 4 - External Levels and Drainage Sheet 6 + Plots 561-579 - Drg No. MI100-EN-426E

C25 Hinckley SuDs Maintenance Regime

C25 Foul Full Site

Condition 29

No development shall commence, in any phase, unless and until such time as a scheme for the investigation of any potential land contamination on that phase 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. 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.

C29 & C31 Phase II Exploratory Investigation Report – Received 11 April 2024

Condition 31

No development shall commence, in any phase, unless and until such time as a scheme for the monitoring of landfill gas for that phase has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with. 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.

C29 & C31 Phase II Exploratory Investigation Report – Received 11 April 2024

Condition 32

No development shall commence, in any phase, unless and until such time as an Air Quality Assessment has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with any mitigation measures identified.

C32 Air Quality Assessment - Received 11 April 2024

Condition 33

No development shall commence, in any phase, unless and until such time as a scheme for protecting the proposed dwellings and/or school and for that phase from noise associated with road traffic and the proposed convenience retail has been submitted to and approved by the Local Planning Authority: and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

C33 Noise Impact Assessment - Received 11 April 2024

C33 TM59 Results 20.05.2024 – Received 20 May 2024

Received 29 May 2024

C33 Plot 462 - 389 SD 6.3 North MI100 Hinckley TM59

C33 Noise Report (affected facades)

C33 Ventilation Details (Fan Requirements)

C33 Ventilation Issue 6 - 807 Lyttelton Byron Ventilation

Received 4 June 2024

C33 Mechanical Ventilation Details (IS911.1)

C33 Mechanical Ventilation Details (IS911.2)

C33 Ventilation Details (Extractor Rates)

Condition 34

No development shall commence, in any phase, unless and until such time as details of any external lighting of the development other than street lighting for that phase is submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Received 11 April 2024

C34 Proposed Lighting Private Areas

C34 Proposed Lighting Drawing

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.



Christopher Brown MRTPI
Head of Planning

Date: 28 May 2025