

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00575/DISCON
Applicant: Miss Katie Stanyard
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land Southeast Of 47 Wykin Lane Stoke Golding

**Application to discharge Condition 6 (CEMP) of planning application
22/00595/CONDIT (19/01324/OUT - APP/K2420/W/20/3262295)**

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

Condition 6

No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored and how construction traffic will be routed. The plan will provide a procedure for the investigation of complaints. The approved details shall be implemented throughout the course of the development.

C6 CEMP Rev 06 - Received 8 September 2023

Consultees / Assessed by:

Environmental Services
LCC Highways

Conclusion / Summary:

Condition 6

The submitted construction environmental management plan rev 06 details how the developer proposes to mitigate the impact of the development to neighbouring properties and residents. These include parking areas on site to help prevent site operatives and visitors parking on Wykin Road together with the welfare facilities. A build and traffic route plan is provided to ensure sufficient turning, parking and unloading is provided on site to assist in preventing this outside of the site and advises construction deliveries with a preferred route. They propose temporary traffic restrictions will be implemented to enable the construction of the site access and service connections (to be agreed with the Highway Authority). Lighting during winter months will be provided that are energy efficient and will be directed into the site boundary along with split circuits to allow control of lighting in specific places. Wheel washing facilities will be in place during the construction period to ensure that mud or debris is minimised when leaving the site and the area surrounding the site including the public highways will be regularly swept to help prevent accumulation of dust and dirt. Where necessary road sweepers will be used. To help mitigate dust and dirt mobile water bowsers will be used to undertake dust suppression. Liaison with residents will be undertaken with nearby residents and informed of any works that may affect them. Any plots that require piling will follow the proposed mitigation procedures which include the monitoring of vibration and will be monitored. The details within the plan will help minimise the impact during the construction period of the development so it helps reduce the annoyance to nearby residents in accordance with Policy DM10 of the Site Allocations and

Development Management Policies Development Plan Document (2016) and Policy SG15 of the Stoke Golding Neighbourhood Plan (2022).

Officer Recommendations:

Condition 6 CEMP – Discharge