

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

C/o Tim Bailey
Bailey Design Limited
43A Mitchells Court
Lower Gungate
Tamworth
B79 7AS

Details of Application:

Application Ref: 23/00962/DISCON
Proposal: Application to discharge conditions 3 (SuDS), 4 (SuDS Long Term Maintenance)
6 (Hard and Soft Landscaping), 7 (Landscaping Management Plan), 8 (Boundary
Treatments), 9 (Bat/bird boxes), 10 (Materials), 17 (Waste and Recycling)
attached to planning permission 20/01250/FUL
Location: 8 Wood Lane Norton Juxta Twycross CV9 3QB

The details submitted have been considered by the Local Planning Authority and are discharged as follows:

Condition 3

No development shall commence on site until a scheme to provide a sustainable surface water drainage system (SuDS) in accordance with the Flood Consequence Assessment and Drainage Strategy dated July 2018 has been submitted to and approved by the local planning authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 29 September 2023

C3 Storm Water Calculations

C3 & C4 Proposed Drainage Strategy Drg No. IPD-21-543-500 Rev A

Condition 4

Prior to first occupation of any of the dwellings hereby permitted, full details in relation to the long-term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the local planning authority in consultation with Natural England. The system shall subsequently be maintained in accordance with the approved details at all times thereafter.

Received 29 September 2023

C3 & C4 Proposed Drainage Strategy Drg No. IPD-21-543-500 Rev A

Condition 6

No dwelling as hereby approved shall be occupied 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:

- i. proposed finished levels or contours

- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details in the first planting season following the date of the details being approved and shall thereafter be managed and maintained in accordance with the Landscape Management and Maintenance Plan to be approved under condition 7 of this planning permission at all times thereafter.

Received 29 September 2023

C6 - Landscape Proposals - Drg No. 1A

Received 25 January 2024

C6 C7, 8 & 10 External Works Layout – Drg No. 9582 13H

Condition 7

Prior to the first occupation of any of the dwellings hereby permitted, a landscape management and maintenance plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The management and maintenance of the public open space hereby permitted shall thereafter be carried out in accordance with the approved details.

Received 25 January 2024

C6 C7, 8 & 10 External Works Layout – Drg No. 9582 13H

Received 29 September 2023

C6 - Landscape Proposals - Drg No. 1A

Condition 8

No dwelling as hereby approved shall be occupied until such time as full details of all boundary treatments including walls, fencing and hedgerows have been submitted to and approved in writing by the local planning authority and the scheme shall be implemented and thereafter maintained in accordance with the approved details prior to the first occupation of each of the dwellings hereby permitted.

Received 25 January 2024

C6 C7, 8 & 10 External Works Layout – Drg No. 9582 13H

Condition 9

No dwelling, as hereby approved, shall be occupied until details of bat and bird boxes, including 12 bat boxes, barn owl and stock dove nest boxes, 6 house martin terrace boxes, 7 house martin nest cups and 7 swallow nest cups, have been submitted to and approved in writing by the Local Planning Authority. All agreed nest boxes and nest cups shall be installed prior to first occupation and retained in accordance with the approved details thereafter.

Received 12 February 2024

C9 - Bat & Bird Box Layout - Drg No. 9582.400a

Condition 10

No development above foundation level of any of the dwellings hereby permitted shall take place until representative samples of the types and colours of materials to be used on the external elevations of the dwellings have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 25 January 2024

C6 C7, 8 &10 External Works Layout – Drg No. 9582 13H

Condition 17

Prior to the first occupation of the development hereby approved, there shall first be submitted to and approved in writing by the Local Planning Authority a site wide scheme of waste and recycling storage containers and collection. The scheme should provide details of accessibility to storage facilities and demonstrate that adequate space is provided at the adopted highway boundary to store and service wheeled containers. The approved scheme of waste and recycling shall be implemented prior to the first occupation of the dwellings hereby approved and retained in accordance with the approved scheme thereafter.

Received 29 September 2023

C17 - Refuse Collection Point - Drg No. 9582.401

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date : 22 February 2024