

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr Daniel Corcoran
C/o Mr Gregory Anderson
Pegasus Group
3 West Links
Tollgate
Chandlers Ford
Eastleigh
SO53 3TG

Details of Application:

Application Ref: 23/00747/DISCON
Proposal: Application to discharge conditions 10 (Badger Mitigation), 13 (CEMP Ecology) and 15 (CEMP Environmental) attached to planning permission 21/01395/FUL
Location: Church Farm Washpit Lane Barlestone

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

Condition 10

No development shall commence until a survey to confirm (or otherwise) the presence of Badgers on the site has been submitted to and approved in writing by the Local Planning Authority. If Badgers are present the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

C10 Badger Report – Received 31 July 2023 (Confidential)

Condition 13

No development shall take place until a site wide Construction Environment Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This plan must include the following elements:

- o measures for protecting the retained hedges and trees, with specific reference to the Black Poplar
- o protection of setts and badger foraging routes during construction
- o creation of gaps/gates along boundary fencing to allow hedgehog, badger and small mammal access, and avoid entrapment with the site
- o Avoidance of harm to bird nesting during construction - either by avoidance of works in the March to July inclusive nesting season, or through surveys by suitably qualified ecologist immediately prior to ground clearance and construction; any birds nesting 'in the way' will need to be protected and monitored until they have finished nesting and their young have fledged.

The development will be carried out in accordance with the approved Construction Environment Management Plan thereafter.

C13 & C15 CEMP – Received 31 July 2023

C13 & C15 Pile & Noise Method Statement Received 14 August 2023

Condition 15

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. 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. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

C13 & C15 CEMP – Received 31 July 2023

C13 & C15 Pile & Noise Method Statement Received 14 August 2023

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 : 5 September 2023