

Hinckley & Bosworth Borough Council

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

DoC Decision Notice
Split Decision - Discharge of Conditions

C/o Miss Emily Hubball
Pegasus Planning Group
4 The Courtyard
Lockington
DE74 2SL

Details of Application:

Application Ref: 23/00876/DISCON
Proposal: **Phase 1: Application to discharge conditions 5 (Surface Water Drainage Strategy) 6 (Surface Water Drainage During Construction), 7 (Long Term Maintenance Scheme for drainage), 14 (Land Contamination) 16 (Construction Environmental Management Plan), 19 (Biodiverse Grassland Sward) and Phase 1 & 2 for Condition 8 (Infiltration), attached to planning permission 18/00658/HYB**
Location: 21 Shaw Lane Markfield LE67 9PU

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED OR DISCHARGED**, these are categorised below:

PARTIALLY DISCHARGED CONDITION

Condition 14 is **partially discharged** to enable works to commence on site and **further investigations to be completed**. Once the outstanding areas have been investigated the results and proposed mitigation measures are required to be submitted for approval by the LPA and will re-issue the partial discharge for Phase 1 subject to their acceptability.

Condition 14

No development within any phase shall commence until a scheme for the investigation of any potential land contamination of land in 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 each phase being occupied.

Received 7 December 2023

C14 Upton Steel Phase 1 - Phase II Site Appraisal Report by GRM (Phase 1 of the development only)

Received 1 December 2023

C14 Additional Works Letter Rev A P8079 2023-12-01

Received 11 December 2023

C14 Additional Works Plan - Investigation Phased Plan Rev A

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 5

No development within any phase shall take place until such time as a surface water drainage scheme for that phase of development has been submitted to, and approved in writing by, the Local Planning Authority.

Received 7 December 2023

C5, C6 & C7 Storm Calculations 07.12.23

Received 30 November 2023

C5, C6 & C7 Drainage technical Note Upton Steel Phase 1 Rev B

C5, C6 & C7 Drainage Areas Plan 18953 UPST-5SK008

Received 25 October 2023

C5, C6 & C7 Engineering Layout 18953 UPST-5-615-C

C5, C6 & C7 Swale Details 18953 UPST-5-915

C5, C6 & C7 Control Chamber Details 18953 UPST-5-920

C5, C6 & C7 Flood Route Plan 18953 UPST-5-SK007

Condition 6

No development within any phase shall take place until such time as details in relation to the management of surface water on site during construction of that phase of development has been submitted to, and approved in writing by, the Local Planning Authority

Received 25 October 2023

C6 Surface Water Management

Received 7 December 2023

C5, C6 & C7 Storm Calculations 07.12.23

Received 30 November 2023

C5, C6 & C7 Drainage technical Note Upton Steel Phase 1 Rev B

C5, C6 & C7 Drainage Areas Plan 18953 UPST-5SK008

Received 25 October 2023

C5, C6 & C7 Engineering Layout 18953 UPST-5-615-C

C5, C6 & C7 Swale Details 18953 UPST-5-915

C5, C6 & C7 Control Chamber Details 18953 UPST-5-920

C5, C6 & C7 Flood Route Plan 18953 UPST-5-SK007

Condition 7

No development within any phase shall take place until such time as details in relation to the long-term maintenance of the substantial surface water drainage system for that phase of development have been submitted to, and approved in writing by, the Local Planning Authority.

Received 13 September 2023

C7 Surface Water Maintenance Regime 18953

C7 Surface Water Maintenance

Received 7 December 2023

C5, C6 & C7 Storm Calculations 07.12.23

Received 30 November 2023

C5, C6 & C7 Drainage technical Note Upton Steel Phase 1 Rev B

C5, C6 & C7 Drainage Areas Plan 18953 UPST-5SK008

Received 25 October 2023

C5,C6 & C7 Engineering Layout 18953 UPST-5-615-C

C5, C6 & C7 Swale Details 18953 UPST-5-915

C5, C6 & C7 Control Chamber Details 18953 UPST-5-920

C5,C6 & C7 Flood Route Plan 18953 UPST-5-SK007

Condition 8

No development approved by this planning permission shall take place until such times as infiltration testing has been carried out to condition (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy.

Received 5 September 2023

C8 Soakaway Letter

Condition 16

Prior to commencement of development within any phase, a Construction Environmental Management Plan for that phase of development shall be submitted to and agreed 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 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 control will be monitored and a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of that phase of the development.

Received 16 October 2023

C16 CEMP V2 3-10-23

Condition 19

Prior to development commencing details of the species mix for the soft landscaping areas including biodiverse grass sward as shown on Landscape Strategy Dwg. No. 18.1352.002 Rev A received on 12th November 2018 shall be submitted to and agreed in writing by the Local Planning Authority. The landscape strategy shall be implemented in accordance with the agreed species mix and maintained as such thereafter.

Received 5 September 2023

C19, Landscape Proposals 1 of 2, Drg No.23.1797.001

C19, Landscape Proposals 2 of 2, Drg No.23.1797.002

Important Note;

The LPA has **PARTIALLY DISCHARGED** Condition 14 for Phase 1 and is subject to further investigations being completed in full to areas that are not currently accessible, this is an approach so as development can commence. The outcome and mitigation measures of the further investigation is to be submitted for approval. To **FULLY DISCHARGE** Condition 14 for Phase 1 verification and/or validation details should be submitted to the Local Planning Authority and apply to be FULLY DISCHARGED. A new application and fee will be required for both applications.

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

C. Brown.

Date : 8 December 2023

Christopher Brown MRTPI
Head of Planning