

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00394/DISCON
Applicant: Mr. Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South Of Markfield Road Ratby

Application to discharge conditions 12 (Construction Environmental Management Plan) & 16 (Construction Traffic Management Plan) attached to planning permission 22/00648/OUT.

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

Condition 12

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.

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C12, C16, Construction Environmental Management Plan
C12, C16, Construction Environmental Management Plan Notes, Drg No. LAG-0059-CMP-02 Rev 1
C12, C16, Section 184 Engineering Layout, Drg No.100032-PEF-184-XX-DR-C-0100 S4 Rev P02

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C12 & C16 2311_0220-P03 Construction Traffic Management Plan

Condition 16

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

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C12 & C16 2311_0220-P03 Construction Traffic Management Plan

Consultees / Assessed by:

LCC Highways
Environmental Services Officer

Conclusion / Summary:**Condition 12**

An Environmental Management Plan has been submitted and assessed by the Councils Environmental Services Officer. The documents detail shows how the developer proposes to mitigate environmental impacts during the construction period of the development. The plan identifies roles and responsibilities for the site and residents can communicate with the developer should there be any issues and how the developer may communicate with residents. Noise levels will be kept as minimal as possible to adhere to best practice noise control recommendations under British Standards. Vibration should be minimal, however any vibration reported will be investigated. Dust will be managed by dampening down during warm periods and air quality monitored where dust has been reported to ensure is kept to a minimum. Provisions will be in place for surface water runoff and will initially use SuDs features from the previous stage plus additional SuDs basins are to be constructed at an early stage to accommodate surface water as the development is implemented. Machinery to be switched off when not in use and working hours are limited to the Councils construction hours. The details demonstrate how the developer is to help mitigate adverse impacts from pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016.

Condition 16

Wheel wash facilities are to be located at the entrance to and from the site where it will be ensured that vehicles leaving the site have the facility to wheel wash if necessary. Provisions for sufficient parking on site are provided along with welfare facilities and dedicated storage areas which have been assessed by the Local Highway Authority and they demonstrate how the developer proposes to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in accordance with Policies DM10 and DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF. A preferred traffic route plan is provided that will be communicated to employees and deliveries so as to help minimise disruption on the roads although this element is not enforceable by the LPA but will assist to help.

Officer Recommendations:

Condition 12 CEMP - Discharge

Condition 16 CTMP - Discharge CTMP - Discharge