

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Miss Emily Farr
C/o Miss Emily Farr
MyPad Ltd
The Quadrant
Nuart Road
Beeston
Nottingham
NG9 2NH

Details of Application:

Application Ref: 24/00993/DISCON

Proposal: Application to discharge conditions 6 (Highway Drainage), 7 (Hard & soft landscaping pedestrian routes, public open space and equipment), 8 (Bat & Bird Boxes) 9 (Landscaping Implementation), 10 (External Street Lighting), 11 (Private Drive Maintenance responsibility) and 13 (Materials) relating to planning application 24/00294/REM

Location: Land North Barton Road Barlestone

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

Condition 6

No part of the development hereby permitted shall be occupied until such time as site drainage details have been submitted to and approved by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 28 October 2025

C6 Engineering Layout (Highway Drainage)

Condition 7

Prior to any dwelling being occupied details of the hard and soft landscaping of the pedestrian routes, public open space and play equipment, including the timescales for their provision, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any dwelling.

Received 1 September 2025

C7 - Detailed Soft Landscape Proposal for POS and Play - JBA 24-099-03 Rev C C7 Supporting Information

Received 28 August 2025

**C7 & C9 JBA 24-099 - Landscape Management Plan REV C
C7 JBA 24-099-01 - Detailed Soft Landscape Proposal REV C
C7 JBA 24-099-02- Detailed Soft Landscape Proposal REV C
C7 JBA 24-099-03- Detailed Soft Landscape Proposal REV C**

C7 JBA 24-099-04 - Site Wide Landscape Proposal REV A

Condition 8

Prior to any dwelling being occupied details of a scheme for the provision of bird and bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Received 28 October 2025

C8 Bat and Bird Box Plan

Condition 9

No development above floor plate level shall take place until a scheme of hard and soft landscaping works for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be based on the James Blake Associates detailed soft landscaping proposals submitted on 26 March 2024 and shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 28 August 2025

C7 & C9 JBA 24-099 - Landscape Management Plan REV C.

Condition 10

No development shall commence above floor plate level until full details of external lighting on the site, to be implemented during construction and to be incorporated within the development, has been submitted to and approved in writing by the Local Planning Authority. This information shall relate to all pedestrian and vehicular routes and shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and demonstrate that the lighting will not cause harm to protected species or their habitats (bats) as outlined in paragraph 4.29 of the Ecological Appraisal (FPCR, December 2020, received 26 March 2023). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Received 28 October 2025

C10 External Lighting

Condition 11

No dwelling shall be occupied until a scheme for the future maintenance of those unadopted highways highlighted in pink on the Maintenance Strategy Site plan 22025-70-006 Rev P8 received by the Local Planning Authority on 9 September 2024 have been submitted to and approved in writing by the Local Planning Authority. The future maintenance of these areas shall not be the responsibility of any future residents. These unadopted highways shall be maintained in accordance with the approved details thereafter.

Received 28 October 2025

C11 Barton Road Maintenance Scheme

Condition 13

No development above floor plate level shall commence on any building until representative samples of the bricks to be used on the external elevations of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Other materials to be used shall be as stated on the approved plans and elevations drawings listed in Condition 1. The development shall be implemented in accordance with those approved materials.

Received 28 October 2025
C13 Proposed Material Distribution Site Plan
C13, Covering letter to brick sample

Note:

Condition 6 Drainage Scheme was approved under 24/00829/DISCON 14.5.2025

Condition 10 Details approved are subject to Section 278 approval from the LHA

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.



Date: 11 September 2025

Christopher Brown MRTPI
Head of Planning