Steve Atkinson MA(Oxon) MBA FioD FRSA
Chief Executive

Please Ask For: Lesley-Anne Keal
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Your Ref:
Our Ref: 09/01009/OUT
Date: 13 March 2015

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Kevin Pryor
Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Dear Kevin

Discharge of Condition Application for Planning Permission: 09/01009/OUT

DESCRIPTION: RESIDENTIAL DEVELOPMENT (OUTLINE) WITH ACCESS
LOCATION: Land Off London Road

We refer to your application for approval of details reserved by condition.

We have received responses relating to the details submitted and we are able to provide you with a response, please see discharge of conditions table overleaf with Conditions 15 & 16 included.

Should you require any further assistance please do not hesitate to contact the above named officer.

I hope that this information is of assistance to you.

Yours sincerely

Lesley-Anne Keal
Compliance and Monitoring Officer

Discharge of Conditions Table Application No. 09/01009/OUT (allowed on Appeal)
Jelson Ltd – Land at London Road Markfield

Condition No	Requirement	Details submitted	LPA response
Condition 5	Details of roadways, footways and parking areas, including finished floor levels, surfacing materials, drainage and edge details shall be submitted to and approved	Drawing No's 811.002, 811.003, 811.004, 811.005	The submitted details are acceptable to discharge the condition and shall be implemented accordingly
Condition 7	Prior to development details for the design of the pedestrian crossing facilities on London Road, and the off site highway works as generally shown on Drawing No.218070-Q-008 shall be submitted	Section 278 Agreement Plan Drawing No. 811.014 Section 278 Agreement Dated 26.03.2014 28.01.15 Condition 7: we now have a signed and sealed section 278 agreement in place which means that we are required to put in place the section 278 works as per the drawing provided – this is secured by way of a bond, so if for any reason we were unable to provide this, the bond would ensure that this was fully implemented, and as such this is certain to be implemented.	Following consultation with Leicestershire County Council Highways, the details contained within the Section 278 Agreement shall be completed prior to the occupation of the first dwelling. The submitted details are acceptable to discharge the condition and shall be implemented accordingly

Discharge of Conditions Table Application No. 09/01009/OUT (allowed on Appeal)
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Condition 9	*No development approved by this permission shall commence until a scheme for the investigation of the potential land contamination of the site has been submitted to and agreed in writing by the Local Planning Authority which shall include how any contamination found 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 any dwelling first being occupied.*	Nicholls Colton Geotechnical Report No: G13223-IR Jan 2014 Appendix A – E	Following consultation with Environmental Health the following comments have been received:- "It is my understanding that the following site remediation will be undertaken and if completed will have met requirements of condition 9. 1. For plots 24 – 34 and plots 39 – 45 a gas resistant membrane and ventilated sub floor will form part of design. 2. For plots 24 – 34 and plots 39 – 45 a 600mm cap of clean soil will be placed in all garden areas. 3. In the vicinity of plots 24 – 34 and plots 39 – 45 a 600mm cap of clean soil will be placed in all landscaped areas. 4. The above ground storage tank shall be removed and near surface soils to a depth of 400mm shall be removed in the vicinity of the tank. This work shall be supervised by an environmental engineer." Details with Officer 2.02.15 Environmental Services Comments 16.02.15 *No development approved by this permission shall commence until a scheme for the investigation of the potential land contamination of the site has been submitted to and agreed in writing by the Local Planning Authority which shall include how any contamination found shall be dealt with.* This is the pre-commencement part which has been met and can be discharged so work can begin. The details provided for Condition 9 are acceptable. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to any dwelling first being occupied.
Condition 11	Scheme for the drainage of surface water shall be submitted and approved in writing	Drawing No. 811.008 811.002 layout 1 of 4 811.003 layout 2 of 4 811.004 layout 3 of 4 811.005 layout 4 of 4 811.006 Pond layout and sections Storm Water Calculations, Micro Drainage Date 11/06/2014	Following consultation with the Environment Agency the submitted details are acceptable and shall be implemented in accordance

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Condition 15	No development shall commence until the implementation of a programme of archaeological work in accordance with a written scheme of investigation previously submitted to and approved in writing by the LPA has been secured	Archaeology Evaluation 31.01.11 Photographic Survey of Outbuildings 13/04/2011 Archaeological Historic Building Assessment of Buildings at Lower Grange Farm Desk Based Assessment Geophysical Survey	The details submitted are acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.
Condition 16	No development shall commence until the implementation of a programme of historic building recording conducted in accordance with a written scheme of investigation previously submitted to and approved in writing by the LPA has been secured.	Archaeology Evaluation 31.01.11 Photographic Survey of Outbuildings 13/04/2011 Archaeological Historic Building Assessment of Buildings at Lower Grange Farm Desk Based Assessment Geophysical Survey	The details submitted are acceptable to <u>partially discharge</u> Condition 16 based only on the area covered by the associated reserved matters application 12/00781/REM and not for the whole outline application 09/01009/OUT. The scheme must be fully implemented and maintained in accordance with the approved details. **If in future a reserved matters application is submitted covering the demolition and conversion of those historic buildings not included in application 12/00781/REM or in the documents for discharge of Condition 16 a further implementation of a programme of historic building recording will need to be conducted in accordance with a written scheme of investigation and submitted and approved by the LPA**