

Hinckley & Bosworth Borough Council

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

DoC Decision Notice

Split Decision - Discharge of Conditions

Statue Homes Ltd
C/o Mr Matthew Roe
Marrons Planning
2 Colton Square
Leicester
LE1 1QH

Details of Application:

Application Ref: 23/00273/DISCON

Proposal: Application to discharge conditions 13 (land contamination) 16 (surface water management) 17 (drainage during construction) 18 (long term maintenance of drainage) 19 (Infiltration) 21 (habitat management plan) 24 (construction management plan) attached to planning permission 19/01437/FUL

Location: Kyngs Golf And Country Club Station Road Market Bosworth

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 CONDITIONS

The details submitted to support condition 13 are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** for commencement purposes;

Condition 13

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site 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 the site first being occupied.

C13, Phase I and II Geo-environmental Report - Received 2 March 2023

The applicant will need to provide full validation to enable the condition to be fully discharged depending on which option they take. A new application and fee will be required.

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 16

No development shall commence until a surface water, management plan has been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be

implemented in full accordance before the development is first brought into use.

Received 24 August 2023

C16, C17 & C18 Proposed Drainage Layout 82659-101 P2

C16 Drainage Construction Details 82659 – 102 P2

C16 Manhole & Pipe Schedule 82659 – 103 P2

C16 Section Through Pond & Headwall 82659 – 104 P2

C16 External Works & Surfacing Plan 82659 – 110 P3

C16 External Works & Surfacing Plan Construction Details 82659 – 111 P3

C16 Full Network Attenuation Pond & FCC 82659

Received 1 August 2023

C16 Maintenance Schedule

Received 21 March 2023

C16, C17 & C18 Surface Water Management Plan

Condition 17

Prior to commencement of the development hereby approved, details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided. The development should be constructed in accordance with these details

Received 21 March 2023

C16, C17 & C18 Surface Water Management Plan

Condition 18

Prior to development being brought into use, details for the long-term maintenance of the surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The Maintenance Plan should include details of routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site.

Received 1 August 2023

C16 Maintenance Schedule

Received 21 March 2023

C16, C17 & C18 Surface Water Management Plan

Condition 19

Prior to commencement, infiltration testing shall be carried out to demonstrate the suitability of the site for the use of infiltration as a drainage element and the flood risk assessment (FRA) shall be updated accordingly to reflect any changes to the drainage strategy. The updated FRA and drainage strategy shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented and completed prior to first occupation of the holiday homes.

C19 Infiltration Test Report - Received 21 March 2023

Condition 21

A Habitat management plan is to be submitted to the Local Planning Authority prior to the commencement of the development hereby approved. This should include full details on how existing and proposed habitats will be managed. Further details on the proposed enhancement

surrounding the existing ponds shall be included, and managed in accordance thereafter.

C21 Habitat Management Plan – Received 21 March 2023

Condition 24

No development shall commence on site until such time as a construction traffic management plan, including as a minimum details of 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.

C24 Construction Management Plan – Received 21 March 2023

Important Notes;

Where conditions have been PARTIALLY DISCHARGED the applicant / developer must chose the mitigation method and provided associated validation details which should be submitted to the Local Planning Authority and apply for Condition 13 o be FULLY DISCHARGED. A new application and fee will be required.

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



Date : 30 August 2023

Christopher Brown MRTPI
Head of Planning