Discharge of Conditions Table for 10/00743/OUT
Bus Station Development at Hinckley - The Crescent

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Lesley Keal
Direct Dial/Ext: 01455 255905
Direct Fax:
Email: Lesley.keal@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 10/00743/OUT
Date: 12 February 2016

Hinckley & Bosworth Borough Council

A Borough to be proud of

The Tin Hat Regeneration Partnership LLP
c/o Wilson Bowden Developments Ltd
Cartwright Way Forest Business Park
Bardon Hill
Leicester
LE67 1UB

Dear Sir/Madam

Discharge of Condition Application 10/00743/OUT

We refer to your application for approval of details reserved by condition, and we are able to provide you with a response as set out in the table overleaf:

I can confirm that the attached conditions are hereby approved as detailed in the table. Development shall be carried out in accordance with the approved details and all remaining none pre-commencement conditions are complied with in full.

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

Kind Regards,

Lesley Keal
Compliance & Monitoring Officer

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Date and Details Submitted	Comments

Condition 5 Materials:
15 November 13 and 20 November 13
 	
Paving for public area within scheme as shown on dwg no E1095 G0110 Rev P1.
 	
Surfacing for Waterloo Road, Bus Stops, Loading Bays and Servicing Areas as shown on dwg no E1095 G0110 Rev P1
 	
Surfacing for public areas within the control of County Highways as shown on dwg no E1095 G0110 Rev P1
 	
Surfacing for square to front of Block D and small area adj Block c as shown on dwg no E1095 G0110 Rev P1
 	
Surfacing for raised table within Highway as shown on dwg no E1095 G0110 Rev P1
 	
Surfacing for stepped and ramped areas as shown on dwg no E1095 G0110 Rev P1
 	
Landscaped areas as shown on dwg no E1095 G0110 Rev P1
 	
Elevational treatments (cross reference to key shown on approved elevation drawings
 	
Street Furniture
 	
7 April
 	
Aluminium powder coating sample for the cladding to Block B facing the Bus Station
	The following details are acceptable:
	Paving for public area within scheme as shown on dwg no E1095 G0110 Rev P1:
	• Marshalls LA Linia Light Grey (400x400x65 and 200x100x65)
	• Marshalls LA Linia Mid Grey Granite (400x400x65 and 200x100x65)
	• Marshalls LA Linia Grey Granit (400x400x65 and 200x100x65)
	• Marshalls LA Linia Yellow (400x400x65 and 200x100x65)
	• Coloured Stripe comprising:
	  ○ Sureset Spectrum Bright Orange G1948/01
	  ○ Sureset Spectrum Lemon Yellow G1951/00
	  ○ Sureset Spectrum Red Orange G1949/00
	
	Surfacing for Waterloo Road, Bus Stops, Loading Bays and Servicing Areas as shown on dwg no E1095 G0110 Rev P1:
	• Macadam with coloured chippings
	• Macadam with mixed coloured chippings
	• Macadam
	• Concrete
	• Charcon Access Kerb (160mm to 180mm height)
	
	Surfacing for public areas within the control of County Highways as shown on dwg no E1095 G0110 Rev P1:
	• Marshalls Saxon Natural (450x450x65)
	• Crossing Tactile paving to LCCs tactile paving and uncontrolled crossing requirements
	
	Surfacing for square to front of Block D and small area adj Block c as shown on dwg no E1095 G0110 Rev P1:
	• Marshalls Rialta (Various x 80)
	Surfacing for raised table within Highway as shown on dwg no E1095 G0110 Rev P1:
	• Marshalls Key Block Vintage (200x100x80)
	
	Surfacing for stepped and ramped areas as shown on dwg no E1095 G0110 Rev P1:
	• Marshalls S-Ramp Natural or Buff

Red Polycarbonte sample for the coloured fin	• Marshalls Step Units Saxon (450x170x65) Landscaped areas as shown on dwg no E1095 G0110 Rev P1: • Hornbeam or Beach Hedging in 10L containers • Virginia Creeper wall climbers in 5L containers • Grasscrete • Mix of Hazel, Amelanchier or Holly shrubs in 5L containers Elevational treatments (cross reference to key shown on approved elevation drawings: 1) Blockleys Hadley Red Smooth Facing brick 2) Blockleys Metro Smooth Buff Facing brick 3) Ibstock Dorking Red brick 4) Blockleys Charcoal Smooth Facing brick 5) Timber screen 6) In situ concrete 7) Grey Opaque Glass 8) PPC Aluminium Panels – *Colour to be agreed* 9) Composite Panels – KingSpan 1000 Optimo (Colour: Obsidian) 10) Composite Panels – KingSpan 1000 Micro Rib (Colour: Grey Stock) 11) Aluminium Framed Glazing (Grey) 12) PPC Aluminium Copings (Grey) 13) Grey Painted Doors 14) Aluminium Framed Glazed Doors (Grey) 15) PCC Aluminium Feature Framing (Grey) 16) PPC Aluminium Louvres (Grey) 17) Grillage – Car Vent (Grey) 18) PCC Aluminium Louvres (Tenants Colour) 19) Tenants Signage Zone – signage will be subject to separate approval 20) Coloured Stripe Banding – to include Red, Orange and Yellow only 21) Metal Mesh – Sainsbury's Stair Surround 22) Painted Grey Louvred Doors 23) Painted Grey Steel Faced Cladding Panel 24) Feature Coloured Fins – Red Polycarbonate Bayer Makrolon Wine Red 327 25) Timber acoustic fence 26) Galvanised Mild Steel Finish Barrier System / Guarding

	Street Furniture: • Bollards – Woodhouse GEO Bollard in Stainless Steel • Bins – Woodhouse GEO Litterbin in Stainless Steel • Cycle Racks – Woodhouse GEO Cycle Stand in Stainless Steel • Seating – Woodhouse GEO Seating in Stainless Steel and Hardwood • Finger Posts – Woodhouse GEO finger posts in Stainless Steel and Powder Coated or Anodised Aluminium Fingers Lighting – Milano Straight Arm IP66 IK07 – colour to match other street furniture. Aluminium powder coating sample for the cladding to Block B facing the Bus Station Red Polycarbonte sample for the coloured fin **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 6: Surface Water run off 24 February 2014 Document (including plan) 3 pages	Environment Agency and Severn Trent Water confirmed the details submitted are acceptable **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 7: Surface Water Drainage 20 November 2013 Letter XL00722-001-SW NETWORK 1 XL00722-002-SW NETWORK2 XL00722-500B XL00722-501 XL00722-502	Environment Agency confirmed the details submitted are acceptable **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 8: Contamination 20 November 2013 Letter XL00722 Hinckley Phase II Geo-environmental Assessment	Accepted that the condition cannot be fully discharged. EHO and Environment Agency are satisfied that the relevant parts of the pre commencement condition can be discharged.

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12 February 2014 Extract from an email from engineers Suggested approach in email 18 March 2014 C8d Remediation Validation 17.7.15 C8d Gas Membrane Details 3.9.15 26 October 2015 C8d XL00722 R5-2 Final Remediation Validation Report	**Agreed that pre commencement elements can be discharged. Scheme must be fully implemented in accordance with approved pre commencement details.** **ES Comments:** The final report is fine and Dhillon from Building control has confirmed that the gas protection measures have been installed to an acceptable standard. At the time of the report being written all the clean cover was not in place. I have just visited site and can confirm that this is now in place. **Further to final remediation validation report 26.10.15 , confirmation from Building Control and on site visit 4.1..15 the condition can be fully discharged. Scheme must be fully implemented in accordance with approved details.**
Condition 9: Oil and Petrol Separators 20 November 2013 Letter Klarg Separators XL00722 - 500 B XL00722 – 513	Environment Agency confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented in accordance with approved details.**
Condition 10: Bunded Tanks 20 November 2013 Letter - confirming there will be no bunded tanks	**Details submitted acceptable to discharge condition. Scheme must be fully implemented in accordance with approved details.**
11: Bus Station 20 November 2013 Letter Bus Station Precedent Bus Stop Kerb level access product information Clear Channel Landmark Generic example drawing macadam Colourchip Harden Red Bus Stop Areas VIX RTI Screen Display Product Information	LHA confirmed the details submitted are acceptable, however they have included a note for information: **<u>Note to Applicant</u>** It is acknowledged that Waterloo Way will remain in private ownership, and will not be offered for adoption by the Highway Authority. However, it is recommended that Charcon access kerbs are installed. It is also recommended that bus shelters are forward facing and located in a position that passengers will find them useful. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**

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Condition 12: Monitoring of Traffic on Brunel Road 20 November 2013 RT54156-12 Clarendon Road Study with appendices	LHA confirmed the details submitted are acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 13: Routing of Construction Traffic 24 February 2014 Document and Plan A (4 pages)	EHO and LHA confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 14: Archaeological Work 30 January 2014 Method Statement Documentation for Photographic Survey	LCC Archaeology confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.** It should be noted that the Historic Building Recording should be undertaken prior to any alterations or demolition affecting the specified buildings of interest.
Condition 15: Construction Site Lighting 24 February 2014 Document (5 pages) (superseded) 1 April 2014-04-11 Document (5 pages) Rev 1	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 16: Bio Mass Boiler 20 November 2013 Letter SK050 Rev A G5103 Rev P3 G4103 Rev P1 G3103 Rev P4 G2103 Rev P4 G1103 Rev P3 B 230230-001 C 49324433/T/M/0310/T1 49324433/T/M/0309/T1 49324433/T/M/0307/T1	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**

49324433/T/M/0306/T1 49324433/T/M/0305/T1 49324433/T/M/0303/T1 49324433/T/M/0301/T1 24 February 2014 Document: Biomass details and specifications (superseded) Block C Roof Plan GA drawing no. G3101 Rev. P5 Block C North and East Elevations drawing no. G3151 Rev. P6 13 March 2014 Document: Biomass details and specifications (2 pages)	
Condition 17: Air Quality during Construction 24 February 2014 Document (3 pages) (superseded) 1 April 2015 Document (3 pages) Rev 1	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition 18: Noise and Vibration 20 November 2013 Letter Hinckley Noise V2 Hinckley Noise Addendum Nov 23 V3	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**
Condition 19: Noise and Vibration during site prep and construction 24 February 2014 Document including plan (4 pages) (superseded) 1 April 2014 Document (6 pages) Rev 1 9 April Document (6 pages) Rev 2	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**

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Condition 20: Crime and Terrorism, CCTV 30 November 2013 Letter T-E-0206/T1 - CCTV layout T-E-0208/T1 - Lighting Strategy 7 February 2014 Rugby Road Scheme Lancaster Road Scheme Station Road Scheme 12 February 2014 Rugby Road Scheme 18 February 2014 Proposed CCTV Layout and Landlords Infrastructure (Composite) Drawing No. 49324433/T/E/0206 Rev. T3	The details submitted on 7 Feb and 12 Feb would not receive approval from the Police in respect of Counter Terrorism, however a balance has to be drawn between the risks from terrorism and the visual appearance of the public realm. As such it is considered that the details submitted and the discussions to vary them at our meeting on 11 February would be acceptable to meet the requirements of the condition. Overall plan and detailed plan submitted 13/2/14 in line with the above. This is considered acceptable. The details submitted on 18 Feb have been reviewed by the Police who raise no concerns. This is considered to be acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**
Condition 21: Sound insulation of boundary 20 November 2013 Letter Hinckley Noise V2 Hinckley Noise Addendum Nov 23 V3 14 January 2014 Example acoustic barrier C/09/5L/20793/R01 pages 12 and 14 Acoustic fencing details to southern boundary drawing no. PW02 Rev. T1 7 March 2014 Acoustic fence elevations and plans garden side drawing no. G0151	EHO confirmed the details submitted are acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**

Rev P3 (superseded) Acoustic fence elevations and plans service road side drawing no. D0152 Rev P1. 24 March 2014 Acoustic fence elevations and plans garden side drawing no. G0151 Rev P3	
Condition 22: Construction management plan 24 February Document (16 pages)	EHO and LHA confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved detail.**
Condition 23: Local Employment 6 February 2014 Email Construction Futures Training Plan Cineworld Approach Learning and Development Strategy Map 17 March 2014 Construction Futures Document	Regeneration Team confirmed the details submitted are acceptable. **Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved detail.**
Condition 24: Public Art 30 January 2014 Email - Public Art Scheme 22 May 2015 Letter Confirming Artwork commissioned 30 September 2015 C24 Leg Artwork for Public Display	Case Officer confirmed details submitted are acceptable **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.** Note: Location of public art covered in NMA.

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Condition 31 Traffic Management C31 Drg 700 Rev C2 Traffic Signs and road Markings 1 of 2 C31 Drg 7001Rev C5 Traffic Signs and road Markings 2 of 2 C31 Drg 751 Rev C4 Traffic Signs Schedule Sheet C31 Landscape Plan C31 Extract C31 Traffic Signs	**Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**
Condition 33 External Lighting C33 External Lighting Brochure	**Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**
Condition 34 Recycling Facilities C34 Recycling Facility Details – Sainsbury's Unit C34 D0110 Rev P4 Landscape Plan Ground/ Undercroft Level	Waste Management Comments: In light that the occupant is responsible for supply and subsequent servicing of the recycling facilities. This being the case, operationally this will not involve Streetscene Services. It is also noted Sainsbury's are responsible for any accumulations, removal of excess waste and fly-tipping so this will not impact on our Clean Neighbourhoods Team (nor should this since removal of fly-tipping from private land is the landowner responsibility). Please see full response in email. The details provided are acceptable in terms of the provision of recycling facilities within the Sainsbury's Unit. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**
Condition 38: LCC design standards 30 November 2013 Letter A054156-35-12-100 A054156-35-12-101-D2 A054156-35-12-200 A054156-35-12-201 A054156-35-12-300 A054156-35-12-301 A054156-35-12-400 A054156-35-12-401	LHA confirmed the details submitted are acceptable. **Details submitted acceptable to discharge the condition. Scheme must be fully implemented in accordance with approved details.**

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A054156-35-12-500 A054156-35-12-501 A054156-35-12-600-D2 A054156-35-12-601-D2 A054156-35-12-650-D2 A054156-35-12-651-D2 A054156-35-12-800-D2 A054156-35-12-900 Appendix 2-3 Appendix 4-1 Appendix 5-1 Appendix 5-2 Appendix 6-8 Appendix 7-1 Appendix 7-2 Appendix 7-4 Appendix 7-9 Appendix 11-1 Appendix 12-1 Appendix 12-3 Appendix 14-1 Appendix 14-5	