



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The site is located south of Markfield Road, Ratby. It comprises of two arable fields and is bordered to the north by a natural green buffer (Martinshaw Wood) against Markfield Road which also forms the site access. To the east of the site there is more natural buffer land where Pear Tree Wood is located, to the south lies rough natural pasture land and to the west is the development area phase 1 under construction (Planning Ref.20/00462/FUL).

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Pearson

Company Name

Lagan Homes

Address

Address line 1

Finance House

Address line 2

Beaumont Road

Address line 3

Town/City

Banbury

County

Country

United Kingdom

Postcode

OX16 1RH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

-

Surname

LHG

Company Name

McBains

Address

Address line 1

26 finsbury square

Address line 2

5th floor

Address line 3

26 Finsbury Square

Town/City

london

County

Country

United Kingdom

Postcode

ec2a1ds

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline Planning Application for residential development of up to 75 dwellings alongside associated site infrastructure and open space (All matters reserved except for access) Land South Of Markfield Road Ratby Leicestershire

Reference number

22/00648/OUT

Date of decision (date must be pre-application submission)

01/07/2022

Please state the condition number(s) to which this application relates

Condition number(s)

We are discharging the conditions below:

7 – surface water drainage

9 – drainage

10 – infiltration testing

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

100032-PEF-ZZ-XX-DR-C-0500_S2-P02_Detailed Drainage Layout 100032-PEF-ZZ-XX-RP-C-0500-S2-P02_Phase 2 Drainage Statement
(Parts 1,2,3)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- McBains

Date

31/05/2024