

# Hinckley & Bosworth Borough Council

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

### DoC Decision Notice Conditions Discharged

Mr Dale Higgott  
C/o Andrew Moore  
Andrew Moore Architectural Services  
2 Netherley Road  
Hinckley  
LE10 0RF

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#### Details of Application:

Application Ref: 25/00606/DISCON  
Proposal: Application to discharge C3, (Construction Traffic Management Plan) C4, (SuDs) C5, (Tree Protection Plan) C6, (Protecta Web) C8, (New Tree Details) C9, (EV Charging) attached to planning permission 24/01010/CONDIT  
Location: 236 Ashby Road Hinckley LE10 1SW

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

#### Condition 3

No development shall commence on the site until a construction traffic management plan for construction vehicle parking and the unloading / storage of materials with 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.

**C3 CTMP 236 Ashby Road - Received 23 September 2025**  
**C3 CTMP Traffic Plan - Received 27 August 2025**

#### Condition 4

Development shall not begin until surface water drainage details and calculations, incorporating sustainable drainage principles (SuDS) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the completion of development and shall be retained thereafter.

**C4 SuDs – Received 19 June 2025**

#### Condition 5

Before any development commences on the site, including site works of any description, a final Tree Protection Plan, Exclusion Zone and detailed method statement shall be prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or

more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

**C5 Arboricultural Method Statement (Revised) – Received 27 August 2025**

**Condition 6**

No development shall take place until the Protecta Web System as identified in Appendix 4 of the Arboricultural Impact Assessment by Wharton dated 22nd February 2021 is installed in accordance with the approved details and shall be maintained as such so long as the development remains.

**N/A – To be adhered to**

**Condition 8**

No development shall take place above slab level until details of the new tree planting 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 prior to occupation of the new dwellings. The soft landscaping scheme, including the retained trees as identified on the approved plans 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.

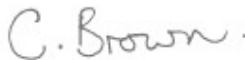
**C8 New Tree Planting Plan, Drg No.13030-FPCR-T-02 – Received 19 June 2025**

**Condition 9**

Prior to any construction above slab level, details of electric vehicle charging points for each new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any new dwelling.

**C9 EV Chargers Block Plan – Received 27 August 2025**

**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 conditions.**



Christopher Brown MRTPI  
**Head of Planning**

Date: 25 September 2025