

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00473/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby, Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Site: Land South of Markfield Road, Ratby

Proposal: Application to discharge condition 11 (noise attenuation) attached to planning permission 22/00648/OUT

Case Officer: Ashleigh Gade (Senior Planning Officer)

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 11

Development shall not begin until a scheme for protecting the proposed dwellings from noise from the nearby road network has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Reason: To help prevent and mitigate noise pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016.

C11, Phase 2 – Knightstown – Overheating Report
C11, Phase 2 – Kinnegad – Overheating Report
C11, Phase 2 – Tollymore – Overheating Report
C11, Phase 2 – Palmerstown – Overheating Report
C11, Phase 2 – Lettermore – Overheating Report
C11, Phase 2 – Killykeen – Overheating Report
C11, Phase 2 – Hollymount – Overheating Report
C11, Phase 2 – Greencastle – Overheating Report
C11, Phase 2 – Enfield Side – Overheating Report
C11, Phase 2 – Enfield Rear – Overheating Report
C11, Phase 2 – Cookstown – Overheating Report
C11, Phase 2 – Cavan Shared Ownership – Overheating Report
C11, Phase 2 – Cavan Open Market – Overheating Report
C11, Phase 2 – Cavan First Home – Overheating Report
C11, Phase 2 – Cavan 3 Block – Overheating Report
C11, Phase 2 – Castletown – Overheating Report
C11, Phase 2 – Carlow – Overheating Report
C11, Phase 2 – Bushmills Open Market – Overheating Report
C11, Phase 2 – Bushmills Ginnel – Overheating Report
C11, Dynamic Overheating Assessment
All received 12 May 2025.

Consultees:

Hinckley & Bosworth Borough Council (HBBC) Environmental Services (Pollution)

Conclusion / Summary:**Condition 11**

The Applicant has provided overheating reports for each dwelling type which demonstrate the ventilation methods for resulting plots and subsequent highest maximum noise levels. HBBC Pollution requested additional clarification on plots with additional mechanical ventilation. The Applicant has subsequently clarified which plots require additional mechanical ventilation by way of purge fans, and have confirmed that all other plots have passed the simplified overheating assessment and would use natural ventilation outside of any wet rooms, kitchens and utility rooms. HBBC Pollution thereafter advised that they are satisfied with the information provided and that the condition can be discharged. It is therefore considered that the details provided demonstrate suitable protection of the dwellings from noise in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendation:

Condition 11 - Discharge