

22 August 2025
MA12208-JMcK-L01

25/0354/FUL- Land Adj The Trinity Centre Marchant Road Hinckley Leicestershire LE10 0LQ

Erection of 72 bed residential care facility (C2) with associated access, car parking, ambulance drop off area and landscaping.

The note is in response to the LLFA comments on the above application.

The site is subject to a previous planning permission ref: 18/01237/FUL for development of this area of the site as a wider development.

As part of that planning permission, the drainage strategy for the site was undertaken and subsequently approved and all relevant planning conditions discharged.

Consultation with Severn Trent Water (STW) was undertaken with regards to both foul and surface water discharge from the site at the time of the original application in 2018.

The surface water drainage discharge hierarchy was dealt with in the previous application with infiltration not viable and no watercourses within a viable distance of the site to provide a discharge.

A pre development enquiry was lodged as part of the previous application to which STW confirmed that they would accept a 50% reduction in discharge rate from the previous leisure centre use out falling into the existing combined sewer to the southern boundary of the site.

The relevant planning condition (Condition 17) was discharged as part of the previous planning permission with drawing MA11495/200 Rev C approved as part of the discharge of planning conditions.

Therefore, the evidence that the site can be drained is confirmed by the approved drawings under planning permission 18/01237/FUL.

A material start has been made on the 18/01237/FUL permission and so the drainage system can be built out as per the drawing MA11495-200 Rev C approved on the Condition 17 discharge with a 64.9 l/s maximum discharge rate.

The current planning application for this part of the site is for a revised use on part of the approved site with a care home building replacing the previous building approved on the site.

The proposed building has been assessed in terms of being standalone construction as part of the overall development with the surface water discharge rate adjusted to 50% of the area of the development.

The previous impermeable area of this area of the site was 100% impermeable, as this area was wholly covered by the previous leisure centre building and discharge rates and drainage hierarchy assessed and approved under the current valid planning permission.

The new planning application is essentially to replace the apartment building to the east side of the site with a care home facility.

The discharge rate on the approved drawings as part of the previous planning application for this site was 64.9 l/s and as part of the care home planning application the rate has been temporarily reduced just to accommodate the care home facility as a lesser rate as this will be the first element of development on the overall site to be completed and operational.

The interim rate of 25.3 l/s is based upon the percentage area that the care home facility will take up of the overall development area (39%) as explained in the FRA and drainage strategy MA12204-FRA-R01 in section 5.1, paragraph 5.1.3.

The detailed drainage design for this part of the site should be suitably conditioned such that the proposed drainage design for the care home including final interim discharge rates for this element of the site to be submitted and approved before commencement of works on site.



Jason McKellar MIHE
Director
For and on behalf of Millward

WONDERFUL ON TAP



Severn Trent Water Ltd
Regis Road
Wolverhampton
WV6 8RU

Tel: 07976 449091

www.stwater.co.uk

network.solutions@severntrent.co.uk

Contact: Pierce Meguer

Reference: 1029907

12th January 2022

Millward Partnership Limited
1 Malin Hill
Nottingham
NG1 1JQ

FAO: ben@millward.co.uk

Dear Ben,

Proposed development of 73 mixed residential properties at former Leisure Centre, off Coventry Road, Hinckley, Leicestershire.

X: 442334 / Y: 293794

I refer to your 'Development Enquiry Request' in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes which refer to surface water disposal from development sites.

Public Sewers in Site – Required Protection

The record maps do not show any public sewers within the site. However, the Existing Drainage Plan shows that there is an existing sewer running from the North of the site then along the Eastern boundary before connecting into the 300mm combined water sewer on Trinity Lane. Severn Trent Water do not believe that this sewer serves more than one property, and is therefore likely private, however should it serve more than property then the existing sewer may have transferred to responsibility of Severn Trent Water in October 2011.

Due to a change in legislation on 1 October 2011, there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would also have protective strips that we will not allow to be built over. If such sewers are identified to be present on the site, please contact us for further guidance.

Foul Water Drainage

As the site was previously used as a Leisure Centre there may be existing sewers that could be utilised, providing sufficient fall is available.

Should this connection not be viable then the next best connection point would be into the 300mm combined water sewer Southeast of the site, at manhole SP42933701. Connecting into this manhole should minimize the disruption on the highway on Trinity Lane.

It is expected that the anticipated foul flows (1.14 l/s @ 2 DWF) from the proposed development should have no adverse hydraulic impact on the system. As such a gravity connection (direct or indirect) to the sewer at any convenient point is acceptable subject to a formal S.106 sewer connection approval (see later).

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soakaways should be considered as the primary method. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is pursued.

If, following the testing, it is demonstrated that soakaways would not be possible on the site, then satisfactory evidence will need to be submitted. The evidence should be either percolation test results or a statement from the SI consultant (extract or a supplementary letter).

Severn Trent Water expects all surface water from the development to be drained in a sustainable way to the nearest watercourse or land drainage channel, subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA / EA.

Due to poor hydraulic performance of the 300mm combined network Severn Trent propose at least 50% reduction of surface water flows in comparison to the existing development's discharge. However, it is advised to discuss flow rates with the LLFA as national policy states that all developments should seek to discharge at greenfield rates where practical (5l/s/ha). Please refer to "Severn Trent Surface Water Guidance Notes" submitted with this response for further information.

New Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 707 6600 or download from www.stwater.co.uk.

Please quote is 1029907 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'P. Meguer'.

Pierce Meguer
Senior Evaluation Technician
Network Solutions
Developer Services

Hinckley & Bosworth Borough Council

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

DoC Decision Notice

Split Decision - Discharge of Conditions

Mr S Binch
C/o Mr Ian McHugh
IMcH Planning and Development Consultancy
20 Attewell Close
Draycott
DE72 3QP

Details of Application:

Application Ref: 21/00791/DISCON

Proposal: Application to discharge conditions 5 (Landscaping), 7 (Tree Protection), 8 (Construction Method Statement), 9 (Land Contamination), 11 (Noise), 12 (Construction Management Plan), 17 (Surface Water and foul drainage), 18 (Drainage Treatment), 29 (Broadband Provision) , 30 (Requirement to enter Section 106 agreement) & 32 (Archaeology) attached to planning permission 18/01237/FUL

Location: Land Adjacent Hinckley Leisure Centre Coventry Road Hinckley

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED or PARTIALLY DISCHARGED** these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support conditions 9 & 32 are acceptable to the Local Planning Authority to allow the conditions to be **PARTIALLY DISCHARGED** for commencement purposes;

Condition 9

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 in writing 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.

Received 24 February 2022
C9 Phase II Site Investigation

Received 9 May 2022
C9 Gas Addendum Letter Rev 1

Condition 32

No development shall take place/commence until a programme of archaeological work, comprising further post-determination trial trenching, specific metal-detecting and as necessary targeted archaeological investigation. The full programme and timetable will be detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- o The programme and methodology of site survey, investigation and recording (including assessment of results and preparation of an appropriate mitigation scheme)
- o The programme for post-investigation assessment
- o Provision to be made for analysis of the site investigation and recording
- o Provision to be made for publication and dissemination of the analysis, interpretation and presentation of the site investigation
- o Provision to be made for archive deposition of the analysis and records of the site investigation
- o Nomination of a competent person or persons/organisation to undertake the works, with particular reference to the metal detecting survey, as set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation approved through condition.

Received 1 February 2022

C32 WSI – Revised (Former Leisure Centre)

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 5

No development shall take place until a scheme of hard and soft landscaping works, In accordance with the general principles with the Landscape Masterplan, Drg No: A3907-03D received 28th August, for the site, 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. The soft landscaping scheme 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 at which time shall be specified in writing by the Local Planning Authority.

Received 18 January 2022

C5 Landscaping Scheme Revision F

Condition 7

Before any development commences on the site, including site works of any description, a Tree Protection Plan 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.

Received 18 January 2022

C7 & C8 Tree Protection Plan & No Dig Spec – Revision A

Condition 8

No works or development shall take place within the site until a site specific no-dig construction method statement for the footpath areas within Root Protection Areas, has been submitted to and approved in writing by the local planning authority that demonstrates that no-dig surfacing and construction is fit for purpose. The development shall then be implemented in accordance with the approved scheme.

Received 18 January 2022

C7 & C8 Tree Protection Plan & No Dig Spec – Revision A

Condition 11

Development shall not begin until a scheme for protecting the proposed dwellings from noise from nearby commercial and industrial operations (including the Church Hall) has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

C11 Letter Confirmation - received 29 October 2021

C11 & C12 CEMP Addendum - received 21 January 2022

C11 & C12 CEMP Rev B – received 29 October 2021

Condition 12

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

C11 Letter Confirmation - received 29 October 2021

C11 & C12 CEMP Addendum - received 21 January 2022

C11 & C12 CEMP Rev B – received 29 October 2021

Condition 17 (see note to applicant)

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

C17 & C18 Drainage Layout MA11495-200 Rev C - received 16 March 2022

C17 & C18 Response to LLFA Comments MA11495-JMcK-L01 0 received 3 February 2022

Received 18 January 2022

C17 & C18 Severn Trent Surface Water Guidance August 2021

C17 & C18 Manhole Schedules MA11495-202

C17 & C18 MA11495-DD-R01 Hinckley Square SWS

C17 & C18 MA11495 201-1 Drainage Details Sheet 1

C17 & C18 MA11495-201-2 Drainage Details Sheet 2

C17 & C18 Drainage Notes from Millward Consulting Engineers

C17 & C18 A3L Sewer Tabular – Coventry Road Hinckley 1029907

C17 & C18 102907 PM Brownfield Former Leisure Centre

C17 & C18 742833 A3 Wastewater

Condition 18

No development approved by this planning permission shall take place until such time as a surface water drainage scheme incorporating sufficient treatment train has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

C17 & C18 Drainage Layout MA11495-200 Rev C - received 16 March 2022

C17 & C18 Response to LLFA Comments MA11495-JMcK-L01 0 received 3 February 2022

Received 18 January 2022

C17 & C18 Severn Trent Surface Water Guidance August 2021

C17 & C18 Manhole Schedules MA11495-202

C17 & C18 MA11495-DD-R01 Hinckley Square SWS

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C17 & C18 102907 PM Brownfield Former Leisure Centre

C17 & C18 742833 A3 Wastewater

Condition 29

Prior to the commencement of development full details for the provision of electronic communications infrastructure to serve the development, including full fibre broadband connections, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and the infrastructure fully available prior to the occupation of each dwelling/unit on the site.

Received 27 July 2021

C29 Open reach Connected Fibre Network Plan

C29 Open reach Letter

Received 23 July 2021

C29 Open reach Network Schematic

Condition 30

No development shall commence on the site pursuant to this planning permission unless and until an agreement pursuant to section 106 TCPA 1990 has been signed by all parties thereto, and has been brought into force. The agreement must include the following obligations;

- o NHS West Leicestershire CCG - £17,574.48
- o Civic Amenity - £3,616.00
- o Libraries - £1,980.00
- o Highways - £22,500 towards three Traffic Regulation Orders, travel packs for each dwelling, two six month bus passes per dwelling, appointment of travel plan co-ordination, travel plan monitoring fee of £6,000, land to be gifted to LCC Highways for the provision of a cycle route.
- o Town Centre public realm Improvements - £170,000.00
- o Play and Open Space - £137,482.30
- o 20% Affordable Housing on site with a 50:50 tenure split of affordable rent and affordable home ownership

Received 1 August 2021

C30 S106 Agreement (Signed) Dated 30 July 2021

Important Notes to Applicant;

Where conditions have been PARTIALLY DISCHARGED for commencement purposes; verification/validation or Final WSI Report should be submitted to the Local Planning Authority and apply to 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

Note to Applicant from Severn Trent Water

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).



Date : 13 May 2022

Christopher Brown MRTPI
Planning Manager (Development
Management)

C753 SUDS TREATMENT STAGES SIMPLE INDEX APPROACH

ROOF DRAINAGE (APARTMENTS RESIDENTIAL) POLLUTION HAZARD LEVEL - VERY LOW
ROOF DRAINAGE TO PASS THROUGH SILT TRAPS IMMEDIATELY DOWNSTREAM OF THE CONNECTION POINTS FOR THE APARTMENT AREAS

ROOF DRAINAGE (DWELLINGS - RESIDENTIAL) POLLUTION HAZARD LEVEL - VERY LOW
ROOF DRAINAGE TO PASS THROUGH SILT TRAPS IMMEDIATELY DOWNSTREAM OF THE DOWNPIPE CONNECTION POINTS BEFORE OUTFALL INTO THE PERMEABLE SUB BASE MATERIAL IN THE DRIVEWAYS.

CAR PARKING AREAS (RESIDENTIAL CAR PARKING) POLLUTION HAZARD LEVEL - LOW
BYPASS SEPARATORS ARE PROPOSED TO INTERCEPT THE CAR PARK SURFACE WATER RUN OFF BEFORE FLOW INTO THE MAIN DRAINAGE SYSTEM FOR THE DEVELOPMENT

CAR PARKING AREA TO THE NORTHERN SIDE OF THE DEVELOPMENT - POLLUTION HAZARD LEVEL MEDIUM
TRAPPED GULLIES TO COLLECT SILTS
BYPASS INTERCEPTOR PROVIDED TO INTERCEPT OILS BEFORE OUTFALL INTO THE MAIN SYSTEM

LOW TRAFFIC ROAD - POLLUTION HAZARD LEVEL - LOW
TRAPPED GULLIES TO COLLECT SILTS.

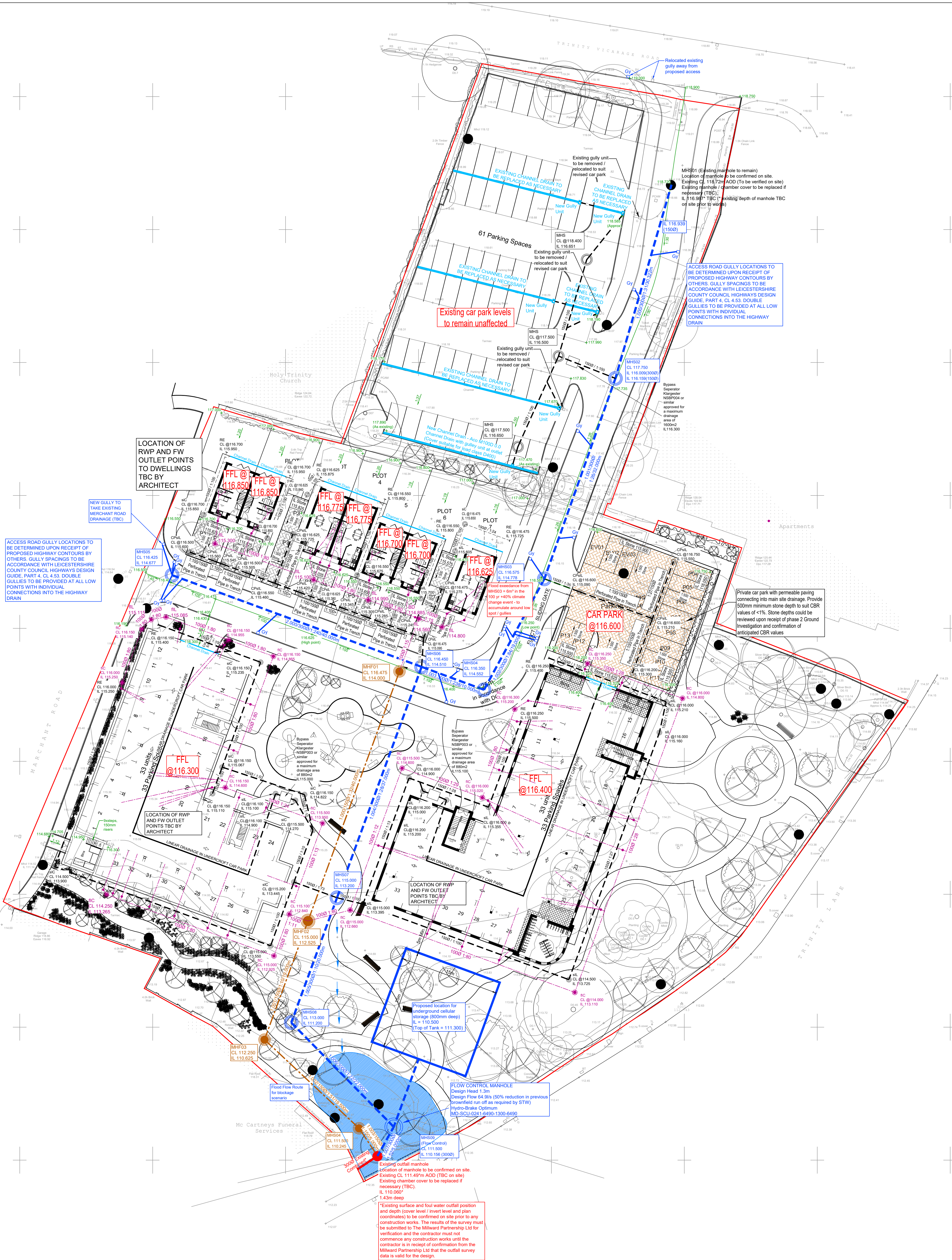
SURFACE WATER MANAGEMENT DURING CONSTRUCTION

CONSTRUCTION MANAGEMENT PLAN TO BE PROVIDED BY THE CONTRACTOR ONCE THE PHASING OF CONSTRUCTION IS AGREED AS PART OF THEIR PROGRAMME OF WORKS TO INCLUDE TEMPORARY ATTENUATION ADDITIONAL TREATMENT, CONTROLS, MAINTENANCE AND PROTECTION TO MEET THE REQUIREMENTS OF THE PHASES OF CONSTRUCTION.

Surface water management on site should form part of the Construction stage Management Plan produced by the contractor. To control surface water run off at the construction stage, the drainage infrastructure should be constructed from the outfall and construction progress upstream into the development site.

The flow control should be installed as soon as possible to protect the downstream connecting network and a temporary open pond area in the location of the cellular storage could be undertaken to collect any temporary water run off as the development site progresses and impermeable areas are created by the construction

Temporary silt traps upstream of the flow control manhole and also temporary trash screens to be installed in the manholes immediately upstream of the existing drainage network to protect the downstream systems from construction materials accidentally entering the existing adopted drainage systems.



ASSOCIATED DRAWINGS

No.	TITLE

NOTES

DRAINAGE KEY

Gully

Surface Water Manhole

Surface Water Inspection Chamber Silt trap with 300mm sump - 450mmØ min. (private)

Surface Water Sewer (Adopted)

Surface Water Sewer (Private)

Roofing Eye (Private)

Linear Drainage Channel (Private)

Cellular Storage Aquaplast

Private or similar approved

Existing Manholes (from topographical survey)

Foul Water Manhole (Adopted)

Foul Water Inspection Chamber - 450mmØ Min. (private)

Foul Water Sewer (Adopted)

Foul Water Sewer (Private)

Existing Combined MH

Existing Combined Sewer

NB: All private surface & foul water inspection chambers are to be 600mmØ, and no deeper than 3m from cover to invert. If the depth of the private inspection chamber is greater than 3m, a 1200mmØ concrete manhole will be required.

Private driveway / car park with Permeable Paving connecting into main site drainage (300mm depth stone minimum)

MATERIALS KEY

Private Drive Specification Serving 1 Plot (Slope or Stoodle channels)

60mm Permeable Paving Blockwork, Colour Brindle laid in herringbone pattern.

30mm Laying Course 2/3 3mm clean crushed stone (no fines) to BS EN 1242:2002.

Permeable geotextile e.g. Charcon Permifilter or similar approved.

200mm coarse graded aggregate type 4/20 to BS EN 1242:2002 for a soaked CBR greater than 5%. (For a soaked CBR value lower than 5% add the following thicknesses - 4% 100mm, 3% 125mm, 2% 175mm and 1% 300mm).

Stone depth may also be dictated by attenuation requirements which is detailed on the drainage layout.

Impermeable geotextile e.g. Charcon Geomembrane Polypropylene Membrane or similar approved placed at formation level in areas of poor infiltration.

Geogrid by Tensar (Tifa TX-3) or similar approved.

Permeable Private Access way (Car Park)

80mm Permeable Paving Blockwork, Colour Brindle laid in herringbone pattern.

30mm Laying Course 2/3 3mm clean crushed stone (no fines) to BS EN 1242:2002.

Permeable geotextile e.g. Charcon Permifilter or similar approved.

90mm 20mm size dense basecourse in accordance with clause 4.7, table 3.4 of BS4987:2001 punched/corred at 750mm centres (75mmØ holes).

200mm coarse graded aggregate type 4/20 to BS EN 1242:2002 for a soaked CBR greater than 5%. (For a soaked CBR value lower than 5% add the following thicknesses - 4% 100mm, 3% 125mm, 2% 175mm and 1% 300mm).

Stone depth may also be dictated by attenuation requirements which is detailed on the drainage layout.

Impermeable geotextile e.g. Charcon Geomembrane Polypropylene Membrane or similar approved placed at formation level in areas of poor infiltration.

Geogrid by Tensar (Tifa TX-3) or similar approved.

C	16.03.22	JMK	Bypass Interceptor relocated for northern car park. Northern car park surface water drainage amended.	JMK
B	03.03.22	JMK	Bypass Interceptors added for undercroft parking, notes added relating to construction phase and SUDs treatment stages	JMK
A	03.02.22	JMK	Flood Flow route added	JMK
REV	DATE	BY	DETAILS	CHKD

AMENDMENTS

CUSTOMER

Green 4 Architects

PROJECT

Hinckley Square, Land at Former Leisure Centre off Coventry Road, Hinckley

TITLE

Drainage Layout

DRAWING No.

MA11495 / 200

DRAWING STATUS

PRELIMINARY

SCALE	1:250 / A0	DRAWN	BC	ENGINEER	BC
DATE	December 2021	CHECKED	JMK	APPROVED BY	JMK

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