

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mrs Karen Waldron
C/o Mr Mark Geraghty
HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
LE13 0PB

Details of Application:

Application Ref: 24/00342/DISCON
Proposal: Application to discharge planning condition 3 (Materials), 4 (Land contamination), 6 (Landfill gas), 8 (CEMP), 9 (surface water drainage), 12 (Electric vehicle charging points) 13 (Landscaping), 14 (Levels), 15 (Bird and Bat boxes) from planning application 23/00298/FUL
Location: 223 Station Road Earl Shilton LE9 7GG

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 the following conditions are acceptable to the Local Planning Authority to allow the condition(s) to be **PARTIALLY DISCHARGED** for commencement purposes.

Condition 4

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 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.

C4 & C6 Ground Investigation Combined Phase I and II Report – Received 10 April 2024
C4 & C6 Gas Protection Letter – Received 2 October 2024

Condition 6

No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

C4 & C6 Ground Investigation Combined Phase I and II Report – Received 10 April 2024
C4 & C6 Gas Protection Letter – Received 2 October 2024

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 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby approved have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Materials Schedule - Received 10 April 2024

Condition 8

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. 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.

Received 11 September 2024

C8 Earl Shilton Design Calcs BP-C0

C8 Plot 1-3 Garages - Pile & GB Layout T-7-19484-SK05

C8 Plot 2+3 Pile & GB Layout T-7-19484-SK07

C8 Plot 1 Pile & GB Layout T-7-19484-SK01

C8 Construction Management Plan

Condition 9

Development shall not begin until surface water drainage details, incorporating sustainable drainage principles (SuDS) have been submitted to and approved by the Local Planning Authority (LPA). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

C9 Drainage Scheme – Received 10 April 2024

Condition 12

No development shall commence above foundation level until a scheme for the installation of electric vehicle charging points is submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full details of the location fitting and timetable for installation of the units. The development shall be carried out in accordance with the approved details.

Received 4 June 2024

C12 & C14 7637-03-09A Proposed levels plan-A1 Layout (Levels and EVC)

Received 28 October 2024

C12 EVC Data Sheet – Installation at 2nd Fix Electrics

Condition 13

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, 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.

C13 2401-HSSP-ES-A1-B Site Plan Main Layout 1 & 2 - Received 4 June 2024

C13 Proposed Site Plan (Walls marked) 7637-03-01E - Received 3 June 2024

Condition 14

Notwithstanding the submitted details no development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 4 June 2024

C12 & C14 7637-03-09A Proposed levels plan-A1 Layout (Levels and EVC)

Condition 15

The development hereby permitted shall only be carried out in accordance with the recommendations and requirements contained within the Ecological Review CBE Consulting document dated Feb 2022 and received by the local planning authority 27 March 2023. Details of Bird and Bat boxes are to be submitted to and approved in writing by the local planning authority and provided on each dwelling prior its occupation.

C15 Bird and Bat boxes – Received 10 April 2024

Important Notes to Applicant / Developer

Where conditions have been PARTIALLY DISCHARGED for commencement purposes, Once the agreed mitigation methods have been installed all verification /validation/final details 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.



Christopher Brown MRTPI
Head of Planning

Date: 30 October 2024