Marrons

This matter is being dealt with by
Jacob Battle

One Colton Square
Leicester LE1 1QH

Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Our ref: 2527043.3
Your ref: 25/01229/FUL

20th October 2026

Dear Planning,

Provision of Information Pursuant to the Discharge of Conditions 8, 9, 11 and 12 of Planning Permission Ref. 25/01229/FUL ('Proposed Change of Use from Residential (Class C3) to sui generis, to include 240 self-storage containers and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure').

At Land South Of Lindley Wood Fenn Lanes Fenny Drayton Leicestershire.

Introduction

1. We write on behalf of MAC Development and Construction Ltd ("the applicant") and hereby submit information to discharge Conditions 8, 9, 11 and 12 of planning permission ref. 25/01229/FUL.

2. The following documents should be read in conjunction with this Covering Letter:

- Construction Traffic Environmental Management Plan, Report no. 2509-072CTEMP01
- Construction Environmental Management Plan, Report No. 250801.3.FennLane.CEMP.v1.0 (Dated 21 September 2026)
- Biodiversity Enhancement Strategy, Report No. 250801.FennLane.BES.v1.0 (Dated 21 September 2026)
- Landscape Plan Showing Proposed Lighting Locations (Access Road), Project Ref. 29469
- Landscape Plan Showing Proposed Lighting Locations (Storage Yard), Project Ref. 29469

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- Preliminary External Lighting Proposal and Relux Calculations, Project Ref. 29469

Condition 8: Construction Traffic and Environmental Management Plan

3. Condition 8 of the decision notice associated with planning application ref: 25/01229/FUL reads as follows:

"Prior to the commencement of development a Construction Traffic and 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 nearby residential premises and the environment shall be prevented or mitigated from mud, dust, odour, noise, smoke, light and land contamination, as well as vehicle parking facilities. The works during the development phase shall thereafter be carried out in accordance with the approved details and timetable. The plan shall detail how such controls will be monitored and will provide a procedure for the investigation of complaints.

Reason: *To minimise disruption to the neighbouring residents in the interests of neighbouring amenity, and to reduce the possibility of any deleterious material (mud, stones etc.) being deposited on the adjoining un-adopted access track and Fenn Lanes and avoid a hazard to road users in accordance with Policies DM7, DM10 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).*

4. In response to the requirements of Condition 8, please refer to the accompanying:

- Construction Traffic and Environmental Management Plan, Report no. 2509-072CTEMP01, prepared by Transport Planning Associates.

Condition 9: Construction and Environmental Management Plan

5. Condition 9 of the decision notice associated with planning application ref: 25/01229/FUL reads as follows:

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities

b) Identification of "biodiversity protection zones"

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)

d) The location and timing of sensitive works to avoid harm to biodiversity features

e) The times during construction when specialist ecologists need to be present on site to oversee works

f) Responsible persons and lines of communication

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person

h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

***Reason:** To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).*

6. In response to the requirements of Condition 9, please refer to the accompanying:

- Construction Environmental Management Plan, Report No. 250801.3.FennLane.CEMP.v1.0

Condition 11: Biodiversity Enhancement Strategy

7. Condition 11 of the decision notice associated with planning application ref: 25/01229/FUL reads as follows:

"Prior to the commencement of development a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations in Section 4.7 of the Preliminary Ecological Appraisal

(Croft Ecology, March 2026) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;

b) Detailed designs or product descriptions to achieve stated objectives;

c) Locations of proposed enhancement measures by appropriate maps and plans (where relevant);

d) Persons responsible for implementing the enhancement measures; and

e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and retained in that manner thereafter.

***Reason:** To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF and s40 of the NERC Act 2006 (as amended).*

8. In response to the requirements of Condition 11, please refer to the accompanying:

- Biodiversity Enhancement Strategy, Report No. 250801.FennLane.BES.v1.0

Condition 12: External Lighting and Biodiversity Lighting Strategy

9. Condition 12 of the decision notice associated with planning application ref: 25/01229/FUL reads as follows:

"The development hereby permitted shall not be occupied until the details of any external lighting, including a lighting design strategy for biodiversity, have been submitted to and approved by the Local Planning Authority. This information shall include:

a) a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

c) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly

demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that the development hereby permitted does not result in unacceptable levels of light pollution, and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. In response to the requirements of Condition 12, please refer to the accompanying:

- Landscape Plan Showing Proposed Lighting Locations (Access Road), Project Ref. 29469
- Landscape Plan Showing Proposed Lighting Locations (Storage Yard), Project Ref. 29469
- Preliminary External Lighting Proposal and Relux Calculations, Project Ref. 29469

Conclusions

11. The enclosed information has been prepared to address the requirements of Conditions 8. 9, 11 and 12 associated with planning application ref. 25/01229/FUL and is submitted for the Council's consideration.

12. We trust the information provided is sufficient for the Council's purposes. Should any further information or clarification be required, please do not hesitate to contact me at your earliest convenience.

Yours sincerely

[redacted]

Jacob Battle
Assistant Planner

