

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr Manjeet Hayre
C/o Mr Dipak R Mistry
DRM Architect
28 Duncombe Road
Leicester
LE3 9EP

Details of Application:

Application Ref: 25/00652/DISCON

Proposal: Application to discharge C3 (materials) C4 (hard and soft landscaping) C5 (levels) C6 (noise) C7 (Ecology Enhancements s) C11 (drainage) C12 (waste and recycling) on 21/00674/FUL (APP/K2420/W/22/3305662)

Location: 19 Ratby Road Groby LE6 0GF

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

Condition 3

Before any development commences, representative samples and details of the construction materials for all external elevations of the new dwellings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved samples and details. The details shall include the plinth, facing walls, roof, windows and doors.

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6,C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Condition 4

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 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.

Received 10 October 2025

C4 & C6 166 -S4- 30A - proposed landscaping (includes implementation)

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

Condition 5

No development shall take place 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.

C5 Site Survey 166-S4 100B Existing Levels - Received 10/10/25

C5 24-21616 0-200P3 External Layout Proposed Levels & FFL – Received 8/10/25

Condition 6

Development shall not take place until a scheme for protecting the proposed dwellings from noise from adjacent commercial operations has been submitted to and approved in writing 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.

Received 26 October 2025

C3, C4 C6 & C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6,C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Received 10 October 2025

C4 & C6 166 -S4- 30A - proposed landscaping (includes implementation)

Received 1 November 2025

C6 166 -S4- 35 - Fence Elevation and Section

Condition 7

Prior to any development above foundation level, details of the four swift nesting boxes to be constructed on the dwellings (two on each dwelling) shall be submitted in writing to and approved by the Local Planning Authority. The boxes shall be in place prior to the occupation of the respective building.

Received 26 October 2025

C3, C6,C7, Materials Information Sheet 1 Drg No. 166-S4-31 Rev A

C3, C6,C7, Materials Information Sheet 2 Drg No. 166-S4-31 Rev A

Condition 11

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 2 July 2025

C11, Standard Notes - Civil Sheet 1 of 1, Drg No. 24-21616 0-170 Rev P1

C11, Drainage Details Sheet 1, Drg No. 24-21616 0-180 Rev P1

C11, Drainage Details Sheet 2, Drg No. 24-21616 0-181 Rev P2

C11, S104 Drainage Details Drg No. 24-21616 0-182 Rev P1

C11, Drainage Layout, Drg No. 24-21616 0-500 Rev P2

Condition 12

The development hereby approved shall not be occupied until a scheme for waste and recycling, storage of containers and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C12 S4 - 34 - Bin storage & Collection point – Received 8 October 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 condition.

C. Brown.

Date : 24 November 2025

Christopher Brown MRTPI
Head of Planning