

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/01113/DISCON
Applicant: Klara Crowley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land North And South Of Lychgate Lane Burbage

Application to discharge C17 (surface water drainage) C18 (surface water management during construction) C19 (long-term surface water drainage management) C25 (highway condition survey) attached to planning permission 22/00739/FUL

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

Condition 17

Prior to the commencement of development, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

C17, C18, C19, Technical Note – Received 6 December 2024

Condition 18

Prior to the commencement of development details in relation to the management of surface water on site during the construction of the development shall be submitted to and approved in writing by the Local Planning Authority.

C17, C18, C19, Technical Note – Received 6 December 2024

Condition 19

Prior to the operational use of the approved development, details of the long-term maintenance of the surface water drainage system within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented for the duration of the operational phase of the development.

C17, C18, C19, Technical Note – Received 6 December 2024

Condition 25

Prior to the commencement of development, arrangements for a pre-commencement and post-construction highway dilapidation survey of Lychgate Lane, along the agreed construction traffic route, shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include a plan for any remedial works and a timetable for their implementation. The construction of the development and any remedial works shall thereafter be carried out in accordance with the approved details and timetable.

C25, Pre-Commencement Highway Condition Survey - Part 1
C25, Pre-Commencement Highway Condition Survey - Part 2
C25, Pre-Commencement Highway Condition Survey - Part 3

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

Conclusion / Summary:

Condition 17

A report has been provided by RPS Group Ltd with a technical note to support the discharge of conditions 17, 18 & 19. The report has been reviewed by both the Council's Drainage Officer and the LLFA and found to be acceptable. The report concludes that the impact of the solar panels on this site is negligible. This is demonstrated by the 5m space between rows which will act as natural filter strips and therefore no additional SuDS features are required as together with the current ground conditions as detailed in the FRA are also acceptable for the drainage of the surface water onto the existing land where attenuation calculations evidence the outcome and the proposed drainage layout. The substation will be gravel based so permeable, inverters will be located off the floor, there is no attenuation required on the access track either. The report demonstrates that no further mitigation is required and therefore provides for a satisfactory disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Condition 18

A report has been provided by RPS Group Ltd with a technical note to support the discharge of conditions 17, 18 & 19. Appendix F sets out the management of surface water during the construction of the development. The report has been reviewed by both the Council's Drainage Officer and the LLFA and found to be acceptable. The report demonstrates how additional surface water from the development will be mitigated during the construction stage to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Condition 19

A report has been provided by RPS Group Ltd with a technical note which details within are to support the discharge of conditions 17, 18 & 19. The report has been reviewed by both the Council's Drainage Officer and the LLFA and found to be acceptable.

Appendix E sets out the maintenance of the existing storm drains to ensure that surface water does not cause flooding due to lack of maintenance to the scheme which entails management of debris, vegetation, weed killing on a relevant timetable for the site. This will ensure that there is a regular and approved maintenance regime which will be monitored over time; This demonstrates long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the development will be achieved and that the scheme accords with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Condition 25

Leicestershire County Council have been consulted on Condition 25 and have advised they are unable to comment on this condition as the traffic routing has not yet been approved under Condition 14 and is relevant to Condition 25 which makes specific reference to "the agreed construction traffic route".

Condition 14 Notwithstanding the approved Construction Traffic Management Plan, prior to the commencement of development, an updated Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include the following: • Full details of construction site access / egress management arrangements; • Construction traffic routing, including details of any traffic management measures proposed; • Provisions to be made for the parking (including staff parking) and turning on site of operative and construction vehicles (including for loading and unloading) during the period of construction; and • Layout of site compound including any office and welfare facilities. The development shall be carried out in accordance with the approved CTMP for the duration of the construction period

The applicant has been notified of this issue but with no further response from them the LPA have advised them that the application will be determined accordingly (i.e. a split decision) and the applicant can apply to discharge condition 14 and condition 25 simultaneously in due course.

Officer Recommendations:

Condition 17 Surface Water Drainage - Discharge

Condition 18 Surface Water Drainage during Construction - Discharge

Condition 19 Surface Water Drainage – Long Term Maintenance & Management - Discharge

Condition 25 Highway Condition Survey – Not Discharged