

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00172/DISCON
Applicant: Mr Daniel Swift
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Atherstone Hunt Kennels Kennel Lane Witherley

Application to discharge conditions 13 (Drainage) and 22 (Biodiversity Enhancement Scheme) of planning application 23/00707/CONDIT

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

Condition 13

The development, hereby approved, shall be implemented according to the scheme for the disposal of surface water and foul sewage as per the JMS 'Drainage Engineering Layout' approved by the Local Planning Authority under application 22/00918/DISCON . The scheme shall be implemented in accordance with the approved details before the development is first brought into use. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Received 8 May 2024

C13 2 Cottages Engineering Layout CO22_293_07 - 208 P4
C13 2 Cottages Private Drainage Construction Details CO22_293_07 - 209 P1
C13 2 Cottages Private Drainage Construction Details CO22_293_07 - 210 P1
C13 2 Cottages Private Drainage Construction Details CO22_293_07 - 211 P1
C13 Micro Drainage Network 2 Cottages 12.09.2023 CO22_293_07
C13 Plot 1-5 Drainage Layout CO22_293_07 - 212 P2
C13 Plot 1-5 Private Construction Details CO22_293_07 - 213 P1
C13 Plot 1-5 Private Construction Details CO22_293_07 - 214 P1
C13 Micro Drainage Network Plots 1-5 04.07.2023 CO22_293_07
C13 Plot 6-8 Drainage Layout CO22_293_07 - 201 P4
C13 Plot 6-8 Private Construction Details CO22_293_07 - 202 P3
C13 Plot 6-8 Private Construction Details CO22_293_07 - 203 P1
C13 Plot 6-8 Hydro Brake Construction Details CO22_293_07 - 204 P3
C13 Micro Drainage Network Plots 6-8 04.07.2023 CO22_293_07

Condition 22

Prior to occupation a biodiversity enhancement scheme shall be submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) the incorporation of bird boxes and native planting. Any enhancement measures need to be shown on all relevant submitted plans/elevations. All works are to proceed strictly in accordance with the approved scheme.

Received 13 May 2024
C22 Bat Licence

Received 22 April 2024
C22 Bat Locations Proposed Elevations (Sheet 1 of 2 - Plots 1 - 5) - Drg No. 9754.25D

C22 Bat Locations Proposed Elevations (Sheet 2 of 2 - Plots 1 - 5) - Drg No. 9754.26E
C22 Bat Locations Proposed Elevations (Sheet 1 of 1 - Plots 6 & 7 - Drg No. 9754.27E
C22 Bat Locations Proposed Elevations (Plot 8) Drg No. 9754
C22 Biodiversity Scheme 9754/752

Consultees / Assessed by:

Drainage Officer
LCC Ecology

Conclusion / Summary:

Condition 13

Drainage plans and supporting calculations for each part of the development has been submitted and assessed by the Councils Drainage Officer. The details demonstrate that the proposed drainage scheme once implemented will ensure that the development has a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2021).

Condition 22

A Biodiversity Enhancement Scheme along with plans to show the locations of the bat/bird boxes has been assessed by LCC Ecology. As some of the work had been completed a Bat Licence has been produced that demonstrates that the works was undertaken in accordance with the licence and therefore acceptable to discharge Condition 22 to ensure that once fully implemented will improve biodiversity on the application site and it be maintained.

Officer Recommendations:

Condition 13 Drainage – Discharge
Condition 22 Biodiversity Enhancement Scheme – Discharge