

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00237/DISCON
Applicant: N/A N/A c/o WSP
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land North Of Neovia Logistics Services (UK) Ltd Peckleton Lane
Desford

Application to discharge Conditions 11 (Landscape Management Plan), 12 (Land Contamination) and 25 (SuDS Maintenance Plan) relating to planning permission 21/00619/FUL

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

Condition 11

A landscape management plan, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any building or any phase of the development, for its permitted use. The landscape management plan shall be carried out as per the approved details.

Received 1 August 2023
C11 Plan ECO3 from BMP
C11 Supporting information
C11 Drainage Layout Phase 2 Unit 3

Received 4 July 2023
C11 Landscape Management Plan (Revised) 3565 504 Rev A

Received 24 May 2023
C11 & C25 SuDS Maintenance Plan 2283_SuDS_001

Condition 12

The site shall not be occupied until all works detailed in the Tier Consult Remediation Strategy Report TE1270RS1.0 dated 30.04.2021 have been completed and completion approved in writing by the Local Planning Authority.

Received 5 April 2023
C12 Phase 1 Remediation Verification Report TE1270-TE-00-XX-GE-RP-003-V02 V1.1

Received 13 March 2023
C12 Unexpected Asbestos TE1270-TE-00-XX-CO-GE-002-V01
C12 Unexpected Asbestos Verification TE1270-TE-00-XX-CO-GE-003-V01
C12 South West Asbestos Verification TE1270-TE-00-XX-CO-GE-004-V01

Condition 25

No occupation of any phase of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be maintained in accordance with this strategy.

Received 24 May 2023

C11 & C25 SuDS Maintenance Plan 2283_SuDS_001

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
Drainage Officer
Environmental Services Officer
LCC Ecology

Conclusion / Summary:

Condition 11

A Landscape Management Plan and SuDS Maintenance Plan have been submitted and assessed by LCC Ecology and the Compliance & Monitoring Officer. The plan details how the landscaping of the development will be maintained on a regular basis and from a biodiversity point of view as the LMP also refers to this. The details ensure that the landscaping to the development will be satisfactorily maintained in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

During construction additional land contamination was reported and remediated. Details of the remediation and verification of works completed to address the land contamination have been submitted to support condition 12 for Phase 1 of the development (Units 1 & 2). The developer has been in communication with the Councils Environmental Services Officer throughout the process and the verification has been assessed. The details provided ensure that the risks from land contamination to the future users of this phase and immediate neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 25

A SuDS Maintenance plan has been submitted and assessed by the Councils Drainage Officer and the LLFA. The details provide a satisfactory maintenance regime that may be monitored over time; which demonstrates how the long term performance, both in terms of flood risk and water quality, of the sustainable drainage system within the proposed development will be retained in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD.

Officer Recommendations:

Condition 11 Landscape Management Plan - Discharge

Condition 12 Land Contamination – Partial Discharge Phase 1 (Units 1 & 2)

Condition 25 SuDS Maintenance Discharge