Steve Atkinson MA(Oxon) MBA FioD FRSA
Chief Executive

Please Ask For: Lesley-Anne Keal
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Your Ref:
Our Ref: 11/00808/FUL
Date: 5 June 2015

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr George Burton
GB a&e
The Old Dairy
25 Brookside
Stretton on Dunsmore
Rugby
CV23 9NH

Dear Mr Burton

Discharge of Condition Application for Planning Permission: 11/00808/FUL

DESCRIPTION: DENTAL LABORATORY AND CLINIC WITH TWO OFFICE UNITS AND NINE APARTMENTS WITH VEHICULAR ACCESS AND PARKING
LOCATION: 5 Wharf Yard Hinckley Leicestershire LE10 0NQ

We refer to your application for approval of details reserved by condition, received on 13 April 2015.

We have received a response relating to the details submitted and we are able to provide you with a response, please see overleaf.

I can confirm that all the attached pre-commencement conditions are hereby approved. Development shall be carried out in accordance with the approved details and all remaining none pre-commencement conditions are complied with in full including Condition 14 (Appeal Decision).

Should you require any further assistance please do not hesitate to contact the above named officer.

Yours sincerely

Lesley-Anne Keal
Compliance and Monitoring Officer

Discharge of Conditions Table for 11/00808/FUL
Wharf Yard Hinckley Leicestershire

Condition	Requirement	Details submitted	LPA response
Condition No.3	No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the proposed building shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials	Bartley Old English Brick, Slate Grey Forticrete Gemini Tiles Softwood Joinery Site Layout 4177 02, Scale 1:200	**Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition No.4	No development shall commence until full details of the window and door styles, reveals, cills, header treatments and materials of construction are first submitted to and approved in writing by the Local Planning Authority, the works shall then be implemented in accordance with the approved details.	Window Door and Gutter Details Drawing Number: 4177 02, Scale 1:50)	**Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition No.5	No development shall commence until full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing) are first submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details.	Window Door and Gutter Details Drawing Number: 4177 02, Scale 1:50)	**Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**

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Wharf Yard Hinckley Leicestershire

Condition No.6	Notwithstanding the submitted plans no development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: a) Means of enclosure and boundary treatments b) Hard surfacing materials c) External Lighting including bollard lighting d) Schedules of plants, noting species, plant sizes, planting plans and proposed numbers/densities where appropriate. e) Written Specifications f) Implementation programme	Site Layout Drawing Number: 4177 02, Rev A Scale 1:200)	**Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition No.7	The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. 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 at which time shall be specified in writing by the Local Planning Authority.		CONDITION TO BE ADHERED TO

Discharge of Conditions Table for 11/00808/FUL
Wharf Yard Hinckley Leicestershire

Condition No.8	No development shall commence until the 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 approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.	Site Layout Drawing Number: 4177 02, Rev AScale 1:200) Topographic Survey, Dwg No. 3634/100 Rev A, Scale 1:200 Dated 19.03.2012	Applicant/Agent to provide details on plan to show floor levels of adjacent buildings/land uses so can determine the difference in floor levels and to ensure that the development would not be overbearing on the adjacent land uses. Following the details provided on the topographical survey drawing the **details submitted are now acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition No. 10	No development shall commence unless and until a Code for Sustainable Homes 'Pre-Assessment' for each plot is carried out by a qualified code assessor, demonstrating that the residential units hereby approved can be constructed to a minimum of Code Level 3 has been provided to the Local Planning Authority. In addition, prior to the first occupation of the residential units hereby approved, a 'Final Certificate' demonstrating that the units have been constructed to a minimum of Code Level 3 shall be provided to the Local Planning Authority.	Code For Sustainable Homes – Prediction for Wharf Yard Hinckley LE10 0NQ	Details submitted acceptable to discharge pre-commencement part of this condition. **Final Certificate is still required prior to occupation to fully discharge this condition**

Discharge of Conditions Table for 11/00808/FUL
Wharf Yard Hinckley Leicestershire

Condition No. 11	No development shall commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. Prior to first use and occupation of the buildings hereby approved, the scheme shall be implemented in accordance with the approved details.	Site Layout Drawing Number: 4177 02, Scale 1:200) Window Door and Gutter Details Drawing Number: 4177 02, Scale 1:50) C11 Drainage 4177/02 Rev A	Drainage Officer Comments: Concers that the arrangement of connection between the surface water system and the foul system would be permitted. BC Officer Comments: If an application was submitted to ourselves we would want to be sure that all other possibilities of soak ways etc. could not be achieved before allowing the storm to connect to a foul or combined sewer. As the storm water goes into attenuation tanks, as long as STW permit a connection, we would not be able to refuse the connection. STW Comments: Having reviewed our sewer records and the enclosures provided, I can confirm that the drainage condition can be discharged. Foul is proposed to connect into the public sewer, which would require a section 106 sewer connection approval. Surface water to connect into the public sewer, which would require a section 106 sewer connection approval. **Subject to the approval of section 106 sewer connection the details submitted are acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**
Condition No. 13	Notwithstanding details shown on the permitted plans, before the first use and occupation of the buildings hereby approved, details of secure cycle parking provision shall first be submitted to and agreed in writing with the Local Planning Authority and provided prior to the first occupation of the residential units hereby approved, and shall be maintained that way thereafter.	Bi-Store Cycle Shelter for 10 Cycles Site Layout Drawing Number: 4177 02, Rev A Scale 1:200)	**Details submitted acceptable to discharge condition. Scheme must be fully implemented and maintained in accordance with approved details.**