

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00280/DISCON
Applicant: NHS Property Services
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley And District General Hospital Mount Road Hinckley

Application to discharge Condition 3 (Written Scheme of Investigation - Part Discharge), Condition 8 (Construction Environmental Management Plan), Condition 9 (Surface Water Drainage Scheme), Condition 10 (Surface water management during Construction) of planning application 23/01203/FUL

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

Condition 3

No development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Received 25 March 2024

C3 Written Scheme of Investigation

Condition 8

Prior to commencement of development a Construction Environmental Management Plan shall be submitted in writing to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall also include details of the routing of construction traffic, details of how Public Right of Way V19 will be managed during construction, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Site preparation and construction works shall be limited to the following hours;

Monday - Friday 07:30 - 18:30

Saturday 09:00 - 14:00

No working on Sundays, Bank and Public Holidays

C8 & C10 CEMP P05 (180731-DGL-MS-W) – Received 29 April 2024

Condition 9

Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Assessment and Drainage Strategy dated August 2023 has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development must be carried out in accordance with these approved details and completed prior to first occupation of the development.

Received 11 July 2024

C9 Drainage Details 19849-WIE-ZZ-XX-DR-D-92-009 Rev C01 Sheet 4 of 4

C9 Drainage Details 19849-WIE-ZZ-XX-DR-D-92-008 Rev C01 Sheet 3 of 4

C9 Detailed Design Surface Water Drainage Strategy 19849-WIE-ZZ-XX-DR-D-93-001 - P01

Received 17 June 2024

C9 Drainage Design 9849-WIE-ZZ-XX-DR-D-92-001-C01

C9 Surface Water Drainage Network Results

Received 25 March 2024

C9 Site Drainage Plan 18242-WAT-CDC-ZZ-DR-S-92000

C9 Site Drainage Enabling Works 18242-WAT-CDC-ZZ-DR-S-920003 P03

C9 Typical Drainage Details 1 & 2 - 18242-WAT-XX-XX-DR-S-920100 P02 and 101 P02

C9 Drainage Calculations 18242-WSL-XX-XX-RP-S-0001

Condition 10

Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Thereafter the construction of the development must be carried out in accordance with these approved details.

C8 & C10 CEMP P05 (180731-DGL-MS-W) – Received 29 April 2024

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

Drainage Officer

Environmental Services Officer

LCC Archaeology

LCC Highways

Conclusion / Summary:

Condition 3

A Written Scheme of Investigation has been submitted in support of condition 6 and assessed by LCC Archaeology. The report provides how a satisfactory investigation will be undertaken which demonstrates that a satisfactory archaeological investigation, recording, dissemination and archiving in accordance with the requirements of Policies DM11, DM12 and DM13 of the Site Allocations and Development Management Policies Development Plan Document (2016) will be undertaken and the condition is eligible for a partial discharge at this time.

Condition 8

A construction environmental management plan has been submitted for the site which details how they propose to control dust, noise and vibration and lighting during the construction phase which the Councils EHO has advised are acceptable. A logistics plan and a route for construction traffic is provided along with onsite parking areas and welfare facilities together with wheel washing in place to ensure that waste materials or mud are not deposited on the public highway. The details demonstrate the methods they will use to minimise disruption to the neighbouring residents and to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with Policies DM7, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Condition 9

Drainage plans and supporting calculations for the drainage scheme have been provided along with its design which have been assessed by the LLFA and the Councils Drainage Officer. There are some discrepancies and further information required by the LLFA so it has been agreed with the agent to determine the application as it stands, A new application will be submitted for the drainage in due course.

Condition 10

The construction environmental management plan also details how they propose to manage surface water on the site during the construction which has been assessed by the LLFA and the Councils Drainage Officer who were satisfied that the proposals would assist in preventing any increase in flood risk, whilst maintaining the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

Officer Recommendations:

Condition 3 Written Scheme of Investigation – Partial Discharge

Condition 8 Construction Environmental Management Plan - Discharge

Condition 9 Surface Water Drainage Scheme – Not Discharge

Condition 10 Surface Water Drainage Management during Construction - Discharge