

Our Ref: 4594/0402/240223/JG
Your Ref: 23/01135/FUL



23rd September 2024

Alex Jelley
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Rd
Hinckley, Leicestershire,
LE10 0FR

Dear Alex,

Re: The erection of a new two-storey boxing gym with associated parking & outdoor activity areas – Discharge of Conditions Application

Following the approval of our planning application REF: 23/01135/FUL, we are pleased to present our formal responses addressing the conditions appended to the approval. Please find below a summary of the conditions & our response.

Condition #1

Condition Description: *The development hereby permitted shall be begun before the expiration of three years from the date of this permission.*

Condition Timing: Completion

Client Response: Noted. No action required.

Condition #2

Condition Description: *The development hereby permitted shall not be carried out otherwise than general accordance with the submitted application details, as follows:*

*OS and Block Plan - 4594/HOEBBC/21/001 Rev P5
Revised Proposed Site Plan - 4594/HOEBBC/21/100 Rev P12
Revised Proposed Site Plan with Access Road 4594/HOEBBC/21/101 Rev P9
Proposed Ground Floor Plan - 4594/HOEBBC/21/1000 Rev T1
Proposed First Floor Plan - 4594/HOEBBC/21/1001 Rev T1
Proposed Roof Plan - 4594/HOEBBC/21/112 Rev P1
Proposed Elevations - 4594/HOEBBC/21/120 Rev P5*

Condition Timing: Completion

Client Response: Noted. Drawing number have been updated to reflect the change from “Planning Stage” to “Building Control/Construction Stage” however, this is a non-material change for administration purposes only and if any material variations between the drawing sets takes place, this will be submitted accordingly for approval.

Condition #3

Condition Description: *No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the building hereby approved have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.*

Condition Timing: Pre-Commencement

Client Response: Please refer to attached document **Condition 3 – Materials Schedule** which was submitted as part of the original planning application and covers all of the external materials proposed for the elevational treatment of the

facility. Note: If required, we can provide physical samples however, we trust that the attached materials schedule will suffice in terms of providing the necessary details required for discharge of this condition.

Condition #4

Condition Description: No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space. The approved scheme shall be implemented in accordance with the agreed details.

Condition Timing: Pre-Commencement

Client Response: Please refer to attached drawing **Condition 4 – DE061 – Timber Bin Store** which indicates the proposed bin storage facilities including their location & construction type. We have provided sufficient space for two full size 1100L commercial bins for general & recycled waste. Bin store will be provided with appropriate drainage for surface water via a floor gully. Bin collection method to be agreed with client subject to quotations for private or council lead bin collection services. We trust the attached information will sufficiently discharge this condition.

Condition #5

Condition Description: Prior to the commencement of development, a scheme for the installation of electric vehicle charging points will be submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to be provided together with full detail of the location and fitting of the units and shall be implemented in accordance with the approved details.

Condition Timing: Pre-Commencement

Client Response: Please refer to attached drawing **Condition 5 – DE062 – Electric Vehicle (EV) Charging Points** which indicates the proposed EV (enabled & ready) bays in accordance with Approved Document S: S4 Regulation 44G. We have provided 2No. EV-Ready bays which are served by a dual-charging point and then an additional 6No. EV enabled bays with ducting provided for future cabling & installation of EV charging points. Note: The provision we have provided is over-and-above the requirements of the approved document. We trust the attached information will sufficiently discharge this condition.

Condition #6

Condition Description: If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Condition Timing: During Development

Client Response: Please refer to attached document **Condition 6 – RDM 1185 – 2024.02.14 SI Heart of England Boxing Club Hinckley** which was submitted as part of the Full Planning Application and confirms that contamination is not present on site following the soil investigation carried out through a series of bore holes & tests. We note that this condition is during development and therefore acknowledge that this cannot be discharged until completion however, we trust that no further information is required unless contamination is discovered during construction that was not previously known.

Condition #7

Condition Description: No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments for the site and implementation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall include native species only and 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 Timing: Pre-Commencement

Client Response: Please refer to attached drawing **Condition 7 – Boxing Gym, Hinckley Soft Landscape Proposals** which has been produced by our appointed landscape designer and contains information relating to the soft landscaping proposed for the project. It should be noted that we have aimed to maintain as many existing trees as possible with only 4 existing trees requiring removal which would take place outside of bird nesting season. Please also refer to attached drawing **Condition 7 – 020T1 – Proposed Site Plan** which outlines the proposed hard landscaping materials (to be read in conjunction with **Condition 3 – Materials Schedule**). Finally please refer to attached drawing **Condition 7 – HINK-BSP-XX-XX-D-C-0210-P03-Levels_24-0047** which covers in more detail the hard landscaping levels & falls proposals. We trust that the attached information will be sufficient to discharge this condition.

Condition #8

Condition Description: *No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.*

Condition Timing: Pre-Commencement

Client Response: Please refer to attached drawings;

- **Condition 8 - 24-0047 - Drainage Maintenance Plan Technical Note P1**
- **Condition 8 - HINK-BSP-XX-XX-D-C-0240-P03-Private_Drainage_Layout_24-0047**
- **Condition 8 - HINK-BSP-XX-XX-D-C-0290-P02-Surface_Water_Areas_24-0047**
- **Condition 8 - Storm 11-03-2024**

These drawings cover the details in respect of private surface water drainage for the proposed development. In principle, the surface water drainage is split into 2 key elements. The first is the main parking surface which is designed as a permeable gravel parking with perforated collector pipes installed perpendicular to Leicester Road collecting rainwater via falls within the hard standing areas. These pipes discharge into a series of catchpits and then into a SUDS SW Attenuation crate system which limits discharge to 5l/s into the existing outfall headwall culvert which leads to the natural watercourse on the opposite side of Leicester Road. The second element is the rainwater from the building which again, is discharged into the above system through a series of downpipes across the roof area. Foul water discharge (separate to this condition) requires further investigation as currently there are no records of a foul sewer within Leicester Road and therefore a pumping station may be required in order to pump waste water to a suitable drainage discharge point. Maintenance is covered for the various surface water drainage systems within the Maintenance plan submitted. We trust that the information attached will be sufficient to discharge this condition.

Condition #9

Condition Description: *No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.*

Condition Timing: Pre-Commencement

Client Response: This condition will be discharged at a later date once we have a contractor onboarded who can provide the necessary information.

Condition #10

Condition Description: *Prior to occupation of the development hereby approved details of the provision of bat and bird boxes shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first use of the accommodation and shall be retained as such thereafter.*

Condition Timing: Pre-Occupation

Client Response: Please refer to attached drawing **Condition 10 - Boxing Gym, Hinckley Soft Landscape Proposals** which highlights the different types of ecology requirements for bird & bat boxes as well as the specifications & placement requirements. A summary of the provision is covered below for clarity.

Bird Boxes:

- Install 2 Blue Tit Boxes (26mm entrance), 2 Great Tit/House Sparrow Boxes (32mm entrance), and 1 Starling Box (45mm entrance).
- Place these boxes on existing trees, out of direct sunlight, facing east, at least 4 meters above the ground, ensuring a clear flight path.

Bat Boxes:

- Install 3 bat boxes facing south, positioned at a minimum height of 4 meters on existing trees.
- Ensure they are away from lights and have a clear flight path.

Condition #11

Condition Description: *No trees and shrubs shall be removed on site during the bird nesting season (1st March - 31st July inclusive).*

Condition Timing: During Development

Client Response: Acknowledged. The removal of trees identified in the proposed soft landscaping plan will take place outside of the bird nesting season.

Condition #12

Condition Description: *No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*

Condition Timing: Pre-Commencement

Client Response: This condition will be discharged at a later date once we have a contractor onboarded who can provide the necessary information.

Condition #13

Condition Description: *No part of the development hereby permitted shall be first used until such time as the access arrangements shown on SLR drawing number T101-415.064498.00001 have been implemented in full.*

Condition Timing: Pre-Occupation

Client Response: Noted. No action required.

Condition #14

Condition Description: *The development hereby permitted shall not be first used until such time as the parking and turning facilities have been implemented in accordance with Corporate Architecture Ltd drawing number 4594/HOEB/21/101 Rev P9. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.*

Condition Timing: Pre-Occupation

Client Response: Noted. No action required.

Condition #15

Condition Description: *Prior to the first use of the development hereby permitted, an Event Management Plan including details of high attendance event day travel and parking arrangements for all attendees at the boxing gym shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation.*

Condition Timing: Pre-Occupation

Client Response: Please refer to attached document & drawing **Condition 15 - Events Management Plan** which outlines the procedures and responsibilities for safely organising high attendance infrequent events at the proposed facility. It includes event information, traffic management, and parking provisions, as well as health, safety, and safeguarding measures. The plan also outlines risk assessments for potential hazards and provides a template for event scheduling. Additionally, it covers notification requirements to local authorities and includes ongoing safety assessments to ensure compliance with regulations and the well-being of participants and spectators. There has also been a drawing produced (DE080) which outlines the proposed site set up for parking/overflow parking etc on event days. We trust that the information attached will be sufficient to discharge this condition.

Condition #16

Condition Description: *The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the on-site cycle parking provision shall be kept available for such use(s) in perpetuity.*

Condition Timing: Pre-Occupation

Client Response: Please refer to attached drawing **Condition 16 - DE060 - Cycle Storage** which includes a total of 5 cycle hoops providing storage for up to 10 cycles. The proposed specification is Broxap Sheffield Cycle Shelter; REF: BXMW/SEF with a Broxap Sheffield Cycle Rack; REF: BXMW/GS; Bolted to base rail. We trust that the information attached will be sufficient to discharge this condition.

Condition #17

Condition Description: *No development shall commence on site until full details of the design and specification of the ball stop mitigation fencing as contained in Hinckley Town CC Cricket Ball Strike Assessment Version 4.0 dated 27 March 2024 including details of the management and maintenance responsibilities for the fencing have first been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The approved ball stop mitigation fencing shall then be installed prior to the use of the development hereby approved and thereafter be managed and maintained in perpetuity in full accordance with the approved details.*

Condition Timing: Pre-Commencement/Pre-Occupation

Client Response: Please refer to attached drawing **Condition 17 - DE063 – Ball Strike Netting** which outlines the full details of the design and specification of the ball stop mitigation fencing in line with the report prepared by Labosport as referenced in the approval. The proposed netting is a consistent construction type irrespective of size & height to ensure that all fencing aesthetically appears the same. The construction of the fencing consists of CHS galvanised steel posts finished primed & green coated in accordance with BS5493. The netting is a 48mm twisted wind HDPP netting finished in black, weather treated & UV-Treated with reinforced edge borders. The ball strike netting will be installed prior to the use of the development & maintained in perpetuity as per the deed of agreement between our client & the cricket club which was provided as part of the approved application see attached **4594-240923-REV B-Agreement HTCB and HOECB Ball Strike Netting**. We trust that the information attached will be sufficient to discharge this condition.

Drawings & Reports Submitted in Support of the Above

- Condition 3 – Materials Schedule
- Condition 4 – DE061 – Timber Bin Store
- Condition 5 – DE062 – Electric Vehicle (EV) Charging Points
- Condition 6 - RDM 1185 - 2024.02.14 SI Heart of England Boxing Club Hinckley
- Condition 7 - 020T1 - Proposed Site Plan
- Condition 7 - Boxing Gym, Hinckley Soft Landscape Proposals
- Condition 7 - HINK-BSP-XX-XX-D-C-0210-P03-Levels_24-0047
- Condition 8 - 24-0047 - Drainage Maintenance Plan Technical Note P1
- Condition 8 - HINK-BSP-XX-XX-D-C-0240-P03-Private_Drainage_Layout_24-0047
- Condition 8 - HINK-BSP-XX-XX-D-C-0290-P02-Surface_Water_Areas_24-0047
- Condition 8 - Storm 11-03-2024
- Condition 10 - Boxing Gym, Hinckley Soft Landscape Proposals
- Condition 15 - Events Management Plan
- Condition 16 - DE060 - Cycle Storage
- Condition 17 - DE063 - Ball Strike Netting
- 4594-240923-REV B-Agreement HTCB and HOECB Ball Strike Netting

Kind Regards,



Jack Geary
Director