

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01146/DISCON
Applicant: Mrs Clare Mellor
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land Off Wood Lane Higham On The Hill

Application to discharge planning Condition 11 (Tree Protection), Condition 16 (Construction Environmental Management Plan) and Condition 25 (Surface Water Management During Construction) of planning application 21/01147/OUT

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

Condition 11

Before any development commences on the site, including site works of any description, a Tree Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

Received 14 February 2024

C11 Arboricultural Impact Assessment and Tree Protection - FD1-H0H-05-21 Rev A

Condition 16

Prior to commencement of development a Construction Environmental Management Plan shall be submitted 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 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.

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C16 CEMP

C16 Site Environment Plan

Condition 25

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.

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C25 Water Management & Pollution Mitigation Plan

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
Drainage Officer
Environmental Services
Tree Officer
Compliance & Monitoring Officer

Conclusion / Summary:**Condition 11**

An Arboricultural Method Statement has been submitted that includes the proposed tree protection measure to be implemented on the site during the construction period. The fence specification is to British Standard and a root exclusion zone is detailed. The site will be assessed and monitored. The detail will assist to ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2021).

Condition 16

The construction environmental management plan and site environment plan has been submitted and assessed by the Council's Environmental Services Officer. The plan details how the developer will deal with noise, dust, security, complaints procedure and compound details. Once implemented the LPA is of the opinion that the measure in place will help to minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 25

A detailed management of surface water and pollution mitigation has been submitted in support of Condition 25 and assessed by the LLFA and the Council's Drainage Officer. The plan details that the site falls away from the existing properties and the design of the development is for surface water to drain to the proposed balancing pond at the lowest point of the site. Measure will be put in place as detailed in the plan to minimise water pollution across the site during the construction period. The details provided will assist in preventing an increase in flood risk, along with maintaining the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 11 Tree Protection – Discharge

Condition 16 Construction Environmental Management Plan - Discharge

Condition 25 Surface Water Management During Construction – Discharge