Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

CONDITIONS DISCHARGED

Name and Address of Applicant

Mr Graham Linney
Paramount Building Contractors
9A Woodgate Road
Burbage
Leicester
Leicestershire LE10 2UF

Name and Address of Agent (if any)

Mr Mark Geraghty
HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire LE13 0PB

Part I – Particulars of Application

Planning Reference: 26/00104/DISCON
Application Site: 11 Sapcote Road, Burbage
Proposal: Application to discharge conditions 3 (Arboricultural method statement), 4 (Landscaping), 5 (Surface water drainage), 6 (Waste and recycling), 8 (Biodiversity Enhancement) and 13 (Surface water maintenance) of planning permission 25/00355/FUL

Part II – Summary of Decision

CONDITIONS DISCHARGED
In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 (Arboricultural Method Statement)
- Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by AT2 Tree Surveys

Condition 4 (Landscaping)
- Proposed Landscaping (And Tree Protection Plan) Drg no.1 1:200 / 1:100 @ A1 prepared by Martin F Holland Dated Jan ‘26

Condition 5 (Surface Water Drainage)
- 26-22646 0- Drw No.500 Rev.P1 Drainage Layout
- 26-22646 0-010P1 Surface Water Calculations
- 26-22646 0-180P1 Drainage Details - Sheet 1

- 26-22646 0-181P1 Drainage Details - Sheet 2
- 26-22646 0-182P1 Drainage Details - Sheet 3
- 26-22646 0-183P1 Drainage Details - Sheet 4

Condition 6 (Waste & Recycling)
- Proposed site plan – Drawing No. 9169-03-01 Rev J

Condition 8 (Biodiversity Enhancement Plan)
- Biodiversity Enhancement Layout – drawing 9169-03-02E
- Biodiversity Enhancement Layout - drawing 9169-03-03F

Condition 13 (Surface Water Maintenance)
- SUDs Management & Maintenance Plan Rev 26-22646 0-040P1 DWS Consulting Engineers dated August 2026

The details submitted are ACCEPTABLE and the conditions are DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

C. Brown.

Date: 22 October 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 3: (Arboricultural Method Statement):
No development shall take place until an Arboricultural Method Statement for the site as a whole, including details of the position, species, size and condition of each existing tree and hedge on and adjacent to the site, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. Thereafter the development shall be carried out at all times in accordance with the approved Arboricultural Method Statement.

Consultee responses:

No objection recommends full discharge

Assessment:
Having reviewed the submitted Arboricultural Impact Assessment and Method Statement, the Council's Tree Officer has no formal Arboricultural objection to the proposal. The report

confirms all existing trees are to be retained, and the development footprint sits outside the retained trees' RPAs, with no requirement for engineered foundations. Any hard surfacing within RPAs is proposed as "no-dig" load-spreading geocell construction, and service runs are to be routed outside RPAs or installed using trenchless techniques. The proposal is therefore acceptable subject to full implementation and retention of the tree protection measures for the duration of the development.

Given the professional advice provided by the Council's Tree Officer, the submitted information would be considered sufficient 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 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 03 (Arboricultural Method Statement) of planning permission 25/00355/FUL can be discharged.

Condition 4 - Landscaping

No development shall take place until a scheme for the hard and soft landscaping for the site, including the retention of any existing trees and shrubs, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include detail of all planting areas and plant species, numbers and sizes; all proposed boundary treatments and means of enclosure; surfacing materials; and any change in levels. The scheme shall be fully implemented as approved by the end of the planting season immediately following the completion of the development or the development being brought into use, whichever is the sooner. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species shall be planted as a replacement and thereafter properly maintained.

Consultee Responses:

NA

Assessment:

The landscaping plan illustrates that a variety of plant species of different sizes will be used within the scheme to provide ornamental and structural planting. The hard surfacing will comprise tanked permeable paving which will not excessive and will be sufficiently softened by the planting.

The submitted information gives confidence that the development will have satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 04 (Landscaping) of planning permission 25/00355/FUL can be discharged.

Condition 5 (Surface Water Drainage)

No development approved by this planning permission shall take place until such time as a surface water drainage scheme and a scheme for foul drainage 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.

Consultee Responses:

Recommends that condition can be discharged

Assessment:
The HBBC Drainage Team has advised that, with the submission of additional information, the drainage proposals adequately address issues of water quality and incorporates a tanked permeable paving system within the parking areas, supporting hydraulic calculations have demonstrated that the proposed drainage system will operate satisfactorily within the 1 in 100 year rainfall event plus an allowance for climate change.

The submitted drainage scheme shows that the satisfactory storage and disposal of surface water from the site will prevent flooding in accordance with SADMP Policy DM7 and the advice contained in the National Planning Policy Framework. On this basis Condition 05 (Surface Water Drainage) of planning permission 25/00355/FUL can be discharged.

Condition 6 (Waste & Recycling)
Prior to the first occupation of the development hereby approved a scheme that makes provision for waste and recycling storage and collection across the site shall first be submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details prior to the first use of the development.

Consultee Responses:
NA

Assessment:
The proposed site plan indicates suitable bin storage and bin collection areas approximately 10m – 15m from the highway.

Condition 8 (Biodiversity Enhancement Plan)
No works above slab level on the buildings hereby approved shall take place until "A Biodiversity Enhancement Layout" including those biodiversity enhancements listed in the Preliminary Roost Assessment & Bat Emergence Survey Report (Croft Ecology, October 2025) has first been submitted to and approved in writing by the local planning authority. The Biodiversity Enhancement Layout shall include the following: a) detailed designs or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Consultee Responses:
Recommends that condition can be discharged

Assessment:
The Council's Ecologist has indicated their support for the use of a Manthorpe bat ridge roost box for Plots 1 and 2 on the southern aspect of the dwellings which allows the integrated box to be positioned at an appropriate height considering the dwellings are designed with pitched rooves. Due to the orientation of Plot 3, an integrated brick bat box is proposed at just under 3m on the southern aspect. Whilst this is lower than the recommended height, the Ecologist

has indicated this positioning to be acceptable given the optimal positioning of the other boxes and that a higher positioning on a suitable elevation is not possible on this building.

With the use of the proposed bat boxes, the scheme can be said to enhance protected, priority and threatened species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and to allow the Local Planning Authority to discharge its duties under the NPPF 2026 and s40 of the NERC Act 2006 (as amended). On this basis Condition 8 (Biodiversity Enhancement Plan) of planning permission 25/00355/FUL can be discharged.

Condition 13 (Surface Water Maintenance)
No occupation 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. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Consultee Responses:
Recommends that condition can be discharged

Assessment:
Details have been provided that set out a plan for the long-term maintenance of the separate elements of the SuDS system. This includes responsibilities and schedules for routine maintenance, remedial actions and monitoring in accordance with CIRIA C753.

The details provided show a suitable maintenance regime that can be monitored over time and will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with SADMP Policy DM7 and the advice contained in the National Planning Policy Framework (2026). On this basis Condition 13 (Surface Water Maintenance) of planning permission 25/00355/FUL can be discharged.

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:
  www.gov.uk/appeal-planning-decision
  Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.

- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.