

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Conditions Discharged – Phase 8 Only

Mr Mitesh Rathod
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR

Details of Application:

Application Ref: 24/00522/DISCON

Proposal:

Phase 8 (22/01091/REM / 24/00116/REM) Application to discharge Conditions 6 (Construction Management Plan), 7 (Travel Plan), 10 (Public Transport Strategy), Condition 11 (Boundary Treatments Plan), Condition 12 (Levels), Condition 13 (Materials), Condition 14 (Water Vole mitigation), Condition 17 (Bats), Condition 19 (Ecological Survey schedule), Condition 20 (Ecology Survey), Condition 25 (Surface Water Drainage), Condition 26 (Waste and recycling), Condition 29 (Land Contamination), Condition 31 (Landfill gas), Condition 32 (Air Quality Assessment) Condition 33 (Noise), Condition 34 (Street Lighting) relating to outline permission 15/00188/OUT

Location: Land Northeast Of Triumph Motorcycles Ltd Normandy Way Hinckley L

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED for Phase 8 subject to the scheme being carried out strictly with the full terms

Condition 6

No development shall take place within each phase of development, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the overall strategies for:

- a) The means of access and routing for demolition/ groundwork and construction traffic
- b) The parking of vehicles of site operatives and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the development
- e) Location of Contractor compound(s)
- f) Wheel washing facilities
- g) Management of surface water run-off including details of any temporary localised flooding management system and a scheme to treat and remove suspended solids from surface water run-off during construction
- h) Temporary highway works
- i) Prevention of impact to existing and proposed residents from dust, odour, noise, smoke, light and land contamination during construction
- j) Details of how the above will be monitored and a procedure for the investigation of complaints.

The approved CEMP shall be adhered to throughout the construction period for that phase of development to which it relates.

Received 11 September 2024

C6 HIN02_Construction Management Plan REV A (incorporating surface water drainage during construction)
C6 Jelson Supporting Response

Condition 7

In accordance with the Phasing Plan, prior to the occupation of each phase a Residential Travel Plan, in accordance with the Framework Travel Plan, shall be submitted to and agreed in writing by the LPA. The measures approved shall thereafter be provided.

C7 Travel Plan Received 22 May 2024
C7 & C10 Technical Note Phase 8 Received 30 July 2024

Condition 10

Notwithstanding the details in the submitted Framework Travel Plan and Transport Assessment, and in accordance with an agreed Phasing Programme, a Public Transport Strategy shall be submitted to and approved in writing by the Local Planning Authority to include full details of the proposed destinations, routes, days and hours of operation, frequency and duration of provision of daily bus service(s) to serve the development and arrangements for the periodic review of the above, prior to occupation of the first dwelling. The bus service(s) shall be provided thereafter in accordance with the approved Strategy.

C10 Public Transport Strategy – Received 22 May 2024
C7 & C10 Technical Note Phase 8 Received 30 July 2024

Condition 11

No development shall commence, in any phase, unless and until details of all proposed walls, fences, railings and gates for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and no building shall first be occupied until the boundary treatments associated with that building have been installed, unless otherwise agreed in writing with the Local Planning Authority.

C11 12591 Hinckley - Boundary Treatments REV A – Received 3 February 2025

Condition 12

No development shall commence, in any phase, unless and until such time as the existing and proposed ground levels of the site, and proposed finished floor levels for that phase have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with approved details.

C12 Existing & Proposed Levels (HIN02_03_020_02B EXTERNAL WORKS PRIVATE DRAINAGE REV B) – Received 3 February 2025

Condition 13

No development shall commence, in any phase, unless and until such time as representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings/buildings for that phase have been deposited with and approved in writing by the local planning authority. The development shall be implemented in accordance with those approved materials.

C13 Hinckley - Materials Layout - Rev D – Received 4 April 2025

Condition 14

No development shall commence on site until a Water Vole Mitigation Strategy, based on the principles outlined on the Water Vole Habitat Strategy Plan Dwg No DE155_006, has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall

include a phased programme of mitigation works relative to the build programme of the development. The development shall be carried out in accordance with the approved scheme.
C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 17

No development shall commence, in any phase, unless and until such time as a scheme identifying the provision of bat boxes on properties adjacent to wildlife corridors of hedgerow or watercourse for that phase is submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 19

No development shall commence, in any phase, unless and until a schedule of re-survey and/or re-assessment of ecological plans and assessment for that phase is submitted to and agreed in writing by the Local Planning Authority.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 20

No development shall commence, in any phase, unless and until such time as the re-survey and/or re-assessment of ecological plans and assessment as identified in condition 19 are submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved survey/assessments and any identified mitigation measures.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 25

No development of each Phase shall take place until the detailed design of a surface water drainage scheme and a foul drainage scheme for that Phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage scheme information should demonstrate the surface water run-off generated up to and including the 100 year plus 30% (for climate change) critical rainstorm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 18 August 2025

C25 Drainage Calcs - 2025-08-15 SW ROAD 3

C25, Drainage Calcs, 2025-08-15 SW ROAD 2 & 5

C25, Proposed External Works, HIN02_03_020_02 Rev G

Received 13 June 2025

C25 2025-05-28 SW BLOORS MODEL WITH JELSONS AREAS ADDED

Received 2 June 2025

C25 Flood Routing Plan HN.01.070.06

C25 Hinckley - Planning Layout HIN02-09-020-0010 Rev D

C25 MI100-EN-724A (PHASE 7 - Pond Sections PH7A & PH7B

C25 Section 104 Layout

C25 Section 104

Condition 26

No development shall commence, in any phase, unless and until such time as a scheme that makes provision for waste and recycling storage and collection for that phase has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary.

C26 Planning Layout - Received 22 May 2025

Condition 29

No development shall commence, in any phase, unless and until such time as a scheme for the investigation of any potential land contamination on that phase has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

C29 & C31 Phase II Exploratory Investigation Report – Received 22 May 2024

Condition 31

No development shall commence, in any phase, unless and until such time as a scheme for the monitoring of landfill gas for that phase has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

C29 & C31 Phase II Exploratory Investigation Report – Received 22 May 2024

Condition 32

No development shall commence, in any phase, unless and until such time as an Air Quality Assessment has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with any mitigation measures identified.

C32 Air Quality Assessment – Received 22 May 2024

Condition 33

No development shall commence, in any phase, unless and until such time as a scheme for protecting the proposed dwellings and/or school and for that phase from noise associated with road traffic and the proposed convenience retail has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

C33 Acoustic Site Appraisal – Received 22 May 2024

Condition 34

No development shall commence, in any phase, unless and until such time as details of any external lighting of the development other than street lighting for that phase is submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

C34 Street Lighting Plan - Received 22 May 2024

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date: 5 November 2025