

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00546/DISCON
Applicant: Mr Jack Evans
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land Northeast Of Triumph Motorcycles Ltd Normandy Way

Phase 4 - Application to discharge Conditions 6 (Construction Environmental Management Plan), C10 (Public Transport Strategy) C26 (Waste and Recycling) attached to planning permission 15/00188/OUT

Conditions and supporting details submitted to apply for the conditions to be discharged for Phase 4 only:

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 26 September 2024
C6 CEMP EM064-SL-410B(PH4 - FULL CMP) Phase 4

Received 16 October 2024
C6 EM039-EN-900 (Silt Management Plan)

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.

Received 9 September 2024

C10, Public Transport Strategy Phase 4 Rev A - Phase 4

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.

Received 30 May 2024

C26, Bin Collection Point Plan, Drg No. EM100-PS-055 Phase 4

Consultees / Assessed by:

HBBC Waste & Recycling

HBBC Environmental Services

LCC Highways

LLFA

Drainage Officer

Conclusion / Summary:

Condition 6

A construction environmental management plan has been submitted and assessed by the Councils Environmental Services Officer and the Local Highways Authority, together with the Councils Drainage Officer and the LLFA as the condition not only requires a plan for the protection of neighbouring properties and the environment but also the surface water drainage during construction for the site. The plan details how the developer proposes to mitigate noise, dust, construction vehicles parking on site and access, wheel washing facilities together with surface water and how it will silt will be managed. The details are found to be acceptable as they demonstrate how they propose 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, to minimise disruption to neighbouring properties and finally to prevent any increase in flood risk, maintain the existing surface water runoff quality to prevent damage to the final water management systems through the entire development construction phase in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 10

A strategy has been provided that will serve Phase 4 of the development, however the full loop for the public transport cannot be implemented for Phase 4 until Phases 5, 6 & 7 are underway, so it currently stands that the loop at this stage would not be feasible. The Local Highways Authority have advised that the details are satisfactory for Phase 4 and the condition will be subject to approval of the loop when the other phases come forward and is achievable. The details ensure that the development has a public transport facility on the site so that early occupation of new residents are encouraged to modal shift in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 26

A plan shows bin collection points to the development which if the roads are adopted are acceptable. The Councils Waste and Recycling Officer has advised that they will accept on this occasion that BCP 1 & 2 as detailed are acceptable as long as the road highlighted in yellow on the response will be to an adoptable standard and meets the health and safety for

safe access. The condition is eligible for discharge as the details ensure that the scheme has storage points and collection points to ensure that the bins on site are not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Officer Recommendations: Phase 4

Condition 6 Construction Environmental Management Plan – Discharge Phase 4

Condition 10 Public Transport Strategy – Discharge Phase 4

Condition 26 Waste & Recycling – Discharge Phase 4

Note: All roads where bin collection points are approved subject to the roads being adopted. BCP1 & BC2 locations are not on an adopted road, however this is acceptable subject to the road being to a highway adoptable standard.