

Hinckley & Bosworth Borough Council

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

CONDITION DISCHARGED

Name and Address of Applicant

Aldi Stores Limited
C/o Agent

Name and Address of Agent (if any)

Mrs Emily Davies
Avison Young
11 York Street
Manchester
M2 2AW

Part I - Particulars of Application

Planning Reference: 25/01053/DISCON

Application Site: Land NE Of ALDI Distribution Centre, Wood Road, Nailstone, Leicestershire

Proposal: Application to discharge condition 7 (Landscaping) attached to planning permission 25/00060/FUL

Part II – Summary of Decision**CONDITION 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 condition:

Condition 7 (Landscaping)

- C7 – Application Form;
- C7 – Cover Letter;
- C7 - Habitat Management and Monitoring Plan
- C7 - Proposed Site Plan, Drg No. LE42_12_0002 Rev G;
- C7 - Proposed Site Elevations, Drg No. LE42_12_0004 Rev B;
- C7 - Proposed Boundary Fencing Details, Drg No. LE42_12_0006 Rev A;
- C7 - Site Access from Wood Road (B585) Junction Visibility, Drg No. P25-2015 PEG XX XX DR C-101-CO.

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

C. Brown.

Date: 26th August 2026

Christopher Brown MRTPI
Head of Planning

Part II – Summary of Decision**Condition 7 (Landscaping):**

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

'The development hereby permitted shall not be brought into use until a scheme of hard and soft landscaping works, including boundary treatments, for the site including an implementation scheme, has been submitted to, and approved in writing, by the Local Planning Authority. The proposed boundary treatment, including the proposed palisade fencing shall be finished in 6009 Fir Green or similar that shall first be approved by the Local Planning Authority.'

The scheme shall be carried out in full accordance with the approved landscaping scheme in the first planting and seeding seasons following the occupation of the development or completion of the development, whichever is sooner.

The soft landscaping scheme shall 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.

Reason: *To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Plan Document (2016).'*

Assessor:

Sophie Iliffe – Planning Officer

Assessment:

To the south-eastern main access (adjacent to Wood Road) and to the secondary western access would sit a 1.20-metre-high field gate (elevations which have been provided), with an existing 1.20-metre-high post and rail fence to the south-eastern and western boundaries as to assimilate with the sites open countryside location. An existing 2.40-metre-high palisade fence would further line the northern boundary and would surround the substation and associated infrastructure finished in 6009 Fir Green to soften their appearance.

The native hedgerow to the south-eastern and northern boundaries would be enhanced with new rural broadleaved trees and a native hedgerow would be planted to the western boundary. Within the site 6 new rural broadleaved trees would be planted upon newly created neutral grassland. An implementation programme has been provided for the proposed planting alongside the schedules of plants, noting species, plant sizes and proposed numbers/densities which are satisfactory.

Overall, the Council are satisfied that the supporting documents satisfy the requirements of the condition. The proposal will therefore have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)