

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

Karl Maughan
Stronghold Homes
C/O Agent

Name and Address of Agent (if any)

Mrs Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Part I – Particulars of Application

Planning Reference: 25/00559/DISCON
Application Site: Factory Units, 23 Wood Street, Hinckley, Leicestershire, LE10 1JQ
Proposal: Application to discharge C7 (levels) C8 (CTMP) C14 (full cycling) C15 (outline cycling) C18 (PROW) C19 (SUDS) C20 (surface water during construction) C21 (SUDS maintenance) C25 (Land contamination) C28 (full CEMP) C29 (outline CEMP) C31 (Full Building for Healthy Life) C35 (full waste) C36, (outline waste) attached to planning permission 22/00695/HYB

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 7 (Levels)

- 24-21614 0-500P1 Drainage Layout

Condition 8 (CTMP)

- Amended Construction Environmental Management Plan received 06/03/26

Condition 14 (Full- Cycling)

- Site Layout Drg. No. 24/110 04c

Condition 15 (Full- Cycling)

- Site Layout Drg. No. 24/110 04c

Condition 18 (PROW)

- PROW Treatment Scheme and Timetable
- Heras Fencing, Drg. No. 24/110 04b
- Site Diversion Plan- Schedule of Signs Drg. No. 24/110 04b

Condition 19 (SUDS)

- As set out on DWS Drainage Drawing Issue Register

Condition 20 (SUDS Construction)

- As set out on DWS Drainage Drawing Issue Register

Condition 21 (SUDS Maintenance)

- As set out on DWS Drainage Drawing Issue Register

Condition 25 (Land Contamination)

- Ground Investigation Report

Condition 28 (Full- CEMP)

- Amended Construction Environmental Management Plan received 06/03/26

Condition 29 (Outline- CEMP)

- Amended Construction Environmental Management Plan received 06/03/26

Condition 31 (Full- Building for Healthy life)

- Building for Healthy Life Assessment

Condition 35 (Full- Waste)

- Site Layout Drg. No. 24/110 04c

Condition 36 (Outline Waste)

- Site Layout Drg. No. 24/110 04c

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: 26 August 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 7 (Levels):

“No development associated with the OUTLINE element of the consent shall commence until full details of the finished levels, above ordnance datum, of the ground floors of the proposed building in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The details shall be provided in the form of site plans showing sections across the site at regular intervals with the finished floor levels of the proposed buildings and adjoining buildings. The development shall be carried out in accordance with the approved levels.”

Consultee responses:

N/A

Assessment:

The submitted drawing shows that the finished floor levels of the ground floor reflects the existing topography of the area and that the development would have a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8 (CTMP):

“No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.”

Consultee responses:

LCC Highways- No objections following amendments

Assessment:

Following amendments to the CTMP and confirmation of the scale of vehicle utilising the site the LHA have removed their objection to the discharge of this condition.

The submitted CTMP demonstrates wheel cleansing, vehicle parking and the relevant timetables alongside the management of deliveries and as a whole ensures that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14 (Full- Cycling):

“The development associated with the FULL element of this consent shall not be occupied until such time as secure (and under cover) cycle parking has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.”

Consultee responses:

LCC Highways- No objection

Assessment:

The submitted drawing shows a cycle store location within the site which is secure and undercover and no objections have been raised by the LHA. The proposals are satisfactory to promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework.

Condition 15 (Outline- Cycling):

“The development associated with the OUTLINE element of this consent shall not be occupied until such time as secure (and under cover) cycle parking has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.”

Consultee responses:

LCC Highways- No objection

Assessment:

The submitted drawing shows a cycle store location within the site which is secure and undercover and no objections have been raised by the LHA. The proposals are satisfactory to promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework.

Condition 18 (PROW):

“No development associated with the OUTLINE element of this consent shall take place until a scheme and timetable for delivery for the treatment of Public Right of Way V8 has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction (including any arrangements for a temporary diversion) fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the approved scheme and timetable.”

Consultee responses:

LCC Highways- No objection

Assessment:

The submitted drawings clearly address all the requirements of the conditions, the LHA is satisfied that the submitted details protect and enhance Public Rights of Way and access in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework.

Condition 19 (SUDS):

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

Condition 20 (SUDS Construction):

“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. The construction of the development must be carried out in accordance with these approved details.”

Condition 21 (SUDS 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:

LCC Drainage/Lead Local Flood Authority- No objections following amendments
HBBC Drainage Officer- Recommends discharge of planning conditions

Assessment:

Several iterations and additional information has been submitted to the LPA during the course of the application. Following the latest revisions which detailed the impermeable area attributed to each drainage asset and a section of the perforated pipe and gravel trench in relation to condition 19 the LLFA have confirmed that the application documents are sufficient to discharge conditions 19, 20 and 21.

The submitted details therefore ensure that the proposal would prevent any increase in flood risk, maintain the existing surface water runoff quality, prevent damage to the water management systems and ensures a suitable maintenance regime over the long term in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 25 (Land Contamination):

“No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing 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.”

Consultee responses:

HBBC Pollution: The remediation options are satisfactory. An option should be chosen and carried out. Verification of all works being carried out should be reported as per condition 27. The condition can be discharged

Assessment:

As advised by the Environmental Health officer the details and remediation options submitted are satisfactory to allow the condition to be discharged in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 28 (Full- CEMP):

“Prior to commencement of development to which the FULL planning permission relates 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.

Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:30

Saturday 09:00 - 14:00

No working on Sundays and Bank Holidays”

Condition 29 (Outline- CEMP):

“Prior to commencement of development to which the OUTLINE planning permission relates 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.

Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:30

Saturday 09:00 - 14:00

No working on Sundays and Bank Holidays”

Consultee responses:

HBBC Environment Team, LCC Ecology- No objection to amended CEMP

Assessment:

Amendments have been made on request during the course of the application securing additional tree protection measure and amended operating hours, dust limits and noise limits during construction leading to no objections to the discharge of the above conditions from the relevant consultees. The amended CEMP therefore ensures that disruption to neighbouring residents will be minimised during construction in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 31 (Full- Building for Healthy Life):

“Prior to commencement of development to which the FULL planning permission relates a Building for Healthy Life Assessment of the proposal shall be submitted to and approved in writing by the Local Planning Authority.”

Consultee responses:

N/A

Assessment:

The Building for Healthy Life Assessment has been reviewed and is judged to be acceptable in this specific site circumstance acknowledging the constrained nature of the proposal and site.

Condition 35 (Full-Waste):

“No development to which the FULL planning permission relates shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing 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.”

Condition 36 (Outline-Waste):

“No development to which the OUTLINE planning permission relates shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing 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.”

Consultee responses:

N/A

Assessment:

Whilst comments have not been provided from the Council's waste team, the submitted site plan shows sufficient and secure waste storage within close proximity to the public highway to ensure the bin storage on site is 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).
