

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Discharged

Mr T Knapp
C/o Mr George Burton
GB a&e Ltd
The Shambles, 27 Brookside
Stretton on Dunsmore
Rugby
CV23 9NH

Details of Application:

Application Ref: 23/00454/DISCON
Proposal: Application to discharge conditions 3 (Land contamination), 5 (Waste and Recycling), 10 (Drainage Scheme), 12 (Construction Traffic Management Plan), 13 (Electric Vehicle Charging), 14 (materials), 15 (Landscaping), 17 (Levels) of planning application 23/00515/CONDIT
Location: Land Rear Of 125 - 131 Lutterworth Road Burbage

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 3

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.

Received 14 August 2023

C3 Final Report (Testing Results) 23-26457-1 14 August 2023

C3 Final Report 23-26457-1 14 August 2023

Condition 5

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site, which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 10

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 12

No development shall commence on the site until 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.

Received 26 July 2023

C12 CMP Rev A

Condition 14

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 9 May 2023

C14 Schedule of Materials

Condition 15

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. 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.

Received 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

Condition 17

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

Received 26 July 2023

C5, C10, C13, C15 & C17 Site Layout Plan Rev B

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.



Date : 23 August 2023

Christopher Brown MRTPI
Head of Planning