

# Hinckley & Bosworth Borough Council

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

### DoC Decision Notice Conditions Discharged

Andrew Cartwright  
C/o Zoe Massey  
Hayward Architects Ltd  
19 Station Road  
Hinckley  
LE10 1AW

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#### Details of Application:

Application Ref: 23/01157/DISCON

Proposal: Application to discharge conditions 3 (Tree and Hedgerow Protection), 4 (Surface Water Drainage), 5 (Surface Water Long-term Maintenance), 6 (Hard and soft landscaping), 7 (Landscape Management and Maintenance), 8 (Boundary Treatments), 10 (Materials), 18 (Waste and Recycling) and 19 (CEMP) attached to planning permission 23/01150/CONDIT

Location: Land West Of Main Street Main Street Norton Juxta

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

#### Condition 3

Notwithstanding with Tree Protection Plan 11378 TCP 01, before any development is commenced on site, including site works of any description, a Tree and Hedgerow Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and maintained as such at all times for the duration of the construction phase.

#### Received 13 February 2024

#### C3 Tree Protection Plan Drg No, 11378 TPP 01 Rev A

#### Condition 4

No development shall commence on site until surface water drainage details, incorporating sustainable drainage principles (SuDS) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

#### Received 1 December 2023

#### C4 & C5 Maintenance Schedule

C4 Attenuation Basin - 1 in 100-year storm plus 40percent for climate change

C4 Cellular Attenuation 1 in 100-year storm plus 40percent for climate change

#### Received 28 March 2024

C4 Road Layout & External Works Levels 82326 - 110 P9

C4 Proposed Drainage Layout 82326 - 102 P4

C4 Manhole & Pipe Schedule 82326 - 103 P4

**C4 Attenuation Pond Volume Estimate Site 3 D 2326 - 106 P2**  
**C4 Full Network Calculations + 40% CC 82326**  
**C4 Full Network with Urban Creep + 40% CC 82326**  
**C4 Full Network Calculations 82326**  
**C4 Full Network Calculations with Urban Creep 82326**

Condition 5

Prior to first occupation of any of the dwellings hereby permitted, full details in relation to the long term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the Local Planning Authority. The system shall subsequently be maintained in accordance with the approved details at all times thereafter.

**Received 1 December 2023**  
**C4 & C5 Maintenance Schedule**

Condition 6

No development shall take place on site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours
- ii. hard surfacing materials
- iii. retained trees and hedgerows
- iv. planting plans
- v. written specifications
- vi. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- vii. implementation programme.

The landscaping scheme shall be carried out in accordance with the approved details and shall thereafter be managed and maintained in accordance with the Landscape Management and Maintenance Plan to be approved under condition 8 of this planning permission at all times thereafter.

**Received 1 December 2023**  
**C6 Preliminary Landscape Proposals Drg No. 1970\_044\_PL01 Rev A**  
**C6 Hard Landscape Proposal**

Condition 7

Prior to the first occupation of any of the dwellings hereby permitted, a landscape management and maintenance plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The management and maintenance of the public open space hereby permitted shall thereafter be carried out in accordance with the approved details.

**Received 1 December 2023**  
**C7 Landscape & Habitat Management Plan**

Condition 8

No development above floor plate level shall commence on site until such time as full details of all boundary treatments including walls, fencing and hedgerows have been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented and thereafter maintained in accordance with the approved details prior to the first occupation of each of the dwellings hereby permitted.

**Received 7 February 2024**

**C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d**

**Condition 10**

No development above foundation level of any of the dwellings hereby permitted shall take place until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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 7 February 2024**

**C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d**

**Condition 18**

No development shall take place until a scheme that makes provision for waste and recycling storage and collection across the site 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. The approved scheme shall be implemented prior to first occupation of the development.

**Received 7 February 2024**

**C8 & C10 & C18 Materials and Boundaries Treatments (including waste & recycling) - Drg No. 21 132 47d**

**Condition 19**

Prior to commencement of development 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.

**Received 15 December 2023**

**C19 Construction Environmental Management Plan**

**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: 19 April 2024