

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00611/DISCON
Applicant: Mr Keith Whitehead
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Phase 4 - Application to discharge conditions 17 (Bat Boxes) 19 (Ecology – Re-assessment) and 20 (Ecology Mitigation Re-assessment) from planning application 15/00188/OUT (23/00574/REM)

Conditions and supporting details submitted to apply for the conditions to be discharged for Phase 7 of the overall development site:

Condition 17

No development shall commence, in any phase, unless and, until such time as a scheme identifying the provision of bat boxes on properties adjacent to wildlife corridors of hedgerow or watercourse for that phase is submitted to and agreed in writing by the local planning authority. The development, shall be carried out in accordance with the approved scheme.

Received 19 June 2024

C17, C18, C19 Ecology Report – June 2024 (Phase 4)

Condition 19

No development shall commence, in any phase, unless and until a schedule of re-survey and/or re-assessment of ecological plans and assessment for that phase is submitted to and agreed in writing by the Local Planning Authority.

Received 19 June 2024

C17, C18, C19 Ecology Report – June 2024 (Phase 4)

Condition 20

No development shall commence, in any phase, unless and until the re-survey and/or re-assessment of ecological plans and assessment as identified in condition 19 is submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved survey/assessments and any identified mitigation measures.

Received 19 June 2024

C17, C18, C19 Ecology Report – June 2024 (Phase 4)

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition 17

The updated ecological report for Phase 4, 23/00574/REM, of the development identifies 10 new integrated bat boxes to be installed on the elevations between 3 & 6 metres in height and will be customised to be discreet. They are to be located in potential commuting routes and surrounding habitats for bats to enable the provision of roosting opportunities. The updated report has identified satisfactory mitigation measures to LCC Ecology which when implemented will ensure that the development does not have a detrimental impact upon a protected species in accordance with DM6 of the Site Allocations and Development Management Policies (2016) and with the NPPF (Dec 2023)

Condition 19

An updated Ecology Report has been provided which is required to re-assess the development for Phase 4 23/00574/REM due to the timescale between each phase of the whole development. This condition requires the mitigation measures and the report not only provides the re-assessed site but also the required mitigation. The report has been reviewed by LCC Ecology and they have advised that the proposed mitigation in the re-assessment will ensure that any impact upon protected species on site are identified and mitigated accordingly in accordance with DM6 of the Site Allocations and Development Management Policies (2016) and with the NPPF (Dec 2023).

Condition 20

An updated Ecology Report has been provided which is required to re-assess the development for Phase 4 23/00574/REM due to the timescale between each phase of the whole development. This condition requires the mitigation measures and the report not only provides the re-assessed site but also the required mitigation. The report has been reviewed by LCC Ecology and they have advised that the proposed mitigation in the re-assessment will ensure that any impact upon protected species on site are identified and mitigated accordingly in accordance with DM6 of the Site Allocations and Development Management Policies (2016) and with the NPPF (Dec 2023).

Officer Recommendations:

Condition 17 Bat Boxes – Discharge (Phase 4)

Condition 19 Ecology Re-Assessment – Discharge (Phase 4)

Condition 20 Ecology Mitigation Re-Assessment – Discharge (Phase 4)