Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

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Your Ref:
Our Ref: 10/00847/FUL
Date: 20 May 2013

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Joe Player
Maber Associates Ltd
Suite 3a, 24 De Montfort Street
Leicester
LE1 7GB

Dear Mr Player

RE: Flude House, Rugby Road, Hinckley
Planning Permission: 11/00847/FUL

Listed below is the current situation in respect of the conditions relating to the commercial aspect of development.

REFERENCE: 11/00847/FUL

Condition No	Requirement	Details submitted	LPA response
Condition 3 – Commercial Phase only	Schedule of Materials	1. Render above finished floor level - Permarock white with lightness factor of 90. 2. Render below finished floor level - Permarock dark grey RAL number 7016. 3. Timber cedar cladding by Russwood type RW006. 4. Composite panel by Kingspan RAL number 7016. 5. Pitched roofs Kalzip system RAL number 6034. 6. Roof fascia and soffit RAL number 6034. 7. Flat roofs (single ply membrane) colour slate grey. 8. Curtain walling and windows to RAL number 7016. 9. Aluminium coping to be pressed metal coated to RAL number 7016. 10. Glazing to curtain wall as follows; a) General windows to be clear b) Look-a-like double	Details **acceptable**.

		glazed panels - RAL 5024 where floor levels occur c) Look-a-like double glazed panels - RAL 5014 in the remaining location as indicated on the approved planning drawings.	
Condition 4 – Commercial Phase only	Full details of both hard and soft landscape works for the relevant phase of development.	Proposed Site Layout at Ground Floor Level, Dwg. No. MRP/0750/ppsd/10R **Further details received 26.01.2012** Hard Landscape Proposal, Dwg. No. Bir.3260_10B Soft Landscape Proposal, Dwg. No. Bir.3260_09B **Amended plans received 13.11.2012 and 14.11.2012** Hard & Soft Landscaping, Drg. No. 2018(90)02B Remote Car Park, Dwg. No. 2018(90)04 Existing Boundary Wall Treatment, Dwg. No. 2018(90)03 External Works, Dwg. No. 2018(90)01C Marshalls Keyblok Paving Marshalls La Linia Paving Marshalls Saxon Paving	Full landscaping plan requested, 11.01.2012 Response from Green Spaces, 26.03.2012, details acceptable. Response from Green Spaces, 26.03.2012. Concerned by the planting of Norway Maples (*Acer platanoides*) in the car park shown in View 2. These are fast growing trees with a rounded habit and tend to grow up to 20 metres plus. It is recommended that these are substituted with Carpinus betulus 'Frans Fontaine' and Corylus colurna. Response from Green Spaces, 23.11.2012, details **acceptable**.
Condition 6 – Commercial Phase only	Drainage plans for the disposal of surface water and an assessment of the hydrological and hydro-geological context of the development.	Proposed Site Drainage, Drg. No. C5424-101 Rev T0 Existing Site Layout, Drg. No. C5424-102 Rev T0	Following consultation with Environment Agency, 29.03.2012, the details are considered **acceptable**. The scheme shall subsequently be implemented in accordance with the approved details before the relevant phase of the development is brought into use.

Condition 9 – Commercial Phase only	Verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for the phase.	Email correspondence between Mr Anelay and John Hallam providing statement on the current situation regarding ground contamination. **Further details received 30.01.2012** Geodyne Report dated 28.06.2011. Topsoil Analysis Report: Meriden, West Midlands Topsoil – June 2012 Topsoil Analysis Report: Meridian, West Midlands Topsoil – February 2013	Response from Environment Agency, 02.02.2012, details are **acceptable**. Response from Environmental Health, 13.01.2012 – The email refers to a report dated 28.06.2011. Please supply a copy of this report. Response from Environmental Health, 16.02.2012, details are **acceptable** to allow development to commence. The condition can not be discharged until final verification reports are received post development. Following consultation with Environmental Health, 08.05.2013, the details are acceptable to fully **discharge** the condition.
Condition 16	Scheme for ventilation of the commercial premises.	Ventilation Scheme – Maintenance & Management Statement, prepared by M&E Consultants. Further details received 30.01.2012 Drawing Nos. M/6154/001 C; M/6154/002 C; M/6154/003 C; M/6154/004 B **Further details received 13.11.2012** Ground Floor Mechanical Ventilation Services 1st Floor Mechanical Ventilation Services 2nd Floor Mechanical Ventilation Services	Response from Environmental Health, 13.01.2012 – The email refers to the following documents. Please supply a copy of these documents: Drawing Numbers – M/6154/001 C; M/6154/002 C; M/6154/003 C; M/6154/004 B Response from Environmental Health, 16.02.2012, the details submitted are currently unacceptable. The information submitted should contain the specifications' of the ventilation system including noise info and predictions at nearest sensitive receptors. Response from Environmental Health, 20.11.2012, details **acceptable**.

		3rd Floor Mechanical Ventilation Services 4th Floor Mechanical Ventilation Services Acoustic Report, Job No. 1937/A Ventilation Scheme, Maintenance and Management Statement External Lighting Elevations External Services Layout, Dwg. No. 1042/E/22A	
Condition 17	Submission of a revised drawing showing the provision of a ghost island junction on Hawley Road.	Access Arrangements: Stage 1 Road Safety Audit, December 2010 Access Arrangements: Stage 1 Road Safety Audit Designers' Response, December 2010 Further details received, 26.01.2012 Agent awaiting response from highways consultant **Further details received 08.02.2012** Site Layout Including Adoption Limit, drawing no. MRPFLUDE.1/01 Rev F. Access Option 2 – Swept-Path Analysis, drawing no. MBTK101210-3 Site inspection carried out 08.05.2013	Response from LCC Highways, 11.01.2012 – No drawing showing this detail has been submitted. Further information requested 11.01.2012. No response Following consultation with LCC Highways the details are considered **acceptable** to discharge the condition. You should be aware that although the details are acceptable to satisfy the planning condition they are not of a standard required for a S278 submission. Furthermore until a S278 Agreement is signed and a bond is in place no works shall take place on the public highway. The works have been completed to the satisfaction of the Highway Authority. The condition is fully **discharged**.
Condition 18	Highway works to provide ghost island on Hawley Road to be completed.	Access Arrangements: Stage 1 Road Safety Audit, December 2010 Access Arrangements:	Condition requires highway works to be completed to the satisfaction of the Highway Authority prior to first occupation of the commercial development.

		Stage 1 Road Safety Audit Designers' Response, December 2010 Site inspection carried out 08.05.2013	Please confirm the works are complete at your earliest convenience. The works have been completed to the satisfaction of the Highway Authority. The condition is fully **discharged**.
Condition 19	Highway works to provide 6m kerbed radii of the junction of Willowbank Road/Rugby Road to be completed.	Confirmation from LCC Highways dated 13.01.2012, highway works are complete.	Following consultation with LCC Highways the details are considered **acceptable**.
Condition 26	Turning facilities shall be provided within the site.	Site inspection carried out 08.05.2013	The works have been completed to the satisfaction of the Highway Authority. The condition is fully discharged.
Condition 32	Details of a Green Commuter Plan containing a travel to work, car use and car parking management strategy	Hinckley Hub Travel Plan, October 2012 received 05.04.2013.	Following consultation with LCC Highways the details are considered **acceptable**.
Condition 34	Car park provision shall be made available within the site.	No details submitted	For information only. Written confirmation from the LPA is not required, the condition requires compliance prior to first occupation.
Condition 35	Cycle parking provision shall be supplied.	No details submitted Site inspection carried out 08.05.2013 - materials are on site - car park cycle store, works commenced to provide store – hoops to be provided by 10.05.2013 - Rugby Road cycle store, to be completed by 15.05.2013 Site inspection carried out 17.05.2013.	Condition requires cycle parking provision to be made to the satisfaction of the LPA prior to first occupation of the commercial development. Please confirm the provision has been supplied at your earliest convenience. The condition can be fully discharged once all cycle parking provision is fully provided. All cycle parking provision has been fully provided. The condition is fully **discharged**.

Condition 36	Access drives to the commercial development and any turning space shall be surfaced with tarmacadum, concrete or similar hard bound material.	No details submitted	For information only. Written confirmation from the LPA is not required, the condition requires compliance prior to first occupation.
Condition 37	2.0m by 2.0m pedestrian visibility splays to be provided on the highway boundary on both sides of all accesses.	No details submitted	For information only. Written confirmation from the LPA is not required, the condition requires compliance prior to first occupation.

All pre-commencement and pre-occupation conditions are hereby approved. All other conditions should be complied with in full.

I hope that this information is of assistance to you.

Yours sincerely



Rob Morgan
Compliance and Monitoring Planning Officer