

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mr K Maughan
C/o Miss Jane Tillotson
Hayward Architects
Station Rd
Hinckley
LE10 1AW

Details of Application:

Application Ref: 23/00775/DISCON
Proposal: Application to discharge C4 (Drainage) C5 (Materials) C8 (Archaeology) attached to planning permission 21/00607/FUL
Location: Land West Of Breach Lane Earl Shilton

The details submitted have been considered by the Local Planning Authority and Conditions 5 & 8 have been **DISCHARGED** & Condition 4 remains **UN-DISCHARGED**, these are categorised below:

UN-DISCHARGED CONDITION

The details submitted for condition4 are unacceptable to the Local Planning Authority and the condition remains **UN-DISCHARGED**.

Condition 4

No development shall commence until surface water drainage details, incorporating sustainable drainage principles (SuDS) and plans for the disposal of foul sewage have been submitted to and approved by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 20 September 2023

C4 Drainage Calculation

Received 8 August 2023

C4 Proposed Drainage Layout Drg No. 101 Rev P2

Reason:

The Local Planning Authority have been advised that full drainage calculations are required to be submitted to support the drainage scheme to demonstrate its adequacy to ensure that possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraph 108 and 110 of the National Planning Policy Framework (2021) is minimised as much as possible.

DISCHARGED CONDITIONS

The details submitted with conditions 5 & 8 are acceptable to the Local Planning Authority and the conditions are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 5

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 11 September 2023

C5 Materials Proposed House Type F - Drg No. 22-61-PL07 A

C5 Materials Proposed House Type A - Drg No. 22-61-PL02 A

C5 Materials Proposed House Type B - Drg No. 22-61-PL03 A

C5 Materials Proposed House Type C - Drg No. 22-61-PL04 A

Condition 8

No demolition/development shall take place/commence until archaeological works are completed in accordance with a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI
- No development shall take place other than in accordance with the Written Scheme of Investigation approved through condition.

C8 Archaeological Report Submitted 17 August 2023

Important Notes to applicant:

Where conditions re-main UN-DISCHARGED these can either be appealed or a new application submitted with full drainage calculations as requested which will address the reasons why the condition remains undischarged.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date: 17 October 2023