

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00916/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South Of Markfield Road Ratby

Application to discharge conditions 8 (Surface Water Management Plan - during construction), 12 (Construction Environmental Management Plan), 16 (Construction Traffic Management Plan) attached to planning permission 22/00648/OUT

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 8

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

C8 Surface Water Management Plan Rev O – Received 30 September 2024

Condition 12

Prior to commencement of development, a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. 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. The agreed details shall be implemented throughout the course of the development.

C12 Construction Environmental Management Plan - REV 1 – Received 29 October 2024

Condition 13

Site preparation and construction shall be limited to the following hours.

Monday - Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No working on Sundays and Bank Holidays

Condition 13 was included in the application, but the condition is not required to be discharged, it is to be adhered to

Condition 16

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, 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 30 September 2024

C16 - Delivery Routing Plan - Drg No. LAG-0059-DRP-01

C16 Construction Management Plan - Drg No. LAG-0059-CMP-01

C16 Construction Management Plan Notes - Drg. No LAG-0059-CMP-02

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer
Environmental Services Officer
LCC Highways

Conclusion / Summary:

Condition 8

A construction management plan for the surface water drainage during the construction has been provided to support the discharge of Condition 8 and assessed by the LLFA and the councils Drainage Officer. The plan provides a site-specific plan for the management of surface water which will be implemented to mitigate the risk of pollution to the wider water environment. With the attenuation basin being constructed first with further drainage works progressing up stream from here. The basin will be used for the control of sedimentation and water quality purposes. Straw bales and silt screens are also to be utilised. The details provided demonstrate that a quality site specific strategy is provided to help reduce an increase in flood risk, and being able to maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016.

Condition 12

The Construction Management Plan for the Environment has been assessed by Environmental Services and Ecology who asked for the condition. The details within outline the companies' officers roles and responsibilities for the site and how they propose to manage and monitor the site. It addresses how noise, dust, pollution will be dealt with along with how they propose to communicate to local residents and furthermore how they propose to mitigate any impact from an ecology perspective. The details provided satisfactorily demonstrate no adverse impacts from development will be mitigated and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016.

Note: The Local Highway Authority although did not ask for Condition 12 have objected on the grounds that it does not mention how they propose to deal with the public right of way during construction. The LPA are of the opinion that these details are secured via Condition 19 which the LHA requested. A revised CEMP was submitted that does refer to Condition 19 and it to be dealt with under that condition.

Condition 13

The hours of work are to be adhered to to ensure the protect residential amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

The condition however is not required to be discharged but to be adhered to.

Condition 16

A Construction Traffic Management Plan together with 2 routing plans details how the developer will provide ancillary facilities on site for the workforce and sufficient parking on site so parking on residential areas is avoided. There will be a wheel wash in place to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users. The routing plans will help visitors to the site with either materials or visiting to avoid using unsatisfactory roads and that sufficient parking is on site so that workers can park so on street parking does not become an issue. The details are sufficient

for the LPA to discharge the condition as they accord with Policies DM10 and DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Officer Recommendations:

Condition 8 Surface Water Drainage during Construction – Discharge
Condition 12 Construction Environmental Management Plan - Discharge
Condition 13 Working Hours – To be adhered to not discharged
Condition 16 Construction Traffic Management Plan – Discharge