

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00547/DISCON
Applicant: Mr Mitesh Rathod
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Application to discharge conditions 5 (Surface Water Drainage) and Condition 9 (Sustainability measures) attached to planning permission 22/01091/REM (Phase 8)

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

Condition 5

No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

C5 & C9 Proposed External Works Drg No. HIN02-03-020-02 Rev D – Received 3 June 2025

Condition 9

Notwithstanding the submitted application documentation, prior to the commencement of above ground level, details of the sustainability measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details.

C9 Hinckley Renewable Plan – Received 29 August 2025

C5 & C9 Proposed External Works Drg No. HIN02-03-020-02 Rev D – Received 3 June 2025

Consultees / Assessed by:

LCC Highways
HBBC Drainage Officer
LLFA

Conclusion / Summary:

Condition 5

Proposed external works plan HINC02_03_020_02 Ref D details the drainage strategy for the site. The drainage strategy is to be approved under the outline permission for each of the phases, and Condition 5 on the reserved matters decision notice specifically relates to surface water entering the highway. Leicestershire County Council Highways have assessed the details as to their acceptability and they are satisfied that the drainage scheme incorporates satisfactory measures which will help to reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with policy DM7 of the SADMP.

Condition 9

Renewable plan HINRENEW Rev A details solar photovoltaic panels to each plot on, with electrical vehicle charging points to garages and post charging points to driveways of plots without garages on Phase 8. The solar panels and electrical vehicle charging points

satisfactorily demonstrate how the development has incorporated sustainable design features to accord which accord with Policy DM10 of the SADMP.

The reserved matters submission detailed a fabric first approach and the scheme incorporates cycle parking which in combination with the above is acceptable.

Officer Recommendations:

Condition 5 Drainage onto Highway – Discharge

Condition 9 Sustainability Measures - Discharge