

Hinckley & Bosworth Borough Council

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

DoC Split Decision Notice Discharge of Conditions

Mr Liam Edwards
MyPad Group Ltd
The Quadrant
Nuart Road
Beeston
NG9 2NH

Details of Application:

Application Ref: 24/00829/DISCON
Proposal: Application to discharge planning conditions 8 (Levels), 11 (Tree Protection Plan), 13 (Waste management), 14 (Land Contamination), 17 (Construction Environmental Management Plan), 18 (Construction Transport Management Plan), 24 (Ecology Management Plan), 25 (Badger Survey), 26 (Badger mitigation), 28 (Construction Surface Water Management Plan), 30 (Infiltration Testing) from planning application 21/00096/OUT
Location: Land North Barton Road Osbaston

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED** or **PARTIALLY DISCHARGED** these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support condition 14 are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** to enable works to commence;

Condition 14

Notwithstanding the recommendations within the Phase I Site Appraisal carried out by GRM reference P9075 dated September 2019, no development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

C14 & C30 Phase II Geo Environmental Assessment - Received 2 September 2024

C14 Gas Addendum Letter - Received 2 September 2024

C14 Ground Investigation To Assist With Vibro Foundation Letter

C14 108404_GP-1-Product-Data-Sheet_v5. – Received 29 November 2025

C14 108404-GP-1-NBS-Specification-Sheet_v2 – Received 29 October 2024

C14 GP1-BBA-Certificate-202

Received 25 October 2025

C14 & C17 SD506 - Level Access Threshold – Spantherm

C14 & C17 SD507 - Party Wall Floor Junction (MyPad)
C14 & C17 SD508 - Ground Threshold Detail (MyPad)
C14 & C17 SD509 - Ground Floor to Wall Detail (MyPad)

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

Condition 8

No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 10 November 2024

C8 Engineering Layout (dwg. E279-00-92B)

Received 1 April 2025

TOPOGRAPHICAL SURVEY, C8 - Drg No: 54250/03

Topographical Drg No: 25212-25-01 (C8) (Showing Gregory Road Bungalows)

Condition 11

During the construction period, the existing trees and hedgerows to be retained (as identified in the Tree Retention Plan 9171-T-02 Rev A, Page 21 of the Arboricultural Assessment, FPCR, December 2020, received 26/1/21), shall be protected in accordance with a Tree Protection Plan that has been submitted to and approved in writing by the Local Planning Authority. The protection measures/barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and shall be maintained until all equipment machinery and surplus material has been removed from the site. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Received 27 March 2025

C11, C17 & C18 CMP (Includes tree protection) N22.020_ENG250 Rev I

Received 30 January 2025

C11 Arboricultural Assessment – Received 2 September 2025

Condition 13

No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.

Received 27 March 2025

C13 22025-70-009_P2 Proposed Bin Storage and Collection Strategy.

Condition 17

a) 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.

b) The agreed details shall be implemented throughout the course of the development.

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

Received 27 March 2025

C11, C17 & C18 CMP (Includes tree protection) N22.020_ENG250 Rev I

Condition 18

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details 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 27 March 2025

C11, C17 & C18 CMP - (includes tree protection) N22.020_ENG250 Rev I

Condition 24

An Ecological Management Plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted with any reserved matters application. The management plan shall be in accordance with the Ecological Appraisal (FPCR, December 2020, received 26/1/21) and include provision of bird & bat boxes, and details of the proposed planting which must consist of locally native species only. The landscape management plan shall be carried out as per the approved details.

Received 2 September 2024

C24 Landscape Ecological Management Plan

Condition 25

No development shall commence until a survey to confirm (or otherwise) the presence of badgers on the site has been submitted to and approved in writing by the Local Planning Authority. If badgers are present, the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

C25 & C26 Badger Survey – Received 2 September 2024

Condition 26

No development shall commence on site unless and until precautionary working methods for badgers during construction, including Heras fencing to be erected along the northern site boundary to prevent access within 20 metres of the known off-site badger sett, are implemented as set out in paragraphs 4.18 and 4.20 of the Ecological Appraisal (FPCR, December 2020, received 26/1/21). The precautionary working methods shall be retained for the duration of the construction period.

25 & C26 Badger Survey – Received 2 September 2024

Condition 28

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.

C28 N22.020_ENG260B Surface water management plan A1 – Received 27 March 2025

Condition 30

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

C14 & C30 Phase II Geo Environmental Assessment Received 2 September 2024

Where conditions have been PARTIALLY DISCHARGED for commencement purposes, verification/validation/final details should be submitted to the Local Planning Authority and the condition applied for to be FULLY DISCHARGED. A new application and fee will be required.

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



Date: 14 May 2025

Christopher Brown MRTPI
Head of Planning