Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Rob Morgan
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Your Ref:
Our Ref: 11/00571/FUL
Date: 2 May 2013

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Robert Duvall
Morris Homes Ltd
Morland House, Altrincham Road
Wilmslow
SK9 5NW

Dear Mr Duvall

RE: Hinckley Club for Young People, Stoke Road, Hinckley
Planning Permission: 11/00571/FUL

I refer to your application for approval of details reserved by condition dated 29 August 2012.

I have received a response relating to the details submitted and I am able to provide you with an updated response.

REFERENCE: 11/00571/FUL

Condition No	Requirement	Details submitted	LPA response
Condition 3	Representative samples of materials	Drawing no. E876/P/MDP 01 Rev G, Materials Displacement Plan	Brick - **acceptable.** Roof tile – **acceptable.**
Condition 4	Proposed site levels and finished floor levels	Drawing no. 10053/103, External Works Layout 1 of 2 Drawing no. 10053/104, External Works Layout 2 of 2	Details **acceptable**.
Condition 5	Details scheme of the external appearance of the feature entrance	Drawing no. E876/P/PL01 Rev L Drawing no. F3-2 Cheshire/Estate Railings	Details **acceptable**.
Condition 6	Full details of hard and soft landscape works	Drawing no. 03702D, Landscape Maintenance Plan 12 Month Maintenance Plan for all planted areas	Following consultation with HBBC Public Spaces, 24.10.2012, the details are **acceptable**.
Condition 9	Details of the routing of construction traffic	Project Environmental Plan for the Mitigation of Environmental Impact During Construction Activities	Response from LCC Highways, 18.02.2013, details **acceptable**.

		Supplier and Contractor Works Delivery Route	
Condition 10	Vehicle wheel cleansing facilities shall be provided within the site	Project Environmental Plan for the Mitigation of Environmental Impact During Construction Activities	Written confirmation from the LPA is not required. The details submitted have been noted.
Condition 15	Scheme for the investigation of any potential land contamination on the site	Site Appraisal ref: GRM/5253/F.1 by GRM Development Solutions	Response from Environmental Health, 25.10.2012, details **unacceptable.** Suspected asbestos containing materials were present in the structures on site. Details should be submitted of the site survey and controlled removal. Post demolition contamination investigation is recommended. Details should be submitted for approval. The report was submitted prior to the completion of the gas survey. A further report detailing the final results of the survey should be submitted for approval. Advice was to be sought from the water company regarding the need to backfill service trenches. Results of this should be submitted for approval. The report recommends the removal of made ground adjacent to WS3 and validation of excavation walls. Validation details should be submitted for approval. Any imported fill materials shall be validated and details of validation should be submitted for approval.
Condition 17	Scheme for protecting the residential units on plots 1, 2, 11, 12, 12a, 14, 15, 16, 17, 18, hereby approved from the noise from the adjacent industrial/commercial premises	Hepworth Acoustics, Noise Mitigation Scheme, Report no. 21195.02v1 received September 2012 Drawing no. F1-2, 2.5m Acoustic Fence Detail Letter Ref: 21195.3v1 from Hepworth Acoustics	Response from Environmental Health, 01.05.2013, details **acceptable**.

		Acoustic Mechanical Ventilation, Sonair by Titon for Plots 14-18	
Condition 19	Detailed drainage scheme	Drawing no. 10053/100 Rev A, Drainage Layout Approval letter from Severn Trent	Response Environmental Health, 24.10.2012, details **acceptable**. Response from Severn Trent Water, 01.11.2012, details **acceptable**. Response from Environment Agency, 15.11.2012, details **unacceptable**; The information requested under the condition items a-f has not been provided. Only drainage drawing 101 Revision B, which covers only half of the site being submitted and this is different from drawing no. 5 revision A. The items listed under this condition, specifically point d will need to be provided to further consider the discharge of this condition.
Condition 20	Scheme to install trapped gullies or a suitable alternative	Drawing no. 10053/101 Rev B, Private Drainage Layout Sheet 1 of 2	Response from Environment Agency 15.11.2012 details **unacceptable**; Drawing no. 101 Revision B does not clarify if trapped gullys are being used in the main on site roads, although locations proposed for gullys are shown.
Condition 21	Scheme showing lighting to the southern boundary of the application	Proposed S38 & 278 Road Lighting & Illuminance Layout, drawing no. 1846-D-01 A	Response Environmental Health, 16.04.2013, details **acceptable**.
Condition 22	Method statement outlining method of working, tree protection plan and tree surgery specifications	Further information to be supplied following discussions with Tree Officer	I am discussing the requirements with our Tree Officer and will update you as soon as possible.

I hope that this information is of assistance to you.

Yours sincerely

Rob Morgan
Compliance and Monitoring Planning Officer