

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00001/DISCON
Applicant: NHS Property Services
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley And District General Hospital Mount Road Hinckley

Application to discharge C3 (WSI) C9 (SUDs) attached to planning permission 23/01203/FUL

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

Condition 3

No development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed mitigation 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.

Received 17 February 2025

C3 MK0134_2 - Hinckley Hospital - archaeological evaluation report (final)

Received 02 January 2025

C3 WSI for Trial Trenching

Condition 9

Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Assessment and Drainage Strategy dated August 2023 has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with these approved details and completed prior to first occupation of the development.

Received 2 January 2025

C9, Proposed Surface Water Calcs – Stage 4

C9, Proposed Over Ground Surface Water Drainage Strategy Drg No.19849-WIE-ZZ-XX-DR-D-93-001 Rev P01

C9 Proposed Drainage Details 1 of 4 Drg No.19849-WIE-ZZ-XX-DR-D-92-006 Rev C03

C9 Proposed Drainage Details 2 of 4 Drg No.19849-WIE-ZZ-XX-DR-D-92-007 Rev C03

C9 Proposed Drainage Details 4 of 4 Drg No.19849-WIE-ZZ-XX-DR-D-92-009 Rev C03

C9 Site Plan Ground Levels, Drg No.18242-WAT-CDC-ZZ-DR-S-950001 Rev C02

Received 10 March 2025

C9 Manhole Schedule 19849-WIE-ZZ-XX-DR-D-92-011-C03 – FW

C9 Drainage Strategy 19849-WIE-ZZ-XX-DR-D-92-001-C06 -

C9 STW Indirect Approval Letter 1125485 (7174040) FW

Received 3 April 2025

C9 Hinckley CDC - Proposed Surface Water Drainage-C07
C9 Manhole Schedule19849-WIE-ZZ-XX-DR-D-92-010-C07 – SW
C9 19849-WIE-ZZ-XX-DR-D-92-001 - Drainage Strategy C07
C9 19849-WIE-ZZ-XX-DR-92-008 - Drainage Details Sheet 3 C04

Consultees / Assessed by:

LCC Archaeology
LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer

Conclusion / Summary:

Condition 3

Condition 3 was partially discharged under application 24/00280/DISCON which approved the Written Scheme of Investigation for the trial trenching to take place. Following the trial trenching being completed a report with the findings was submitted followed by a final report. The trial trenching investigations resulted in no significant archaeological findings and therefore the condition is now eligible to be fully discharged as the final report details that the results have been recorded by way of a post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material which demonstrates to LCC Archaeology that a satisfactory archaeological investigation, recording, dissemination and archiving has taken place in accordance with the requirements of Policies DM11, DM12 and DM13 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

Detailed drainage drawings / documents together with supporting calculations have been submitted to apply for condition 9 to be discharged under approval 23/01203/FUL and assessed by the Councils Drainage Officer and the LLFA. The LLFA also requested details to be submitted to the adjoining site as the drainage scheme is linked to the new CCDC centre under application 23/00851/OUT and 25/00023/DISCON. Following the latest details submitted the LLFA and the Councils Drainage Officer are satisfied that the scheme demonstrates how they will prevent flooding from the development by ensuring it has satisfactory storage and adequate disposal of surface water from the site.

Officer Recommendations:

Condition 3 Archaeology – Discharge
Condition 9 Sustainable Surface Water Drainage Scheme - Discharge