

5th December 2023

Dear Sir/Madam,

Hinckley & District Hospital, Mount Rd Hinckley, LE10 1AG.

NHS Property Services (NHSPS) are submitting an application for a full planning application for enabling works including site access, parking arrangements, drainage and utilities installations for the proposed Community Diagnostic Centre and Endoscopy building (Use Class E(e)).

NHSPS have submitted an outline application for Outline planning application (some matters reserved except for access, scale and layout) for the erection of a Community Diagnostic Centre and Endoscopy building (Use Class E(e)) (Planning application ref. 23/00851/OUT).

NHSPS have submitted a prior notification of proposed demolition to Hinckley & Bosworth Borough Council as per Schedule 2 Part 11 Class B 'Demolition of Buildings' of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). NHSPS have sought confirmation as to whether the prior approval of Hinckley & Bosworth Borough Council is required for the method of the partial demolition of a building (later 1920s/30s extensions) at Hinckley & District Hospital, Mount Rd, Hinckley, LE10 1AG.

The partial demolition of the building (later 1920s/30s extensions) at Hinckley & District Hospital is required to facilitate the proposed enabling works at the site including the site access, parking arrangements, drainage and utilities installations.

It is imperative to advance construction works in light of the overall project programme, to initiate site development and groundwork ahead of finalisation of the detailed design, given the deadlines that we have been set to utilise the CDC funding. This approach is essential to ensure we can spend the CDC funding in adherence to the timeline provided. By commencing early-stage construction activities, we aim to optimise efficiency and streamline the subsequent delivery phases of the project.

Application Documents

This application comprises the following documentation, plans and supporting information:

This application should be read alongside the information provide in the Outline application (Planning application ref. 23/00851/OUT) and the prior approval application submitted on the 29th November 2023.

- Application Form and Certificates
- Appropriate Planning Fee
- This Cover Letter
- Planning Statement
- Design and Access Statement prepared by Design Buro Ref. 1782-DBC-ENBL-XX-RP-A-0021 P05
- Heritage Impact Assessment prepared by Cotswold Archaeology
- Phase 1 Ground Investigation Desktop Study prepared by Waterman Infrastructure & Environment
- Flood Risk Assessment and Drainage Strategy prepared by Waterman Infrastructure & Environment
- Transport Statement prepared by Markides Associates Ltd
- Travel Plan prepared by Markides Associates Ltd
- Transport Note prepared by Markides Associates Ltd
- General Arrangement Plan prepared by Markides Associates
- Road Safety Audit Report prepared by RKS Associates
- External Lighting Strategy prepared by Hoare Lea
- Utilities Statement prepared by Hoare Lea
- Great Crested Newt (GCN) eDNA survey prepared by Geosphere Environmental Limited
- Preliminary Ecological Appraisal prepared by Geosphere Environmental Limited
- Updated Bat Preliminary Roost Assessment and associated nocturnal surveys prepared by CGO Ecology.
- Biodiversity Net Gain Assessment prepared by Geosphere Environmental Limited
- Tree survey and Preliminary Arboricultural Impact Assessment prepared by Geosphere Environmental Limited
- The following Drainage Plans prepared by Waterman Structures Ltd:
 - Site Drainage Ref. 18242-WSL-XX-ZZ-DR-S-920001 P02
 - Siteground Floor Modular Contractor Ref. 18242-WSL-XX-ZZ-DR-S-920002 P02
 - Ground Floor Enabling Works Ref. 18242-WSL-XX-ZZ-DR-S-920003 P02
- The following Drawings prepared by Design Buro:
 - Site Location Plan Ref. 1782-DBC-ENBL-00-DR-A-0010 P02
 - Existing Site Plan Ref. 1782-DBC-ENBL-00-DR-A-0001 P01
 - Proposed Site Plan Ref. 1782-DBC-ENBL-00-DR-A-0100 P05
 - Proposed Site Section ref. 1782-DBC-ENBL-XX-DR-A-0632 P02

- Proposed Bin Store
ref.1782-DBC-ENBL-00-DR-A-0657 P01
- Proposed External Structures ref.1782-DBC-ENBL-00-DR-A-0656 P01

Submission Detail

The application has been submitted via the Planning Portal. A payment sum of £526.00 will be made to the Planning Portal under separate cover.

I trust that the enclosed is in order and look forward to receiving confirmation that the full application has been validated and can be determined in line with the statutory timescales.

Should you require any further information please do not hesitate to contact me directly.

Yours sincerely,

Anna McComb MRTPI | Associate Town Planner