

Our Ref: PL 166/01
Your Ref:
Date : 30th June 2025



Hinckley & Bosworth Borough Council
DEVELOPMENT MANAGEMENT
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Dear Sir

Letter & Attachment by Email

**Re: Planning Reference: Appeal Ref: APP/K2420/W/22/3305662 for Application Ref: 21/00674/FUL
Discharge of Conditions 1 -14**

Change of use from residential to commercial for No.21 Ratby Road, demolition of retaining walls and outbuildings and erection of two dwellings including the formation of new access and car park
Location: 19-21 Ratby Road, Groby, Leicester, LE6 0GF

Please find attached a copy of our documents as indicated on the attached Planning conditions Discharge summary sheet in support of discharging conditions 1 -14 for the above planning reference. We also include some material samples which we will deliver to your offices also.

We trust that the above is satisfactory and would be grateful if you could proceed to discharge these conditions in order that our client may begin work on site.

Should you require anything further please do call me in the first instance on 07779731031.

Yours faithfully

Dipak R Mistry
For DRM Architect

Enc.
Cc Mr Manjeet Hayre & Roland Sala



Planning Conditions Discharge

Planning Ref Title	Demolition of Retaining Walls & Outbuildings. Erection of Two Dwellings, formation of New Access and Carpark
Application Reference	Appeal Ref: APP/K2420/W/22/3305662 for Application Ref: 21/00674/FUL

Conditions	Summary of Conditions to be discharged	Comments and Reference
1.	Development to commence 3 yrs from 16 March 2023	Noted – Client confirms development to commence in July 2025
2.	Carried out to Drawing List of Approved Plans	Noted
3.	Samples & Materials and details of Construction materials to be approved before work	Refer to Materials Information sheet 166-S4-31 (attached) Samples to be provided
4.	Hard & Soft Landscaping Scheme	Refer to Drawing 166-S4-30 (attached)
5.	Existing and Proposed Levels to be approved	Refer to drawings – Survey drawing no. 166-S4-100 DWS drawing no. 24-21616 0200 P3 (attached)
6.	Scheme for Protecting the proposed dwellings from Noise from adjacent commercial operations	Refer to Materials Information sheet 166-S4-31 (attached)
7.	Details of Four Swift nesting boxes to be constructed	Refer to Materials Information sheet 166-S4-31 (attached)
8.	Visibility Splay – access constructed	Refer to DWS drawing no. 24-21616 0300 P1 (attached)
9.	Vehicular visibility splays – construct to Highways recommendations	Refer to DWS drawing no. 24-21616 0300 P1(attached)
10.	Parking and turning circles implemented	Refer to DWS drawing no. 24-21616 0301 P1
11.	Surface water drainage scheme required	Refer to DWS drawing no. 24-21616 0500P2, 0-170P1, 0180P1, 0181P2, 0182P1 (attached)

Planning Conditions Discharge

12.	Waste & Recycling & collection along the site	There is provision for 3no. 240ltr Waste & Recycling Bins to each dwelling. On waste collection days these can be brought to the path at the front of the site for easy accessibility for collection
13.	Gradient no more than 1:20	The Gradient is no more than 1:20 Refer to DWS drawing no. 24-21616 0200 P3 (attached)
14.	No Enlargement, improvement or other alteration to the dwellings will be permitted	Noted