

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00960/DISCON
Applicant: Mr Danyal Bazmi
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land Opposite Spring Acre Lychgate Lane

Application to discharge conditions 13 (Landscape and Ecology Management Plan) and 27 (Internet Connection) from Appeal ref APP/K2420/W/23/33217670 relating to planning application 22/00192/OUT

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

Condition 13

Prior to commencement of development a landscape and ecology management plan shall be submitted to and approved in writing by the local planning authority. The plan shall provide details on the mitigation and management measures Appeal Decision APP/K2420/W/23/3321670 <https://www.gov.uk/planning-inspectorate> 12 required by this development to ensure that the flora and fauna is appropriately considered and protected. The development shall only be carried out in accordance with the approved details and timescales and shall be retained thereafter.

C13 Ecology and Landscape management Plan – Received 14 October 2024

Biodiversity Net Gain Management Plan Received 20 September 2024 in support of Condition 23 under application 24/00819/DISCON

Condition 27

Notwithstanding the details submitted, a strategy for ensuring that each dwelling will feature an internet connection shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of each dwelling and shall be retained thereafter.

C27 Openreach 01M proposal Issue 1 – Received 14 October 2024

Consultees / Assessed by:

LCC Ecology
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 13

A landscape ecology management plan has been submitted to support Condition 13 and assessed by LCC Ecology. The LPA was advised that Condition 23 needed to be discharged prior to condition 13 begin discharged. The LPA advised LCC ecology that Condition 23 was applied for to be discharged on application 24/00819/DISCON. LCC ecology have advised based the Biodiversity Net Gain Management Plan Received 20 September 2024 in support of Condition 23 under application 24/00819/DISCON. Subject to the implementation of this document, the Landscape Environmental Management Plan is acceptable to enable condition 13 to be discharged as the plan demonstrates how flora and fauna is considered during the construction stage and protected.

Condition 27

The developer has engaged with Openreach and a proposal of how the development will be served with internet connection has been provided. The plan demonstrates that each property will have access to fibre network enabling internet connectivity across the site once implemented.

Officer Recommendations:

Condition 13 -LEMP – Discharge

Condition 27 Electronic Communications - Discharge