

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00874/DISCON
Applicant: Ms E Hilton
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 65 Church Walk Shackerstone Nuneaton

Application to discharge C3 (Materials) C4 (Protection of Wildlife) attached to planning permission 22/00582/HOU

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Proposed Elevations Drg No. 21.4003.05 B – Received 5 September 2023

Condition 4

No development shall commence until a survey to confirm (or otherwise) the presence of bats on the site has been submitted to and approved in writing by the Local Planning Authority. If bats are present, the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

Received 5 September 2023

C4 Preliminary Bat Roost Assessment

C4 Phase II Bat Emergence Surveys

Consultees / Assessed by:

LCC Ecology
Conservation Officer

Conclusion / Summary:

Condition 3

The proposed materials are detailed on the elevations drawing submitted in support of Condition 3 and assessed by the Councils Conservation Officer. A red facing brick and a blue clay roof tile to match the construction materials of the existing cottage and timber doors and windows are proposed which in our opinion reflect traditional characteristics and are appropriate to ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

A preliminary and phase II bat surveys have been submitted in support of Condition 4 and assessed by LCC Ecology. The details and written confirmation from the applicants

ecologist BJ Collins has confirmed that the site will be registered under a Bat Low Impact Class License (BLICL) and therefore the condition is eligible for discharge and the details demonstrate how the wildlife species and their habitats that are known to exist on site will be protected to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitat etc) Regulation 1994.

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Wildlife Protection – Discharge