

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00145/DISCON
Applicant: Mrs Amy Gilliver
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land Off Desford Lane Ratby

**Application to discharge condition 7 (Construction Environment Management Plan)
Appeal Decision APP/K2420/W/3330774 relating to planning application 21/01295/OUT**

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

Condition 7

Prior to the commencement of development, a construction environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail how, during site preparation and construction, the impact on neighbouring properties and the environment shall be minimised or mitigated from dust, odour, noise, smoke, light or other sources of pollution. The plan shall also detail how construction traffic will be managed including routing of construction traffic, wheel cleaning and parking. The plan shall detail how such controls will be monitored and shall include a procedure for the investigation of and response to complaints. The construction environmental management plan shall be implemented in accordance with the approved details.

Received 19 February 2025

C7 - Construction Environmental Management Plan - PC/RATBY/CMP_001

Consultees / Assessed by:

LCC Highways
Environmental Services

Conclusion / Summary:

Condition 7

The developer Bellway Homes have submitted a construction environmental management plan to support the discharge of condition 7. The plan provides a routing plan and a set up plan with how they are going to proceed with the development timeline which gives the locations of welfare facilities, onsite parking, wheel wash facilities. The document also includes how they propose to mitigate and minimise noise and excessive dust from the construction works for the protection of nearby residents and how they propose to deal protect the ecological environment and deal with waste from the site. They have provided a complaints procedure which includes contact details. The details within the plan have been assessed by the Councils Environmental Services Officer and the Local Highway Authority. They have found the plan to be adequate to enable the condition to be discharged as it demonstrates what measures they will implement minimise the disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 7 Construction Environmental Management Plan – Discharge