

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00288/DISCON
Applicant: Mr Arkadiusz Kulakowski
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Laurel House 2 Main Street Bagworth

Application to discharge conditions 2 (Heat Pump), 3 (Electric Vehicle Parking) and 4 (Landscaping) of planning application 22/00353/REM

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

Condition 2

No development shall take place above slab level unless and until the design and details of installation of the heat pumps for each property are submitted to and approved in writing by the local planning authority. The details shall include the location, specification, predicted noise levels for each pump and any mitigation measures required. The heat pumps shall be implemented on site in accordance with the approved details.

Received 23 March 2023

**C2 & C3 - Proposed Site Plan_Ground Floor Plan_Rev 03 LHF-ASL-SP-00L-DP-A-006
C2 Heat Pump Brochure – Laurel House Farm Bagworth**

Condition 3

No development shall take place above slab level unless and until a scheme for the installation of electric vehicle charging points is submitted to and approved in writing by the local planning authority. The scheme shall identify the number of units to benefit from electric charging points, together with full detail of the location and fitting of the units. The charging points shall be implemented in accordance with the approved details.

C3 Electric Car Charger - Zappi - V2 - received 4 April 2023

Received 23 March 2023

C2 & C3 - Proposed Site Plan_Ground Floor Plan_Rev 03 LHF-ASL-SP-00L-DP-A-006

Consultees / Assessed by:

Compliance & Monitoring Officer
Environmental Services

Conclusion / Summary:

Condition 2

Heat pump details have been provided and assessed by the Council's Environmental Services Officer. There are no comments other than the condition can be discharge which indicates that the heat pump does not affect the residential amenity is protected in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 3

Detail specification of the EV Chargers has been provided where they propose to install Zappie V2. The proposed Site Plan confirms where the external car charger and the electrical distribution boards are to be located. Once implemented each dwelling will have

an electrical vehicle charging facility which demonstrates that the proposals meet the requirements of Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 112 (e) of the National Planning Policy Framework.

Officer Recommendations:

Condition 2 Heat Pump Specification – Discharge

Condition 3 EV Charging Points – Discharge