

**Delegated Report
Discharge of Conditions**

Planning Ref: 26/00082/DISCON
Applicant: Mr Gabe Knight
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

**Phase 7 - Application to re-discharge C6 (CEMP) attached to planning permission
15/00188/OUT**

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

Condition 6 – Phase 7

No development shall take place within each phase of development, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the overall strategies for:

- a) The means of access and routing for demolition/ ground work and construction traffic
- b) The parking of vehicles of site operatives and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the development
- e) Location of Contractor compound(s)
- f) Wheel washing facilities
- g) Management of surface water run-off including details of any temporary localised flooding management system and a scheme to treat and remove suspended solids from surface water run-off during construction
- h) Temporary highway works
- i) Prevention of impact to existing and proposed residents from dust, odour, noise, smoke, light and land contamination during construction
- j) Details of how the above will be monitored and a procedure for the investigation of complaints.

The approved CEMP shall be adhered to throughout the construction period for that phase of development to which it relates.

C6 CEMP – Received 28/01/2026

Consultees / Assessed by:

Environmental Services
LCC Highways

Conclusion / Summary:

Condition 6

The application seeks to re-discharge the Construction Environmental Management Plan (CEMP) for Phase 7 of the wider development. Phases 1, 2 and 3 are complete, while Phases 4 and 8 are currently under construction. Phase 7 is located between the school, the amphitheatre and Phase 2 of the existing scheme.

The updated CEMP (Rev 00, January 2026) supports Phases 1, 2, 3 and 7 and reflects any impact of the amended layout approved under reserved matters application 25/00543/REM, which reduced the number of dwellings from 140 to 127. The plan confirms acceptable construction hours and sets out mitigation measures for vehicle movements, tools and plant, ensuring loading and unloading occurs away from sensitive areas. Dust will be controlled

using appropriate suppression methods, including water spraying, minimising drop heights and preventing on-site run-off.

Vehicles will follow designated access and exit routes to avoid excess mud on the highway. A site compound will provide parking, welfare facilities and material storage. Noise mitigation is consistent with measures already implemented on earlier phases.

The Council's Environmental Services Officer is satisfied that the developer has addressed all required controls and demonstrated effective mitigation across previous phases, ensuring impacts are appropriately managed in line with the scale and nature of the development in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 6 CEMP Phase 7 – Discharge