DISCONS Application Letter

MH/HG

12th March 2012

Planning Department
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley
Leicestershire LE10 1BZ

MarCity DEVELOPMENTS

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Dear Sirs

Discharge of planning conditions for Development at St Martin's Convent, Stoke Golding.
Outline App Ref: 11/00219/REM
Reserved Matters Ref: 10/00358/OUT

Further to pre-application consultation regarding the above development proposals, please find 3 copies of the following information enclosed for your consideration under a reserved matters application for 59 dwellings:

- **CHEQUE FOR £85**
- **HOUSE TYPE DRAWINGS D1A E, D1B E, D1C E, GIA E, G1B E, G1C E, G1WFB E, G2WFC E, J1A E**
- **ACOUSTIC REPORT & GRAIN DRYER SCOPE OF WORKS – HOARE LEA**
- **SITE INVESTIGATION - SIRIUS**
- **S278 WORK DRAWINGS D20 & D21 – STEWART & HARRIS**
- **BAT MITIGATION REPORT - SLR**

The above has been submitted to discharge the following conditions:

11/00219/REM - ERECTION OF 59 DWELLINGS (SITING, APPEARANCE, LAYOUT AND LANDSCAPING)

3. Development shall not begin until a signed legal agreement for the off site elements of the proposed surface water drainage scheme for the site, as shown on drawing numbers 11108-D04 Revision C and 11108-D05 Revision C, has been submitted to and approved in writing by the Local Planning Authority.

5. Notwithstanding the submitted details, no development shall take place until representative samples of the types and colours of materials to be used on the external elevations of the proposed plots shall be deposited with and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with those approved materials.

10/00358/OUT - RESIDENTIAL DEVELOPMENT FOR UPTO 59 DWELLINGS (OUTLINE - ACCESS ONLY)

5. Prior to the commencement of development, details of bat mitigation measures including a bat barn, deterrence exercise and boxes and roosting features should be submitted to and agreed in writing with the Local Planning Authority in consultation with Leicestershire County Council Ecology. This shall include the recommendations made within the SLR Bat Survey Reports (November 2007 and July 2010), a timetable for their implementation and provision for the long term maintenance of these features. The development should be carried out in accordance with the agreed details.

6. Prior to commencement of the development hereby approved, details of the design for off-site highway works being the provision of a new mini island roundabout at the junction of Hinckley Road/Stoke Road/Hinckley Road as generally shown on drawing no STK003 A received on 6 July 2010 shall be submitted to and approved in writing by the Local Planning Authority. The approved off-site highway works shall be completed prior to the occupation of the 26th dwelling unless otherwise agreed in writing with the Local Planning Authority.

7. Prior to commencement of the development hereby approved, notwithstanding the details shown on the amended plans, details of the design for off-site highway works being the provision of an appropriate crossing facility on Hinckley Road shall be submitted to and approved in writing by the Local Planning Authority. The approved off-site highway works shall be completed prior to the occupation of the 26th dwelling unless otherwise agreed in writing with the Local Planning Authority.

8. Prior to commencement of the development hereby approved, details of the design for off-site highway works being the provision of a new footway on Hinckley Road as generally shown on drawing no STK003 A received on 6 July 2010 shall be submitted to and approved in writing by the Local Planning Authority. The approved off-site highway works shall be completed prior to the occupation of the 26th dwelling unless otherwise agreed in writing with the Local Planning Authority.

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9. All details of the proposed development shall comply with the design standards of the Leicestershire County Council as contained in its current design standards document. Such details must include parking and turning facilities, access widths, gradients, surfacing, signing and lining and visibility splays and be submitted for approval by the local Planning Authority in consultation with the Highway Authority before development commences

14. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent farm has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

15. Notification of the commencement date of any site investigation work relating to potential contamination should be given in writing to the Local Planning Authority not less than 14 days before such work commences.

16. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

18. Notification of the commencement of development should be given in writing not less than 14 days before development commences.

We would be grateful if you would consider this letter as notice of our wish to commence works within 14 days.

19. The development hereby permitted shall not be commenced until such time as a scheme to provide the off site surface water sewerage system from the site to the River Tweed Tributary, as shown within Appendix D of the Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Please can you confirm that this has been discharged by information submitted under the above reserved matters application?

21. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- *Limiting the surface water run-off generated by the all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.*
- *Provision of surface water run-off attenuation storage on the site to accommodate the difference between the allowable discharge rate and all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm.*
- *Details of how the scheme shall be maintained and managed after completion.*

Please can you confirm that this has been discharged by information submitted under the above reserved matters application?

We trust that the above and enclosed is acceptable and we would be pleased to receive your confirmation of receipt and validation at your earliest opportunity, confirming registration. We wish to commence works immediately and therefore would be pleased to receive discharge of the pre-commencement conditions at your earliest opportunity.

Yours faithfully

Mark Horsley BA Hons, Dip Arch, Dip AP, RIBA
Planning Co-ordinator for and on behalf of
Mar City Developments Limited

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