

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Conditions Discharged

Mr Ethan Taylor
C/o Mr Lance Wiggins
Lion Planning
14 Woodhouse Road
Quorn
Loughborough
LE12 8ED

Details of Application:

Application Ref: 25/00725/DISCON

Proposal: Application to discharge C3 (Land Contamination) C5 (Gas Protection) C6 (noise) C7 (Waste) C9 (Landscaping) C10 (LEMP) C11 (Materials) C12 (Lighting) C13 (Acoustic Fencing) C14 (EV Charging) C15 (Construction Environment Management Plan for Biodiversity) C16 (Surface Water) C17 (Surface Water Management) C18 (Surface Water Maintenance) C19 (Infiltration) C20 (Construction Traffic Management Plan) C21 (Access) attached to planning permission 21/01390/FUL

Location: Barrow Hill Quarry Mill Lane Earl Shilton

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 3

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 in writing 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.

C3, C5, Ground Gas Protection Measures Technical Note Received 23/07/2025

Condition 5

No development approved by this permission shall be commenced until a scheme for gas protection on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

C3, C5, Ground Gas Protection Measures Technical Note Received 23/07/2025

Condition 6

Development shall not begin until a scheme for protecting the proposed mobile homes/lodges from noise from the M69 has been submitted to and approved in writing by the Local Planning Authority.

All works which form part of the scheme shall be completed before any of the permitted holiday lodges are first occupied.

C6 & C13 Acoustic Assessment Received 25 July 2025

Condition 7

No development shall take place until a scheme which makes adequate provision for waste and recycling storage of containers and collection across the site has been submitted to and approved in writing by the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided to facilitate collection of waste via a registered waste carrier. The development shall be carried out in accordance with the approved details.

C7,C11,C14, Site Plan, Materials, Bins, EV Charging, Drg No. 001 Rev F Received 21/08/2025

Condition 9

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

C9 25.1920.001A Landscape Masterplan (22.10.25)

C9 25.1920.002A Detailed Landscape Proposals 1 of 3 (22.10.25)

C9 25.1920.003A Detailed Landscape Proposals 2 of 3 (22.10.25)

C9 25.1920.004A Detailed Landscape Proposals 3 of 3 (22.10.25)

C9 Notes on implementation of acoustic fencing and hard surfacing (6.11.25)

Condition 10

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the LPA. The LEMP shall include the following details:

- A) Description and evaluation of the features to be created/managed
- B) Aims and objectives of management
- C) Appropriate management options for achieving aims and objectives
- D) Prescriptions for management actions
- E) Work schedule
- F) Species/seed mixes to be planted/sown
- G) Ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

C10, LEMP – Received 23/07/2025

Condition 11

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 holiday lodges and management building 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.

C7,C11,C14, Site Plan, Materials, Bins, EV Charging, Drg No. 001 Rev F Received 21/08/2025

C11 Material Details (Metal Cladding Roof Dove Grey with Natural timber cladding (treated not painted) Received 3/10/2025
C11 Approved Elevation Plans for Materials Received 3/10/2025

Condition 12

No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

C12, Lighting Layout, Drg No. 26726_02_100_01 – Received 23 July 2025

Condition 13

Prior to first occupation of the holiday lodges hereby permitted details of the acoustic fence for the development site in relation to height, length, location and proposed materials shall be submitted to and approved in writing by the local planning authority. The acoustic fence shall be erected and in place on site before the holiday lodges are first brought into use.

C6 & C13 Acoustic Assessment Received 25 July 2025

Condition 14

Prior to development above slab level a scheme for the installation of electric vehicle charging points will be 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.

C7,C11,C14, Site Plan, Materials, Bins, EV Charging, Drg No. 001 Rev F Received 21/08/2025

Condition 15

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

- A) Identification of potentially damaging construction activities
- B) Identification of biodiversity protection zones
- C) practical measures and sensitive working practices to avoid or reduce impacts during construction, in particular for badgers and reptiles
- D) Timing of works to avoid harm to nesting birds
- E) Responsible persons for overseeing sensitive works
- F) Use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

C15, CEMP – Received 23 July 2025

Condition 16

No development shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation on site.

Received 29 August 2025

C16, Impermeable Areas Drawing, Drg No. 26726_01_230_03

C16, Attenuation Basin 1 Cross Sections Drg No. 26726_01_230_04

C16, Attenuation Basin 2 & Permeable Paving Cross Sections, Drg No.26726_01_230_05

C16, Drainage Technical Note

C16, Drainage Strategy, Drg No. 26726 01 230 02 – Received 23 July 2025

C16, C17,C18, Calculations – Received 23 July 2025

Condition 17

No development shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Received 23 July 2025

C17, Construction Management Plan

C16, C17,C18, Calculations

Condition 18

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

C16, C17,C18, Calculations – Received 23 July 2025

C18, Maintenance and Management Plan

Condition 19

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

C19 Soil Infiltration Rate Testing Technical Note – Received 23/07/2025

Condition 20

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

C20,Construction Traffic Management Plan – Received 23/07/2025

Condition 21

Prior to commencement of development, further details of access road reconstruction and surfacing, to include a bituminous road base, binder and surface course construction dependent on ground investigation and CBR readings, shall be submitted to and approved in writing by the Local Planning Authority. The improvements to the access road, for the full length from the A47 junction to the access to the development, shall then be implemented in accordance with the approved carriageway reconstruction and surfacing details and in accordance with the passing places shown on plan Axis drawing number 1866-01-05 prior to first occupation of the development.

Received 20 April 2026

C21, S278 Highway Construction Details, Drg No. 26726_03_080_01-A

C21 26726_03_010_01-B-highway improvement general arrangement

C21 26726_03_010_02-A-forward visibility plan

The details submitted are **ACCEPTABLE** and the conditions are hereby **DISCHARGED**, subject to the scheme being carried out strictly with the full terms of the condition.

A handwritten signature in grey ink that reads "C. Brown".

Date : 24 April 2026

Christopher Brown MRTPI
Head of Planning