

P17-1532PL

4 September 2023

Hinckley & Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

Dear Sir / Madam

18/00658/HYB 21 Shaw Lane Markfield Leicestershire LE67 9PU – Discharge of Conditions 5,6,7,8,14,16 and 19

Please find enclosed an application for the discharge of conditions 5, 6, 7, 8, 14, 16 and 19 of planning permission 18/00658/HYB. The hybrid permission comprises the outline permission (access, scale and landscaping) for the erection of up to 5000 sqm of B8 storage and full permission for extension to existing manufacturing unit (B2/B8) with associated access, landscaping and drainage works.

The following conditions are to be discharged:

Condition 5

"No development within any phase shall take place until such time as a surface water drainage scheme for that phase of development has been submitted to, and approved in writing by, the Local Planning Authority."

Details Submitted:

18953-UPST-5-615-B Engineering
18953-UPST-5-905 External Details
18953-UPST-5-910 Typical Drainage Details
18953-UPST-5-930 Cellular Attenuation Details

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Condition 6

"No development within any phase shall take place until such time as details in relation to the management of surface water on site during construction of that phase of development has been submitted to, and approved in writing by, the Local Planning Authority"

Details Submitted:

Land Drainage Headwall – MS

Condition 7

"No development within any phase shall take place until such time as details in relation to the long term maintenance of the substantial surface water drainage system for that phase of development have been submitted to, and approved in writing by, the Local Planning Authority."

Details Submitted:

18953 – Surface Water Maintenance Regime

Condition 8

"No development approved by this planning permission shall take place until such times as infiltration testing has been carried out to condition (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy"

Details Submitted:

Soakaway Ltr GRM 2017 1019

Condition 14

"No development within any phase shall commence until a scheme for the investigation of any potential land contamination of land in that phase 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 each phase being occupied."

Details Submitted:

P1 Site Appraisal GRM 2017 0823

P2 Site Appraisal GRM 2018 0829



Condition 16

"Prior to commencement of development within any phase, a Construction Environmental Management Plan for that phase of development shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing residential premises and the environment shall be prevented or mitigated from dust, odour noise, smoke, light and land contamination. The plan shall detail how such control will be monitored and a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of that phase of the development."

Details Submitted:

Construction Environmental Management Plan (CEMP)

Condition 19

"Prior to development commencing details of the species mix for the soft landscaping areas including biodiverse grass sward as shown on Landscape Strategy Dwg. No. 18.1352.002 Rev A received on 12th November 2018 shall be submitted to and agreed in writing by the Local Planning Authority. The landscape strategy shall be implemented in accordance with the agreed species mix and maintained as such thereafter."

Details Submitted:

231797001 Upton Steel Markfield Landscape Proposals 1 of 2
231797001 Upton Steel Markfield Landscape Proposals 2 of 2

The application has been submitted to the Planning Portal and the appropriate application fee has been paid.

I trust that the submitted information is satisfactory to discharge the conditions, however, should you require any further information, please do not hesitate to contact me.

Yours Sincerely

Emily Hubball

Planner

