

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00276/DISCON
Applicant: Extra Room Self Storage
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Countrywide Store Watling Street Caldecote

Application to discharge Condition 3 (Levels) and 4 (Construction Traffic Management Plan) from planning application 23/00826/FUL

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

Condition 3

Notwithstanding the submitted details, no development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 22 March 2024

C3 Existing Site levels Plan

C3 Proposed Site Levels Plan

Condition 4

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A5 Trunk Road). Construction of the development shall then be carried out in accordance with the agreed Construction Traffic Management Plan.

Received 22 March 2024

C4 CTMP (Construction Traffic Management Plan)

Consultees / Assessed by:

Compliance & Monitoring Officer
LCC Highways
National Highways

Conclusion / Summary:

Condition 3

A Proposed and Existing Levels Plan has been submitted in support of Condition 3. The proposed levels are to remain as similar to that of the existing and therefore demonstrates it will be consistent with the existing levels so that the development will not have detrimental impact on the appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

A construction Traffic Management Plan has been submitted along with a covering letter. The CTMP has been assessed by the LHA and NHA. National Highways have advised they

have no objection to the discharge of condition 4. The access to the site is located off the A444 which will not affect vehicles travelling along the A5 so as not to cause any detrimental impact. The site provides wheel wash, by way of a jet wash which will be completed on the existing concrete yard area adjacent to the construction site and therefore exit the site across the clean concrete and tarmac existing surfaces to ensure that no debris will enter the A444 or the A5. Parking and site provisions during construction which is likely to be completed in 14 weeks and the internal fit approx. 8 weeks are also provided so that there will be no on street parking. The details of the construction traffic management plan demonstrate how it will assist in mitigating any adverse impact from the development to the A5 Trunk Road in accordance with DfT Circular 01/2022, and to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area to accord with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016).

Officer Recommendations:

Condition 3 Levels - Discharge

Condition 4 Construction Traffic Management Plan - Discharge