

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

C/o Mr S RAJU
R3 Design Developments Ltd
The Glasshouse
9 Hallam Close
Littlethorpe
LE19 2LA

Details of Application:

Application Ref: 24/00501/DISCON
Proposal: Application to discharge conditions 7 (Biodiversity) 8 (Landscaping & Tree Protection) 9 (Waste & Recycling) 10 (Drainage) and 11 (Archaeology) of 23/00445/OUT
Location: Lyndale, Lindridge Lane Desford

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

Condition 7

No development (including vegetation clearance) shall take place until an ecological mitigation, compensation and enhancement strategy has been submitted to and approved in writing by the LPA. Any mitigation, compensation or enhancement measures need to be clearly shown on all relevant submitted plans/elevations. All works are to proceed strictly in accordance with the approved scheme.

C7 Ecological Enhancement BG24.138 Revised - Received 12 June 2024
C7 BG24.138 Final Matrix - Received 22 May 2024

Condition 8

No development (including vegetation clearance) shall commence until a detailed scheme of landscaping and measures for the protection of trees to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority. This shall include the following items;

- i) A site-specific tree protection plan;
- iii) A tree survey of the existing protected trees;
- iv) An arboricultural implications assessment

Thereafter, none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. If any of the trees or hedges to be retained are removed, uprooted or destroyed or dies, a replacement shall be planted at the same place and that tree or hedge shall be of such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

C8 & C9 Site Layout - Received 20 May 2024

C8 Arboricultural Implications Assessment - Received 20 May 2024
C8 Tree Constraints Plan - Received 20 May 2024
C8 Tree Protection Plan - Received 20 May 2024
C8 Tree Constraints Plan Shading - Received 20 May 2024
C8 Arboricultural Method Statement - Received 20 May 2024

Condition 9

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C8 & C9 Site Layout – Received 20 May 2024

Condition 10

Development shall not begin until surface water drainage details, incorporating sustainable drainage principles (SuDS) have been submitted to and approved by the Local Planning Authority (LPA), and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

C10 Storm Run Drainage Calculations - Received 19 June 2024

C10 Drainage Plan 23.010 Rev A - Received 19 June 2024

C10 Storm Drainage E23-24-020 - Received 20 May 2024

C10 Road and Sewers General Arrangement E23-24-040 - Received 20 May 2024

C10 Sewer Construction Details E23-24-030 - Received 20 May 2024

Condition 11

No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C11 Archaeological Evaluation - Received 20 May 2024

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

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 9 July 2024