

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00097/DISCON
Applicant: Mr Corbo
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Tolgate Works Sapcote Road Burbage

Application to discharge conditions 8 (Surface Water Drainage Scheme), 10 (Long term Maintenance for Surface Water Drainage) and 16 (Foul Drainage) from planning application 21/01018/FUL

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

Condition 8

No development approved by this planning permission 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 shall only be carried out in accordance with the agreed scheme.

Received 23 May 2024

C8 & C16 Civils Details Sheet 1 23-20589-0-180P2

C8 & C16 Civils Details Sheet 2 23-20589-0-181P2

C8 & C16 Civils Details Sheet 3 23-20589-0-182P1

C8 & C16 Levels Layout 23-20589-0-200P3

C8 & C16 Exceedance Blockage Flow Layout 23-20589-0-501P1

C8 & C16 STW Notice of Approval – Received 19 April 2024

C8 & C16 Drainage Layout 23-20589 0-500P3 – Received 22 March 2024

C8 & C16 Surface Water Calculations 23-20589 0-010P1 – Received 31 January 2024

Condition 10

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.

C10 Maintenance Plan 23-20589 0-040P1 – Received 31 January 2024

Condition 16

The development hereby permitted shall not commence until drainage plans for foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

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C8 & C16 Civils Details Sheet 2 23-20589-0-181P2

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Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
HBBC Drainage Officer

Conclusion / Summary:**Condition 8**

Drainage plans, supporting calculations, STW connection acceptance and exceedance blockage flow details have been submitted in support of Condition 8 and assessed by the LLFA and the Councils Drainage Officer. The details demonstrate how they proposed to prevent flooding on the site with satisfactory storage and disposal of surface water methods in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 10

A drainage maintenance plan has been submitted and assessed by the LLFA and the Councils Drainage Officer. The details demonstrate how they propose to manage and maintain the onsite water drainage scheme that will be monitored over time; and ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 16

Drainage Scheme and a STW approval notice has been submitted in support of Condition 16. The details confirm the connection is acceptable to Severn Trent Water for the foul drainage from the site. The details ensure that developments foul drainage has a satisfactory means of drainage as well as minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Officer Recommendations:

Condition 8 Surface Water Drainage Scheme - Discharged

Condition 10 Long Term Maintenance of the Drainage Scheme – Discharge

Condition 16 Foul Drainage Scheme – Discharge