

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00066/DISCON
Applicant: Mr Corbo
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Tolgate Works Sapcote Road Burbage

Application to discharge conditions 3 (Materials), 4 (Land Contamination), 6 (Construction Environmental Management Plan), 9 (Management of Surface Water during Construction), 11 (Infiltration Testing) and 17 (Construction Traffic Management Plan) attached to planning permission 21/01018/FUL

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

Condition 3

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 dwellings 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.

Received 5 March 2024

C3 Materials Drg No. 1525 P2-40A

(Russel Grampian Smooth Grey Roof Tile, Facing Bricks Arden Weathered Red & Smoked Yellow Multi Guilt Stock with black rain water, soffit and verge boards windows and doors Ral 7016)

Condition 4

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.

C4 Remediation Strategy 2024-03-21 GMS 23150 RMS – Received 21 March 2024

C4, 9 & 11 - Phase II Geo-environmental Investigation – Received 19 January 2024

Condition 6

Prior to commencement of development a Construction Environmental Management Plan 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 and proposed 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 controls will be monitored.

The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

C6, C9 & C17 Construction Environmental Management Plan – Received 18 March 2024

Condition 9

No development approved by this planning permission 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. Construction on site shall accord with the agreed surface water management details.

C4, 9 & 11 - Phase II Geo-environmental Investigation – Received 19 January 2024
C6, C9 & C17 Construction Environmental Management Plan – Received 18 March 2024

Condition 11

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.

C4, 9 & 11 - Phase II Geo-environmental Investigation – Received 19 January 2024

Condition 17

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. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Received 19 January 2024

C17 Authorised Access Route

C17 Propose Site Plan Drg No. 1525 P”2-03 (Construction traffic management details)
Received

C6, C9 & C17 Construction Environmental Management Plan – Received 18 March 2024

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

Drainage Officer

Environmental Services Officer

Conclusion / Summary:

Condition 3

Proposed materials consist of Russell Grampian Smooth grey roof tile and an arden weathered red and smoked yellow multi guilt stock brick for the elevations. Windows and doors and soffits will be RAL (Anthracite Grey). Rain water materials will be black. The contrast in bricks will enhance the design of the development together with a modern grey windows and doors. The materials in the Councils opinion will ensure that the development has a satisfactory appearance 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 Phase I & II have been submitted together with a remediation strategy which have been assessed by the Councils Environmental Services Officer. The details are acceptable to

enable the condition to be partially discharge as it details how future users of the land and neighbouring land will be mitigated from land contamination in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). The remediation should be implemented in strict accordance with the approved strategy and verification and validation is required to be provided to enable the condition to be fully discharged

Condition 6

The Construction Management Plan (CMP) details how the developers propose to help mitigate the impact of the development on neighbouring properties and assessed by the Councils Environmental Services Officer which has found to demonstrate how dust, noise, complaints, safety will be managed on site so as to help minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

The CMP details within how they propose to minimise any flooding during the construction phase of the development and to ensure the run off of the existing surface water runoff is acceptable in quality to prevent damage to the final surface water management systems through the entire development construction phase. The details have been assessed by the LLFA and the Councils Drainage Officer who have advised that the condition is eligible for discharge and will accord with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 11

The Phase I & II report includes the testing of the soil for its permeability as to whether the site is acceptance of soakaways or not which will determine the type of surface water drainage on the site. The details submitted within are acceptable as it determines whether the use of infiltration techniques or not as part of the drainage strategy in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 17

The access route and site plan detail how the developer will mitigate the impact of the development to prevent issues on the highway, which have been assessed by the County Highway Authority. It details an access route to be taken and all deliveries / construction employees etc will be advised. The site plan shows where the wheel wash facilities and welfare facilities will be located on site and also on site parking during the construction period. The details are found to be acceptable as they demonstrate what they will put in place so that mud does not deposit on the highway and the development doesn't attract on street parking in accordance with Policies DM10 and DM17 of the Site Allocations and Development Management Plan DPD 2016 and the requirements of the NPPF.

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Land Contamination – Partial Discharge

Condition 6 CEMP – Discharge

Condition 9 Management of Surface Water during Construction – Discharge

Condition 11 Infiltration testing – Discharge

Condition 17 CTMP – Discharge