

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Corbo
C/o Mr Daniel Bates
Staniforth Architects Ltd
The Warehouse
1A Stamford Street
Leicester
LE1 6NL

Details of Application:

Application Ref: 24/00066/DISCON
Proposal: 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
Location: Tolgate Works Sapcote Road Burbage Hinckley

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED OR DISCHARGED**, these are categorised below:

PARTIALLY DISCHARGED CONDITION

The details submitted to support the following conditions are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** to enable the development to commence in accordance with approved documents:

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

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

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 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

Important Notes.

Condition 4 has been PARTIALLY DISCHARGED for commencement purposes; to fully discharge the condition verification/validation details should be submitted to the Local Planning Authority and apply to be FULLY DISCHARGED. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Date: 7 June 2024

Christopher Brown MRTPI
Head of Planning