

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00043/DISCON
Applicant: Mr Rupert Litherland
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old Rectory 8 Rectory Lane Market Bosworth

**Application to discharge condition 5 (Construction Environmental Management Plan)
condition 8 (Construction Traffic Management Plan) attached to planning permission
23/00667/FUL**

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

Condition 5

Prior to commencement of development a Construction Environmental Management Plan shall be submitted in writing 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.

C5 CEMP Received 15 January 2024

Condition 8

No development shall commence on the site until such time as a construction traffic management plan, including, as a minimum, details of the routing of construction traffic, vehicle parking facilities, and a timetable for their provision, has been submitted in writing 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.

C8 CTMP – Received 13 February 2024

Consultees / Assessed by:

LCC Highways
Environmental Services

Conclusion / Summary:

Condition 5

The construction environmental management plan has been assessed by the Councils Environmental Services Officer. The plan details how they will communicate on site and an information board will be provided for all contractors / sub-contractors and for the safety of the public. Site boundaries will be protected by perimeter fencing and there will be designated construction areas, waste, materials and welfare facilities. The hours of work are detailed as per the Councils standard working hours. Controls for noise, dust, water is proposed and a monitoring procedure along with no burning on site and they have confirmed there will be no high odours from the site. Lighting will be minimised and will follow obtrusive lighting guidance and angle away from any residential amenities. The proposed mitigation

when implemented will help to 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 8

A revised traffic management plan has been re-assessed by the Highway Authority to which they have found acceptable to enable the condition to be discharge. The plan details: construction parking area which will not encroach upon the protected trees RPA's and no parking will be allowed on the roadside. Overflow parking if required is paid parking across for the site. There will be a system in place for incoming and outgoing vehicles and banksman to guide all vehicles coming on to the site. Vehicles leaving the site will be directed to leave via Market Bosworth via Station Road leading to the A444. Site welfare will be provided on site. The details demonstrate how the proposed to manage construction traffic and advise to use the best routes. The parking area and banksman will assist with avoidance of on-street parking problems in the area in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the National Planning Policy Framework (2023). However the LPA can only enforce mitigation measures within the red edge of the site

Officer Recommendations:

Condition 5 CEMP – Discharge

Condition 8 CTMP – Discharge