

Beech House,
Anchorage Avenue,
Shrewsbury Business Park,
Shrewsbury,
SY2 6FG.

Planning and Building Control,
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
Leics,
LE10 0FR.

Date: 20th March 2024

Dear Validation Team,

Ref: Application for the Approval of details reserved by condition for the redevelopment of a Community Diagnostics Centre and Endoscopy building (Use Class E(e)) in relation to Outline Planning Permission 23/00851/OUT at Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire, LE10 1AG.

An approval of details reserved by condition application has been submitted via the Planning Portal for the above-named scheme. This addresses pre-commencement conditions which include:

- Condition 6 (WSI) (Part Discharge)
- Condition 12 (CEMP)
- Condition 13 (Sustainable Surface Water Drainage System Scheme)
- Condition 14 (Surface Water Management during construction)

Each condition is listed below along with the information that has been submitted to discharge each relevant condition;

Condition 6 (WSI);

'6. No 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 development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and
□ The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
□ 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'.

Information submitted to address this condition:

- Written Scheme of Investigation for an Archaeological Evaluation Report by Cotswold Archaeology dated January 2024.

Condition 12 (CEMP);

'12. 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 also include details of the routing of construction traffic, details of how Public Right of Way V19 will be managed during construction, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision. 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.

*Site preparation and construction works shall be limited to the following hours;
Monday - Friday 07:30 - 18:30
Saturday 09:00 - 14:00
No working on Sundays, Bank and Public Holidays'*

Information submitted to address this condition:

- Construction Environmental Management Plan Ref: P04 produced by Darwin Group dated March 2024.

Condition 13 (Sustainable Surface Water Drainage System Scheme):

'13. Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Flood Risk Assessment and Drainage Strategy dated August 2023 has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with these approved details and completed prior to first occupation of the development.'

Information submitted to address this condition:

- Site Drainage Plan by Watermans ref: 18242-WAT-CDC-ZZ-DR-S-920001
- Drainage Calculations by Watermans ref: 18242-WSL-XX-XX-RP-S-0001
- Typical Drainage Details by Watermans ref: 18242-WAT-XX-XX-DR-S-920100
- Typical Drainage Details by Watermans ref: 18242-WAT-XX-XX-DR-S-920101

Condition 14 (Surface Water Management during construction):

'14. Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided. Thereafter the construction of the development must be carried out in accordance with these approved details.'

Information submitted to address this condition:

- Construction Environmental Management Plan Ref: P04 produced by Darwin Group dated March 2024.

I trust that the above information addresses everything required to allow you to discharge the aforementioned conditions. However, please do not hesitate to contact me should you require any further information.

Yours Faithfully,



Lindsey Sproulle BA (Hons) MA
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