

Our ref: ML/D0C-03
Your ref:
email: padmoredev@outlook.com
date: 7 September 2023

Head of Planning
Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Submitted via Planning Portal
PP-12440078

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY CONDITION 3 (LANDSCAPING) RELATING TO PLANNING PERMISSION
23/00377/FUL DATED 23 JULY 2023

This application is submitted to discharge the pre-commencement condition 3 of the planning permission at Manor Lodge, 13 Station Road (ref. 23/00377/FUL). The permission relates to a replacement dwelling.

The following documents are submitted in support of the application and included within this letter, and referenced where relevant:

- Requisite application form, duly completed;
- Decision Notice (ref. 23/00377/FUL);
- Landscape Plan
- Tree Survey Report

The requisite fee has been paid online to HBBC.

The information has been submitted to satisfy the requirements within Condition 3 of the planning permission. The condition states:

"Notwithstanding the approved landscaping plan, no development shall commence until a detailed scheme of landscaping and measures for the protection of trees to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority. This shall include the following items;

- i) A site specific tree protection plan;*
- iii) A tree survey of the existing protected trees;*
- iv) An arboricultural implications assessment."*

The information has been prepared by Encon Associates on via a detailed Landscape Plan and a separate Tree Survey and Arb report. Multiple site visits were carried out to inform the information submitted.

We trust that this information is sufficient for the council to discharge Condition 3. Should you require any additional information or seek clarification regarding a particular point, please contact us immediately.