

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00203/DISCON
Applicant: NHS Property Services
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley And District General Hospital Mount Road Hinckley

Application to discharge C15 (Long Term Maintenance of SuDS) C17 (Integrated Swift Boxes) C22 (Car Park Management Agreement) attached to planning permission 23/00851/OUT

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

Condition 15

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include responsibilities and schedules for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

Received 5th March 2025

Hinckley CDC SuDs Operations and Maintenance Manual

Condition 17

Prior to the first occupation of the development hereby approved, photographs of the integrated swift boxes shall be submitted to and approved in writing by the Local Planning Authority and, thereafter, the boxes shall be retained in situ in perpetuity.

Reason: To ensure that the development provide biodiversity enhancement in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework (2023).

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Darwin Group Bat and Swift Boxes Document Revision P1

Condition 22

Prior to first use of the development hereby permitted, a Car Park Management Agreement shall be submitted to, and approved in writing by, the Local Planning Authority. As a minimum the Car Park Management Agreement should include details of any tariffs, charging periods, enforcement times and methods and permit arrangements. The Car Park Management Agreement shall include review

mechanisms which should include an initial review after 3 months of occupation and reviews on the first and second anniversaries of the building's first use

Reason: To ensure the car park arrangements complements and does not create adverse impacts for other town centre users and residents in accordance with Policy DM18 of the Site Allocations and Development Management Policies DPD (2016), Policy 5 of the Hinckley Town Centre Area Action Plan (2011) and the National Planning Policy Framework (2023).

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Hinckley CDC Car Parking Management Arrangements

Consultees / Assessed by:

LCC Ecology

LCC Highways

LLFA (Local Lead Flood Authority) – Leicestershire County Council

HBBC Drainage Officer

Conclusion / Summary:

Condition 15

Initially the HBBC Drainage Officer raised concerns regarding a lack of detail on maintenance of the permeable parking area. However, the applicant confirmed this information was contained in the submitted documentation. The LLFA subsequently reviewed the documentation and advised that the SuDS Operations and Maintenance Manual has already been approved for one of the phases of the development and that the document is sufficient to discharge condition 15.

Condition 17

The Bat and Swift Boxes documentation shows the requested biodiversity enhancement swift boxes in situ. LCC ecology have confirmed there is sufficient information to discharge condition 17.

Condition 22

The proposed Car Parking Management Plan outlines that the NHS across Leicester, Leicestershire and Rutland does not currently impose car parking charges for staff, patients or visitors at “community” sites including Hinckley Hospital and Health Centre. Car parking will therefore be free for all staff and visitors to the CDC at all times. The car parking that is being developed at the CDC will comprise 29 no. spaces (including 4 no. disabled spaces). These parking spaces will be available solely for the staff, patients and visitors of the CDC. The car parking management arrangements have to take account of the Department of Health and Social Care’s HTM 07-03: NHS car-parking management: environment and sustainability. The car park will be managed by an Automatic Number Plate Recognition (ANPR) system, similar to that used by UHL and NHS PS on other sites that they own and manage. UHL will own and maintain a register of permit holders (staff who meet the eligibility for on-site car parking) who will be eligible to park on the site. Patients and visitors that use the car park will need to register their attendance at the site on an electronic screen in the reception area of the CDC to be eligible to park at the site for a period of up to 2 hours. The proposed arrangements for managing the car park will be reviewed within 3, 12 and 24 months of the initial opening of the CDC to ensure that they continue to meet the needs of the CDC.

Whilst the LHA did not request the original condition the LHA are satisfied that the ‘Hinckley CDC Car Parking Management Arrangements’ document broadly aligns the LHAs comments made as part of original application approved under 23/00851/OUT by the LPA.

Overall the car parking management plan would ensure that the development is unlikely to cause additional parking issues within the immediate area and the information is sufficient to discharge condition 22.

Officer Recommendations:

Condition 15 Drainage – Discharge

Condition 17 Bat and swift boxes - Discharge

Condition 22 Car park management plan- Discharge