

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00622/DISCON
Applicant: Mr Paul Hamill
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: FP McCann Brascote Lane Cadeby

Application to discharge condition 3 (Noise) C7, (CEMP) C10 (CTMP) C13 (PRoW Signage) C18 (Waste) attached to planning permission 22/00420/FUL

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

Condition 3

No development shall commence until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development first comes into use.

No development shall commence on site until full design and specification details for the proposed acoustic fence have been submitted to and approved in writing by the local planning authority. The acoustic fence shall then be erected in accordance with the approved details prior to the commencement of development hereby permitted and permanently maintained as such at all times thereafter.

C3 Noise Management Plan – Received 21 June 2023

Condition 7

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. 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.

Received 28 July 2023

C7 CPS 13 Good-Neighbour Policy

C7 ETT 0004 Being a Good Neighbour

C7 ETT 0005 Dust & Air Quality

C7 ETT 0006 Mobile Plan

C7 ETT 0007 Materials Handling & Housekeeping

C7 ETT 0008 Noise & Vibration

C7 ETT 00014 Noise & Hearing Protection

C7 ETT 00018 Vibration
C7 ETT 0023 Dust & Fumes
C7 ETT 0028 Use of Lifting Equipment
C7 ETT 0063 Being a Good Neighbour
C7 ETT 0071 Plant Movements & Reversing
C7 ETT 0246 Site Speed Limits
C7 ETT 0030 Safe Stacking of Materials

C7, C10& C18 CEMP – Received 21 June 2023

Condition 10

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.

C10 CTMP – Received 21 June 2023

C7, C10& C18 CEMP – Received 21 June 2023

Condition 13

No development shall take place until a scheme for the treatment of the Public Right of Way S25 has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for the signing and management during construction and permanent signing to ensure the safety of bridleway users. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

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C13 Site Signage Scheme Rev A

C13 Response

Condition 18

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided to facilitate collection of waste via a registered waste carrier.

C7, C10& C18 CEMP – Received 21 June 2023

Consultees / Assessed by:

LCC Highways
Environmental Services
Waste & Recycling
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Environmental Services have assessed the noise management plan submitted to support the discharge of condition 3. The plan details extensive mitigation measures to be put in place, and training to staff will be undertaken. Details of the plant machinery to be used and a complaints recording procedure have been provided. The plan demonstrates how they proposed to protect residential amenities of the occupiers of adjacent dwellings from noise

and disturbance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

Environmental Services have assessed the documents submitted in support of Condition 7. There is a CEMP together with policy documents for employees working on site of how to conduct themselves and how they should mitigate dust, noise, vibration, fumes which can be of annoyance whilst development is being undertaken. The details demonstrate how they intend to protect the amenities of the occupiers of neighbouring residential properties in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) which is found to be satisfactory and therefore the condition is eligible for discharge.

Condition 10

The Highway Authority have assessed the CTMP which adequately satisfies Condition 10. The plan details routing, access, how they proposed to mitigate parking and to avoid the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard to road users and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area in the interests of highway safety to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

Details of existing and proposed signage has been submitted and reviewed by LCC Highways. The details demonstrate that the users of the Public Rights of Way will be protected and will enhance the PRoW to accord with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 18

During construction waste receptacles will be provided to ensure that vermin are not attracted to the area, together with construction waste materials will be separated and stored in designated areas within the compound which will then be recycling and disposed of by a licenced waste operator. Post construction the waste storage and collection area will be permanently retained to serve the approved development when in operation and shall remain perpetuity. Waste is to be collected by a registered and licence waste carrier. The details provided ensure that the development is served with a satisfactory waste collection scheme across the site to serve the amenity of the future occupants to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD and during construction.

Officer Recommendations:

Condition 3 Noise – Discharge
Condition 7 CEMP – Discharge
Condition 10 CTMP – Discharge
Condition 13 ProW Signage – Discharge
Condition 18 Waste – Discharge