

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00393/DISCON
Applicant: Franczak
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Land To The Rear Of 59 High Street Barwell

Application to discharge conditions 6 (Noise), 13 (Construction Environmental Management Plan), 16 (Vehicular Access) attached to planning permission 21/00540/FUL

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

Condition 6

Development shall not begin until a scheme for protecting the existing neighbouring dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Received 24 April 2023

C6 Executive Summary Note on Noise Protection

C6 Proposed Site Plan Drg No. 101H

C6 Proposed Bin Store Drg No. 190

D6 Proposed ASHP Store Drg No. 191

Condition 13

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

Received 3 May 2023

C13 Barwell Construction Environmental Management Plan

Condition 16

Notwithstanding the submitted plans, prior to the commencement of development a revised site access plan shall be submitted to and approved by the Local Planning Authority. This plan should demonstrate the achievable vehicular and pedestrian visibility splays. This drawing shall be accompanied by appropriate vehicle tracking, as well as a Stage 1 Road Safety Audit and Designer's Response. The approved scheme shall be implemented prior to first use of any part of the development and thereafter maintained.

Received 30 June 2023

C16 Vehicle Tracking Plan ES19 125 SK07 10b P1 Access & Turning Fire Appliance (DB32) Sheet B

Received 15 June 2023

C16 Vehicle Tracking Plan - Access& Turning Fire Appliance (BD32) ES19.125 01.SK 07.20 P4

C16 Vehicle Tracking Plan - Access & Turning Large Car (2006 ES19.125 01.SK 07 .20 P6

C16 Vehicle Tracking Plan - Access & Turning Large Panel Van (2006 ES19.125 01.SK 07 .30 P2

C16 Vehicle Tracking Plan - Access & Turning Private Car ES19.125 01.SK 07 .40 P2

C16 Site Levels and Surfacing Plan Overall ES19.125 02.00 P4

C16 Section 278 Agreement Overall ES19.125 01.00 P3

C16 Highway Access Plan Access Visibility & Dimensions ES19.125 01.SK 02.10 P9

C16 VRP 1493 RSA 2 High Street Barwell FINAL

C16 L1 VRP 1582 RSA 2 Barwell Medical Centre Barwell Designers Response

Consultees / Assessed by:

LCC Highways

Environmental Services

Conclusion / Summary:

Condition 6

Details have been submitted in support of Condition 6 and assessed by the Councils Environmental Services Officer. The details demonstrate that a 2m fence is proposed to protect noise from the development in use and that the existing conifers will also help reduce noise impact where a fence cannot be erected. The bin store and plan enclosure have been provided with close boarded screens to protect from noise when in use. The details ensure that the proposed use does not become a source of annoyance to nearby residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

A construction environmental management plan has been provided that has also been assessed by the Councils Environmental Services Officer. The document details parking, how noise and vibration will be minimised along with dust and any proposed lighting on site. The responsibility for the site along with a programme of works. Hours of work have been provided that adhere to the Councils construction hours along with details of what plant will be used on site. Welfare units and plant / materials storage will be available on the site. The details provided 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 16

Plans and details have been provided in support of Condition 16 and assessed by the Local Highway Authority. The details demonstrate how they proposed to provide a safe access to the development ensuring that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, and that emergency vehicles can access the site safely in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 6 Noise – Discharge

Condition 13 CEMP – Discharge

Condition 16 Site Access – Discharge