

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Conditions Discharged

Mrs Clare Mellor
Owl Homes Limited
Unit W1a Arley Drive
Birch Coppice Business Park
Staffs
B78 1SA

Details of Application:

Application Ref: 23/01077/DISCON

Proposal: Application to discharge condition 15 (Noise), Condition 18 (Land Contamination), Condition 20 (Electronic Communications), Condition 21 (Levels), Condition 24 (Surface Water Drainage), Condition 27 (Infiltration), Condition 28 (CTMP), Condition 32 (Highway Drainage) of planning application 21/01147/OUT

Location: Land Off Wood Lane Higham On The Hill

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 15

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

Received 12 April 2024

C15 Acoustic Assessment 26227-ENV-0401 Rev A

Received 16 February 2024

C15 Foundation Zoning Plan

C15 Plot Foundation Plans 100A, 101A, 102, 103A,104,105,106,107,108, 109A

Condition 18.

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Received 14 November 2023

C18 & C27 Phase II Ground Investigations

Condition 20. Prior to the commencement of development full details for the provision of electronic communications infrastructure to serve the development, including full fibre broadband connections, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and the infrastructure fully available prior to the occupation of each dwelling/unit on the site. Reason: 21. No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 22 December 2023
C20 Site Civils V3 285958 (Virgin Media)
Received 14 November 2023
C20 Virgin Media Email & Site Plan

Condition 24
No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. the Scheme shall be implemented in accordance with the approved details.

Received 14 November 2023
C24 & C32 Adoptable Drainage Sheet 1 & 2

Received 14 December 2024
C24 Hydraulic Characteristics SHE-0136-9400-1400-940
C24 Supporting Calculations 2yr, 30yr & 100 yr 9.11.23

Received 23 January 2024
C24 Supporting Calculations 100yr + 40%

Received 15 February 2024
C24 Supporting Statement from Engineers
Received 15 February 2024
C27 & Received C32 Landscaping Detailed Planting Plan 004 (Showing pond planting as SuDS feature)

Received 7 March 2024
C24 & C27 Proposed Levels and Drainage 100 Rev E
C24 & C32 Flow Control Chamber Construction Details (previously submitted December 2023)

Condition 27
No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Received 14 November 2023
C18 & C27 Phase II Ground Investigations

Received 15 February 2024
C27 GI Executive Summary

Condition 28
No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing construction traffic, 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.

Received 15 December 2023
C28 Dust Management / Procedure

Received 11 April 2024
C28 CTMP (CEMP) 1023-007C

Condition 32. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 15 February 2024
C27 & Received C32 Landscaping Detailed Planting Plan 004 (Showing pond planting as SuDS feature)

Received 7 March 2024
C24 & C32 Proposed Levels and Drainage 100 Rev E

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date : 19 April 2024