

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00055/DISCON
Applicant: Mr Gabriel Knight
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: Land To The West Of Normandy Way Hinckley

Application to discharge C3 (Construction Environmental Management Plan), C9 (Noise Assessment) C21 (Construction Traffic Management Plan) attached to planning permission 23/00573/FUL

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

Condition 3

Prior to the 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.

Site preparation and construction shall be limited to the following hours:

Monday - Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No working on Sundays and Bank Holidays.

Received 27 January 2025

C3, CEMP (Construction Environmental Management Plan)

Condition 9

The development of any dwelling shall not exceed the damp proof course stage until a scheme for protecting the proposed dwellings from noise from the adjacent road network and the adjacent factory 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 27 January 2025 - C9, Noise Impact Assessment

Received 12 June 2025 - C9 TM59Results - MI100 - Hinckley - 20-05-2024

Received 9 July 2025 - C9 TM59 Assessment for Plots 464- 389

Condition 21

Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A5. The plan shall include as a minimum:

- o details of any temporary accesses
- o construction traffic vehicle numbers
- o routing of construction traffic
- o measures to prevent dust and debris being deposited on the carriageway

Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highways Authority.

Received 27 January 2025 - C21, CTMP, Drg No. EM064-SL-410C

Consultees / Assessed by:

LCC Highways

HBBC Environmental Services

Conclusion / Summary:

Condition 3

The condition relates to the development of 153 additional houses adjacent to Phase 4 of the Hinckley West Site which are linked. The developer is Bloor Homes and they have submitted the same construction management plan that was approved for Phase 4 of the development which the Councils Environmental Services officer has accepted as acceptable as it satisfactorily outlines and demonstrates what mitigation is proposed to ensure that the proposed use does not become a course of annoyance to nearby residents in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

A noise impact assessment has been undertaken by Stantec for Phase 4 which includes the additional 153 dwellings on the standalone application of the Hinckley West Development. The report detailed the requirement of an additional assessment for plots 464 -389 which demonstrated that some plots required mechanical ventilation which is detailed in the TM59 Results document. The Councils Environmental Services Officer is in acceptance of the details submitted as they demonstrate that adequate assessments have been undertaken which concludes the relevant mitigation required to ensure that prospective occupiers of the dwellings hereby approved do not experience unacceptable levels of noise and disturbance in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 21

The Construction Traffic Management Plan has been submitted and assessed by the Local Highway Authority. The plan demonstrates where the storage for materials will be located, adequate car parking facilities on site for employees or visitors. The plan details a wheel wash facility for vehicles leaving the site. The site is accessible off the A47 which has no weight restrictions and therefore the plan is acceptable

Officer Recommendations:

Condition 3 Construction Environmental Management Plan – Discharge

Condition 9 Noise – Discharge

Condition 21 Construction Traffic management Plan - Discharge