

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/01082/DISCON
Applicant: Mr N Chima
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Allbar Sports Trinity Lane Hinckley

**Application to discharge C4 (WSI) C5 (CEMP) attached to planning permission
23/01182/FUL**

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

Condition 4

No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted in writing to, and approved in writing by, the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C4 Written Scheme of Investigation – Received 7 /11/2025

Condition 5

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved 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 construction.

C5 CEMP Revised – Received 2/12/2025

Consultees / Assessed by:
HBBC Environmental Services
LCC Archaeology

Conclusion / Summary:

Condition 4

LCC Archaeology have advised that the submitted written scheme of investigation proposes a satisfactory programme of investigation for archaeological remains which upon completion will meet the requirements for the investigation of the site.

They advise for the applicant's archaeologist to keep LCC archaeology informed of the timetable and any significant findings where the Historic & Natural Environment Team (HNET) will, where possible or necessary, monitor the fieldwork on behalf of the planning authority. If the investigation requires significant variation of the agreed programme, please ensure prior approval has been secured from HNET prior to implementation.

The condition is currently eligible for a partial discharge to enable the historic building survey and to record to be undertaken and once completed will provide an understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (2024).

Following the conclusion of the necessary archaeological programme the results from the fieldwork, are to be concluded in a final report and preparation for archiving is undertaken which should be submitted to the LPA to apply to fully the outstanding planning condition (4).

Condition 5

A revised CEMP has been submitted which has been assessed by the Councils Environmental Services Officer following initial comments to the applicant. The revised CEMP now provides satisfactory mitigation which addresses, noise, dust, lighting, smoke logistics together with contact details and a monitoring regime along with a complaint's procedure. Signage will be provided to the development site for the public with contact details so that any concerns can be raised or reported directly. The plan 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).

Officer Recommendations:

Condition 4 Archaeology – Partial Discharge

Condition 5 CEMP - Discharge