

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00605/DISCON
Applicant: Daniel Franczak
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Rear Of 55 To 59 High Street Barwell

Application to discharge condition 10 (Noise), 12 (Landscaping Implementation Scheme), 15 (Landscape Management Plan) and 19 (Cycle Parking) from planning application 21/00540/FUL

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

Condition 10

Prior to occupation, a plant noise assessment in accordance with BS4142:2014+A1:2019 should be carried out and submitted in writing to and approved by the local planning authority.

Received 16 July 2024

C10 Attenuators

C10 45279-M103_Rev3 1F Ventilation

C10 45279-M003_Rev4 GF Ventilation

Received 3 July 2024

C10 Plant Noise Assessment

Received 18 June 2024

C10 Noise Impact Assessment

Condition 12

The hard and soft landscaping works shall accord with the submitted Soft Landscaping Plan Drg No: R3-4460321-03-LA01 Rev: A. Prior to occupation an implementation scheme shall be submitted in writing to and approved by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme and implementation scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 18 June 2024

C12 and C15 Landscaping Management Plan

C12 Soft Landscaping Plan

Condition 15

A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as per the approved details.

Received 18 June 2024
C12 and C15 Landscaping Management Plan

Condition 19

The development hereby permitted shall not be brought into use until such time as secure (and under cover) cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.

Received 3 July 2024
C19 51236_JTP_00_XX_DR_A_0534_C02___Tra 03 - Cyclist Facilities

Received 18 June 2024
C19 Cycle Store Specification
C19 Cycle Store Elevations

Consultees / Assessed by:

LCC Highways
Environmental Services Officer
Compliance & monitoring Officer
Conservation Officer
LCC Ecology

Conclusion / Summary:

Condition 10

Details have been submitted in support of condition 10 by way of plant noise assessments for attenuators and proposed ventilation details along with a noise impact assessment. The details have been assessed by the Councils Environmental Services Officer who has confirmed that the details provided demonstrate that the impact from the proposed use is minimised and does not become a source of annoyance to nearby residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

A landscaping plan has been submitted which shows a tarmac access road to the surgery with low level shrub planting to the left-hand side on entering the development which is followed by car parking spaces which are proposed to be permeable paving. The existing conifer tree hedge to all boundaries are to be removed and will be replaced by 2m close board fence panels to be placed on existing brick wall which will protect the neighbouring properties with a permanent boundary treatment together with a new native hedge to be planted inside the fence to create a mixed appearance of hard and soft boundary treatments within the site. A wildflower turfed area is proposed to the rear of the site together with a tree to be planted and wildflower shade tolerant will be implemented to south of the site creating additional biodiversity throughout the development site together with native bulb planting. Trees are also proposed to be planted in strategic places and root protection areas provided. All parking bays are to be permeable paving and road to access the site will be tarmac. Planting will be undertaken prior to The details provided demonstrate that the development site has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

Together with a landscaping plan details an ecological management plan has been provided and assessed by LCC ecology. The plan details how the site will be managed to ensure maximum biodiversity enhancements are retained through the life of the development. The

details ensure that there is a long term on going management and maintenance for the site which ensures that the soft landscaping works are carried out within a reasonable period (before use) and thereafter maintained in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 19

The location, design and elevations to the proposed cycle store has been submitted and assessed by the Local Highway Authority. The details demonstrate that there will be a designated location for cyclists to be able to secure them safely which is the facility required to be able to promote travel by sustainable modes in accordance with the National Planning Policy Framework (Dec 2023).

Officer Recommendations:

Condition 10 Noise - Discharge

Condition 12 Landscaping - Discharge

Condition 15 Landscape Management Plan - Discharge

Condition 19 Cycle Parking - Discharge