



25th October 2024

MyPad 2020 Ltd

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Sir or Madam,

**DISCHARGE OF CONDITIONS 6, 7, 8, 9, 10, 11 AND 13 24/00294/REM
LAND NORTH BARTON ROAD, BARLESTONE, LEICESTERSHIRE
APPLICANT: MYPAD 2020 LTD**

I refer to the above.

Please find submitted a Discharge of Conditions application on the Planning Portal on behalf of MyPad 2020 Ltd. The application seeks approval from Hinckley & Bosworth Borough Council for the following details to be discharged:

CONDITION 6 (Drainage) 24/00294/REM

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

Please find submitted as part of this application the Engineering Layout (dwg. E279-10-01A), to satisfy condition 6 of 24/00294/REM.

CONDITION 7 (Landscaping) 24/00294/REM

"Prior to any dwelling being occupied details of the hard and soft landscaping of the pedestrian routes, public open space and play equipment, including the timescales for their provision, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any dwelling."

Please find submitted as part of this application the Detailed Soft Landscape Proposal (dwg no. JBA 24-099-01 and JBA 24-099-02), to satisfy condition 7 of 24/00294/REM.

CONDITION 8 (Bat & Bird Boxes) 24/00294/REM

"Prior to any dwelling being occupied details of a scheme for the provision of bird and bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme."



Please find submitted as part of this application the Bat and Bird Box Plan (dwg no. 22020-BB-100), to satisfy condition 8 of 24/00294/REM.

CONDITION 9 (Landscaping Implementation) 24/00294/REM

"No development above floor plate level shall take place until a scheme of hard and soft landscaping works for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be based on the James Blake Associates detailed soft landscaping proposals submitted on 26 March 2024 and 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."

Please find submitted as part of this application the Detailed Soft Landscape Proposal and Landscape Management Plan (dwg no. JBA 24-099-01, JBA 24-099-02 and JBA 24-099), to satisfy condition 9 of 24/00294/REM.

CONDITION 10 (External Lighting) 24/00294/REM

"No development shall commence above floor plate level until full details of external lighting on the site, to be implemented during construction and to be incorporated within the development, has been submitted to and approved in writing by the Local Planning Authority. This information shall relate to all pedestrian and vehicular routes and shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and demonstrate that the lighting will not cause harm to protected species or their habitats (bats) as outlined in paragraph 4.29 of the Ecological Appraisal (FPCR, December 2020, received 26 March 2023). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation."

Please find submitted as part of this application the External Lighting Plan (dwg no. 3067-D-03), to satisfy condition 10 of 24/00294/REM.

CONDITION 11 (Private Drive Maintenance) 24/00294/REM

"No dwelling shall be occupied until a scheme for the future maintenance of those unadopted highways highlighted in pink on the Maintenance Strategy Site plan 22025-70-006 Rev P8 received by the Local Planning Authority on 9 September 2024 have been submitted to and approved in writing by the Local Planning Authority. The future maintenance of these areas shall not be the responsibility of any future residents. These unadopted highways shall be maintained in accordance with the approved details thereafter."

Please find submitted as part of this application the Phasing Plan and Maintenance Scheme (dwg no. 22025-70-008_P6 and Barton Road Maintenance scheme), to satisfy condition 11 of 24/00294/REM.

CONDITION 13 (Materials) 24/00294/REM

"No development above floor plate level shall commence on any building until representative samples of the bricks to be used on the external elevations of the dwellings have been submitted to and approved in



writing by the Local Planning Authority. Other materials to be used shall be as stated on the approved plans and elevations drawings listed in Condition 1. The development shall be implemented in accordance with those approved materials."

Please find submitted as part of this application the Materials Covering Letter, Proposed Material Distribution Plan and Brick Samples via post (dwg no. 22025-70-008_P6), to satisfy condition 13 of 24/00294/REM.

I trust the above is self-explanatory but if you need any further details please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "E. Farr".

Miss E. Farr

Architectural Technologist

For and on behalf of MyPad 2020 Ltd

Encl'