

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Split Decision DoC

MTP Dev Limited
C/o Mr Graeme Warriner
Stantec
7 Soho Square
London
W1D 3QB

Details of Application:

Application Ref: 24/00962/DISCON

Proposal: **Zone 3 Plot 44** (24/00672/REM) - Application to discharge C6 (Travel Plan) C7 (BREEAM) C8 (Noise Protection) C9 (External Lighting) C10 (External Lighting during Construction) C11 (Land Contamination Assessment incl. Landfill Gas), C15 (Management of Land Contamination during Construction) C16 (Construction Environmental Management Plan) C17 (Waste and Recycling) C26 (Update Badger Survey) C27 (GCN) C29 (Surface Water and Foul Drainage) C32 (WSI) attached to planning permission 11/00360/OUT revised through 14/00661/CONDIT

Location: Horiba Mira Ltd Mira Drive Lindley Nuneaton

The details submitted relating to Zone 3 Plot 44 are acceptable and the conditions are categorised below and have either been PARTIALLY DISCHARGED or DISCHARGED

PARTIALLY DISCHARGED CONDITIONS FOR ZONE 3 PLOT 44 ONLY

Conditions 7, 8 & 32 have been PARTIALLY DISCHARGED to enable the commencement of development to Zone 3 Plot 44, to be fully implemented and maintained in strict accordance with the approved details. To fully discharge these conditions, the developer must provide the validation, results, certificates or further information to apply to be approved by the Local Planning Authority. A new application and fee apply.

Condition 7

No development within each phase shall commence until such time as a BREEAM Design Stage Assessment, carried out by a qualified assessor, demonstrating that the development within that phase can be constructed to a minimum of a BREEAM 'Very Good' Standard has been submitted to and approved in writing by the Local Planning Authority. In addition, prior to the first use of that phase of the development, a final certificate demonstrating that the development has been constructed to BREEAM 'Very Good' Standard shall be provided to the Local Planning Authority.

C7, BREEAM - New Construction Pre-Assessment Report – Received 16 October 2024

Condition 8

No development within each phase shall commence until such time as a scheme for protecting residential dwellings from noise from the completed development of that phase has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented

as approved for each applicable phase of development hereby approved and maintained as approved thereafter.

C8, Acoustic Design Review - Received 16 October 2024

Condition 32

With the exception of the A5 highways improvements, no demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme(s) of Investigation relating to that phase of development has been submitted to and approved in writing by the local planning authority. The scheme(s) shall include an assessment of significance and research questions; and:

The programme and methodology of site investigation and recording

The programme for post investigation assessment

Provision to be made for analysis of the site investigation and recording

Provision to be made for publication and dissemination of the analysis and records of the site investigation

Provision to be made for archive deposition of the analysis and records of the site investigation

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the approved Written Scheme(s) of Investigation.

Received 7 March 2025

C32 21-092-01-A002-L-Indicative Masterplan

C32 2109201-SGP-ZZ-ZZ-DR-A-A016---Zone Plan with MP

C32 P24-397-MIRA24 WB WSI CA 28-02-2025 v3.1 (Plot 44) – Received 3 March 2025

Received 16 October 2024

C32 WSI

C32 Archaeological Strip, Map & Sample

C32 WSI - Archaeological Evaluation

CONDITIONS DISCHARGED FOR ZONE 3 PLOT 44

The following conditions have been DISCHARGED for the purpose of Zone 3 Plot 44 the scheme must be fully implemented and maintained in strict accordance with the approved details for this part of the development.

Condition 6

Notwithstanding the details submitted, no development shall commence on site until such time as a Green Travel Plan to promote sustainable transport modes of travel to the site from the surrounding area, including Hinckley & Bosworth, North Warwickshire and Nuneaton and Bedworth has been submitted to and approved in writing by the Local Planning Authority. Before the first use of each phase of the development, the Plan shall be implemented in accordance with the relevant approved details.

C6 Travel Plan 24050 (25.02.25) – Received 26 February 2025

Condition 9

No development within each phase shall commence until such time as a scheme for the external lighting of that phase including details of permanent external lighting including layout plan, lighting types, luminaire type, intensity, mounting height, aiming angles and luminaire profiles, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully

implemented as approved for each applicable phase of the development hereby approved and be maintained as approved thereafter.

Received 16 October 2024

**C9 & C10 Proposed External Lighting, Drg No. 240236-CPW-XX-XX-DR-E-307001 S3 Rev P01
C9 & C10 External Lighting Report**

Condition 10

No development shall commence until such time as a scheme for the external lighting of each phase of the site during the preparation and construction phase, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented as approved for each applicable phase of the development hereby approved and be maintained as approved thereafter.

Received 16 October 2024

**C9 & C10 Proposed External Lighting, Drg No. 240236-CPW-XX-XX-DR-E-307001 S3 Rev P01
C9 & C10 External Lighting Report**

Condition 11

No development shall commence until such time as a Risk Based Land Contamination Assessment (including landfill gas) has been submitted to and agreed in writing by the Local Planning Authority. The assessment shall be fully implemented as approved for each applicable phase of the development hereby approved.

Received 16 October 2024

C11 & C15, Phase I and II Ground Investigation Report Part 1 & Part 2

Condition 15

No development approved by this permission shall commence until a scheme for the management of land contamination during the site preparation and construction works on the site has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details.

Received 16 October 2024

C11 & C15, Phase I and II Ground Investigation Report Part 1 & Part 2

Condition 16

Notwithstanding the detail submitted, no development shall commence until a Construction Environmental Management Plan has been submitted to and agreed 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 local residents 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 and provide a procedure for the investigation of complaints. The plan shall be implemented throughout the duration of the construction works.

C16 Construction Management Plan – Received 16 October 2024

Condition 17

No development shall commence until such time as a waste management plan has been submitted to and agreed in writing by the local planning authority. The plan shall then be implemented as approved through each phase of the development and be maintained as approved thereafter in the completed development.

C17 Waste Management Policy – Received 16 October 2024

Condition 26

In accordance with the requirements of the submitted Environmental Assessment, no development shall commence until such time as a further survey for badgers within the application site and a scheme of any necessary arising mitigation and or compensation has been submitted to an agreed in writing by the Local Planning Authority. The approved details and any mitigation shall be fully implemented before the commencement of any relevant development phase.

Received 16 October 2024

C26, C27, Ecology Technical Note and Outline Mitigation Strategy

Condition 27

In accordance with the requirements of the submitted Environmental Assessment, no development shall commence until such time as method statement detailing measures to prevent harm to Great Crested Newts, provision of new habitat and reinstatement of previous habitat has been submitted to an agreed in writing by the Local Planning Authority. The method statement and any mitigation shall be fully implemented before the commencement of any relevant development phase.

Received 16 October 2024

C26, C27, Ecology Technical Note and Outline Mitigation Strategy

Condition 29

No development shall commence within each phase until such time as drainage plans for the disposal of surface water and foul sewage in accordance with the agreed drainage strategy have been submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented in accordance with the approved details before the development is first brought into use.

Received 16 October 2024

C29, Drainage Layout, Drg No. 10394-0500 Rev P01

C29, Drainage Calculations, Rev No.10394-BCL-XX-XX-T-C-0001

C29 10394 - MIRA Plot 44 - BCAL Response to C29 – Received 28 November 2024

Received 6 January 2025

C29 10394-BCL-XX-XX-DR-C-0560 P01 Sections Through SuDS Drainage

C. Brown.

Date: 11 April 2025

Christopher Brown MRTPI
Head of Planning

Notes to Applicant:

Ecology – It is the developer's / applicant's responsibility to ensure wildlife legislation is followed prior to and throughout construction period.

Drainage – Disposal of foul drainage is subject to connection approval through a Section 104 Agreement directly with Severn Trent Water. If contractors are to use any other manufacturer or product approved within Condition 29 or connection is not approved then the developer/ applicant will need to apply to re-discharge the condition with the revised details and supporting calculations.