

Hinckley & Bosworth Borough Council

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

DoC Decision Notice

Split Decision - Discharge of Conditions

Mr N Chima
C/o Mr Ian Storm
Storm Design
Storm Design
35 Kirkham Drive
Toton
Beeston
NG9 6HG

Details of Application:

Application Ref: 25/01082/DISCON
Proposal: Application to discharge C4 (WSI) C5 (CEMP) attached to planning permission
23/01182/FUL
Location: Former Allbar Sports Trinity Lane Hinckley LE10 0BH

The details submitted have been considered by the Local Planning Authority and the application has been determined as **SPLIT DECISION** details as follows:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support the following conditions are acceptable to the Local Planning Authority to allow the condition to be **PARTIALLY DISCHARGED** to enable the archaeological investigations to take place in strict accordance with the approved document

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

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

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.

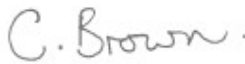
C5 CEMP Revised – Received 2/12/2025

Important Notes;

Please keep the Historic & Natural Environment Team (HNET) informed of the timetable and any significant findings. The applicant should apply to fully discharge condition 4 once the archaeological works are complete and final report and details of archiving are available to submit. A new application and fee will be required.

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.

Date : 22 December 2025



Christopher Brown MRTPI
Head of Planning