

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr Manley
M2 Properties Ltd
188 Narborough Road
Leicester
Leicestershire
LE3 0BU

Name and Address of Agent (if any)

Mr Daniel Bates
Staniforth Architects Ltd
The Warehouse
1a Stamford Street
Leicester
LE1 6NL

Part I – Particulars of Application

Planning Reference 25/01210/DISCON

Application Site 68 Wood Street, Earl Shilton

Proposal Application to discharge C4 (Levels) C5 (Contamination) C8 (Drainage) C15 (Construction traffic management) attached to planning permission 21/01391/FUL

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **FULLY DISCHARGED** with one **PARTIAL DISCHARGE**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 04 (Levels)
Condition 05 (Contamination) (Partially discharged)
Condition 08 (Drainage)
Condition 15 (Construction traffic management)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- C4 - Existing Site Levels, Drg No.1606-DC01

- C4 - External Works Layout, Drg No.25-22559 0-200 Rev P1
- C5 - Phase 1 Environmental Assessment
- C8 - Surface Water Calculations
- C8 - SuDS Maintenance Plan, Maintenance Plan
- C8 - Standard Notes - Civil Sheet 1 of 1, Drg No. 25-22559 0-170 Rev P1
- C8 - Drainage Details - Sheet 1, Drg No.25-22559 0-180 Rev P1
- C8 - Drainage Details - Sheet 2, Drg No.25-22559 0-181 Rev P1
- C8 - Drainage Details - Sheet 3, Drg No.25-22559 0-182 Rev P1
- C8 - External Details - Sheet 1, Drg No.25-22559 0-185 Rev P1
- C8 - Drainage Layout, Drg No.25-22559 0-500 Rev P1
- C8 - Exceedance Blockage Layout, Drg No.25-22559 0-501 Rev P1
- C8 - Impermeable Area Layout, Drg No.25-22559 0-502 Rev P1
- C15 - Construction Traffic Management Plan

Condition 4 (Levels)

“No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details..”

This information has been submitted to the Local Planning Authority and having considered the submitted details, consider it to be sufficient to discharge the planning conditions. This is because the submitted details provide the relevant information requested and is to be an acceptable standard. The development would therefore support Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016)

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Condition 5 (Contamination)

“No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the local planning authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied”.

This information has been assessed by the Council's Environmental Health Department, who have considered the submitted details to be sufficient to partially discharge the planning condition. The Phase I Risk Assessment recommends that further intrusive works are carried out, as such, this condition is now considered to be partially discharged, subject to further intrusive works. The submitted details ensure that there is a satisfactory form of development accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby PARTIALLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Condition 8 (Drainage)

“No development shall commence on site until drainage plans and details for the disposal of surface water, incorporating sustainable drainage principles (SuDS), and disposal of foul sewerage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use”.

This information has been assessed by the Council's Drainage Officer, who have considered the submitted details to be sufficient to discharge the planning condition. The submitted details ensure that there is a satisfactory form of development accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Condition 15 (Construction traffic management)

“No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable”.

This information has been assessed by the Council's Environmental Health Department, who have considered the submitted details to be sufficient to discharge the planning condition. The Environmental Health Department have confirmed that the hours of operation are satisfactory. They stated that a CEMP was not conditioned which would have controlled noise/vibration/lighting/air quality/dust and that due to this they are unable to request mitigation for those impacts under the CTMP. As such, they do defer to Highways for their expertise.

This information has also been assessed by the County Highways Authority, who have considered the submitted details to be sufficient to discharge the planning condition. The Highways Authority have confirmed that they are satisfied with the proposed traffic route shown on plan 25-359-DC-CTMP-12-XX-XX-R1. The relevant wheel washing details have been submitted and are considered appropriate. The submitted details ensure that Highways safety and relevant parking provision is safeguarded as part of the proposal and is therefore in accordance with Policies DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Date: 8 April 2026

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning