

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr Paul Greensmith
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4B Groby Road
Fir Tree Lane
Groby
Leicester
LE6 0FH

Name and Address of Agent (if any)

Mr Paul Thurlby
Gordon White and Hood
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Fir Tree Lane
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Part I – Particulars of Application

Planning Reference 25/00331/DISCON

Application Site Land Adjacent New Reservoir House, Reservoir Road,
Thornton, Leicestershire

Proposal Application to discharge Conditions 3 (CEMP Biodiversity) and
4 (Habitat Management and Monitoring Plan (HMMP)) attached
to planning permission 24/00761/FUL

Part II – Summary of Decision

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

Condition 03 (Construction Environment Management Plan for Biodiversity)

Condition 04 (Habitat Management and Monitoring Plan)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority

- C3 Construction Environmental Management Plan (Biodiversity) (submitted: 26.03.2025)
- C4 Habitat Management and Monitoring Plan (submitted: 26.03.2025)

Condition 03 (CEMP Biodiversity)

“No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- *Identification of potentially damaging construction activities*
- *Identification of biodiversity protection zones around adjacent retained habitat (retained hedgerow and retained grassland)*
- *Practical measures and sensitive working practices to avoid or reduce impacts during construction*
- *Responsible persons for overseeing sensitive works*
- *Timing of works to avoid impacts on breeding birds*
- *Use of protective fencing where required*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.”

The submitted information has been assessed by Leicestershire County Council’s Ecology Department. The County Council confirmed that the submitted information was satisfactory and recommended that Condition 03 of 24/00761/FUL was discharged, subject to the Construction Environmental Management Plan (Biodiversity) being implemented in full. Therefore, the submitted information safeguards protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted 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 04 (Habitat Management and Monitoring Plan)

“No development shall take place (including ground works or vegetation clearance) until a landscape plan covering 30 years has been submitted to, and approved in writing by, the Local Planning Authority. This can take the form of a Habitat Management and Monitoring Plan (HMMP) and should include the following details:

- *Description and evaluation of the features to be created/ managed, including the off-site component when this required*

- *Aims and objectives of management*
- *Appropriate management options for achieving aims and objectives*
- *Prescriptions for management actions*
- *Work schedule*
- *Species/ seed mixes to be planted/ sown*
- *Ongoing monitoring and remedial measures*

The approved plan will be implemented in accordance with the approved details.”

The submitted information has been assessed by the County Council’s Ecology Department, who highlighted that the HMMP did not follow the standard Government template. However, the HMMP does include the information on Habitat and Condition Targets. Whilst the document doesn’t explicitly state who is responsible for completing the monitoring schedule and submitting monitoring reports, it is clear that the Applicant is assuming all responsibility for the delivery of the plan, and so the Applicant will need to comply with all of its content.

Therefore, the submitted information safeguards protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Leicestershire County Council’s Ecology Department have confirmed that Condition 4 of 24/00761/FUL can be discharged.

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: 31 October 2025



Christopher Brown MRTPI
Head of Planning