

DEVELOPMENT CONTROL AND REGULATORY BOARD**22nd AUGUST 2023****REPORT OF THE CHIEF EXECUTIVE****COUNTY MATTER****ADDENDUM****APP.NO. & DATE:** 2023/0651/03 (2023/Reg3Ma/0043/LCC)**PROPOSAL:** Construction of a 210 place primary school with associated access, drainage, infrastructure, play areas, parking, ancillary facilities and landscaping.**LOCATION:** Land between Airfield Road and Owen Way, Market Harborough.**APPLICANT:** Leicestershire County Council

Following publication of the Officer's report, the Lead Local Flood Authority (Leicestershire County Council) provided additional comments on the drafted planning conditions. As such, the schedule of conditions is proposed to be modified as below:

- (18) Prior to the first use of the school building the surface water drainage strategy, as detailed on the following documents and plans, must be implemented and maintained in perpetuity:
- [Document No. APS-BWB-ZZ-XX-RP-YE-0001 FRA Rev. P01 titled 'Flood Risk Assessment' dated 20th January 2023](#)
 - Document No. M00504-BWB-XX-XX-RP-C-0002 Rev. P02 titled 'Drainage Strategy Report' dated 23rd May 2023
 - Document No. M00504-BCB-XX-XX-CA-0590 titled 'Storm Simulations' dated 5th July 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0500 Rev. S4-C03 titled 'Stage 4 Drainage Layout' dated 5th July 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0510 Rev. S4-C02 titled 'Stage 4 Drainage Details Sheet 1' dated 5th July 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0511 Rev. S4-C01 titled 'Stage 4 Drainage Details Sheet 2' dated 13th May 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0530 Rev. S4-C01 titled 'Stage 4 Water Flow Exceedance Plan' dated 13th May 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0531 Rev. S4-C01 titled 'Stage 4 Impermeable Area Plan' dated 13th May 2023
 - Drawing No. M00504-BWB-XX-XX-DR-C-0700 Rev. S4-C03 titled 'Stage 4 Kerbing and Surfacing Plan' dated 23rd June 2023

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy CC4 of the Harborough Local Plan (2011-2031) and requirements of the NPPF.

(26) During the construction of the development hereby permitted, surface water shall be managed in accordance with the submitted Surface Water Management Plan Airfield Farm.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy CC4 of the Harborough Local Plan (2011-2031) and requirements of the NPPF.

Following publication of the Officer's report, it has come to light that the condition in relation to noise emitted from the plant associated with the development has been omitted from the proposed set of conditions within the Appendix. As such, the schedule of conditions is proposed to be modified as below:

(27) The rating level of the noise emitted from the plant associated with the development hereby permitted shall not exceed the levels described in Document No. M00504-APEX-XX-XX-RP-Y-0001 Rev. P01 titled ' Noise Impact Assessment' dated 31st March 2023. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142 and/or its subsequent amendments.

Reason: To manage to amenity impacts of the operational phase in accordance with Policy GD8 and IN2 of the Harborough Local Plan (2011-2031) and requirements of the NPPF.

Officer to Contact

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