



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0258
Date: 17th October 2025
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Dear BMBC

RE: Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 relating to 2024/0475: Application for reserved matters relating to details pertaining layout, appearance, landscaping and scale of proposed activity park and associated buildings and infrastructure (relating to outline planning application 2022/0434)

Thank you for submitting an application for the discharge of conditions 3 (street furniture), 4 (skate park details), 5 (parkour area details), 6 (imaginative road layout details), 7 (boundary treatments), 8 (lighting and CCTV), 9 (off-site highway works), 10 (hard and soft landscaping), 11 (Yorkshire Water) and 12 (surface water outfall) relating to 2024/0475.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 3 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the proposed street furniture and signage within the activity park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all benches/seating/litter bins;
- Way finding signs and links to other footpaths and locations;
- Location, type, design, materials, colour palette, size, for each of the above;

Once agreed, the development shall not be brought into use until the furniture and signage are implemented in accordance with the approved details.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the design of the proposed street furniture is acceptable. The information provided satisfies the requirements of the above condition which is therefore

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discharged in full. The development shall not be brought into use until the agreed details are implemented in accordance with the submitted plans.

CONDITION 4 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the skate park/pump track area including all equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, materials, levels, heights, colour palette and size, for each piece of equipment.

Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the design of the proposed boundary treatments is acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall be maintained as approved for the lifetime of the development.

CONDITION 5- DISCHARGED IN FULL

Prior to the commencement of development, full details of the parkour area including all equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, materials, levels, heights, colour palette and size, for each piece of equipment. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the design of the proposed parkour area is acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall be maintained as approved for the lifetime of the development.

CONDITION 6 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the 'imaginative road layout' including all equipment, surface details and markings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, materials, levels, heights, colour palette and size.

Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the design of the proposed imaginative road layout is acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall be maintained as approved for the lifetime of the development.

CONDITION 7 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, design, materials, height and colour palette. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the proposed boundary treatments are acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall be maintained as approved for the lifetime of the development.

CONDITION 8 – DISCHARGED IN FULL

Prior to the commencement of development, full details of the lighting scheme and CCTV cameras shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the position of the cameras and lighting, as well as the lighting and luminance levels.

Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted details and confirms that the proposed lighting and CCTV scheme is acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall be maintained as approved for the lifetime of the development.

CONDITION 9 – DISCHARGED IN FULL

Notwithstanding the details shown on the submitted plans, the development hereby approved shall not be commenced until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following off-site highway works:

- Provision of 3.5m wide footway/cycleway along the entire Harborough Hill Road site frontage and connection into the site;
- Provision of, or any necessary alterations to, street lighting;
- Provision of, or any necessary alterations to, highway drainage;
- Provision of, or any necessary alterations to, signing/lining;
- Any necessary reconstruction/resurfacing/landscaping.
- Any necessary relocation of statutory undertakers' equipment.
- A timetable of works

Once agreed, the works shall be completed in accordance with the approved details.

Reason: To ensure that satisfactory access arrangements are provided, in the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.

The Highways DC team have worked with the applicant, and confirm that a suitable scheme for the off-site highway works has been agreed. The above condition can

therefore be discharged in full, subject to all works being constructed in accordance with the approved plans.

CONDITION 10 – DISCHARGED IN FULL

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to any use of the development.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Both the Urban Design Officer and Forestry Officer have reviewed the submitted details and confirm that the proposed landscaping scheme is acceptable. The information provided satisfies the requirements of the above condition which is therefore discharged in full. The development shall not be brought into use until the agreed details are implemented in accordance with the submitted plans.

CONDITION 11 – DISCHARGED IN FULL

No development shall take place until full surface water drainage details, including Yorkshire Water Permission, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the lifetime of development. Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.

Yorkshire Water have reviewed the submitted information and confirm that the details provided satisfy the requirements of the above condition, which can therefore be discharged in full.

CONDITION 12 – DISCHARGED IN FULL

Prior to commencement of the development, details for surface water outfall are to be submitted to and approved in writing by the local planning authority. No piped discharge of surface water shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with the approved details.

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.

Yorkshire Water have reviewed the submitted information and confirm that the details provided satisfy the requirements of the above condition, which can therefore be discharged in full.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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