

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00937/DISCON
Applicant: Mr Ryan Day
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Granville Gardens Care Home Granville Gardens Hinckley

Application to fully discharge condition 14 (Land Contamination) and 15 (additional land contamination) relating to planning application 21/00912/FUL

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 14

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 in writing 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.

22/00258/DISCON

C14 Remediation Strategy 19 August 2022

C14 21-0449.02 REP Granville Gardens Hinckley GEA 2022 03 02 (1.0)

C14 Extract 8.3 & 8.4 Delta Simons Geo- Environmental Report 7 August 2022

C14 Preliminary Geo-Environmental Risk Assessment -Parts 1- 4 (P21031-HWA-ZZ-XX-RP-C-0001

C14 & C19 Geo-Environmental Assessment 17 March 2024

23/00992/DISCON

C14 Granville Gardens Remediation Validation Revised – Received 17 November 2023

24/00937/DISCON

C14 Contaminated Land Analysis Report 24-043152- Received 4 October 20124

C14 Soil email Confirmation of its source – Received 11 November 2024

Condition 15

If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Consultees / Assessed by:

Environmental Services

Conclusion / Summary:

Condition 14

Condition 14 was partially discharged under 22/00258/DISCON which set out the mitigation requirements for any potential land contamination to enable commencement of the development. An application was then submitted with revised remediation details but without the relevant validation details that the remediation had been installed. The current

application, which provides the relevant verification/validation, has been assessed by the Council's Environmental Services Officer. The development is now completed and the details demonstrate that the risks from land contamination to the future users of the land and neighbouring land are minimised with the mitigation in place in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

Further gas monitoring and remediation has been undertaken as per the documents relating to 23/00922/DISCON. These have been completed and this application (24/00937/DISCON) provides verification of them. The Council's Environmental Services Officer has assessed the details. The mitigation in place will help to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 14 Land Contamination – Fully Discharged

Condition 15 Additional Land Contamination – Fully Discharged