

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00573/DISCON
Applicant: Mrs Vicki Garland
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Ratcliffe House Farm Ratcliffe House Lane Ratcliffe Culey

Application to discharge conditions 2 (Land contamination), 4 (Waste collection and storage) attached to planning permission 23/01207/P3CQ

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

Condition 2

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 approved 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.

Received 10 June 2024

**C2 Phase I Land Contamination Risk Assessment Rev A
C2 Phase I Land Contamination Risk Assessment Appendix A
C2 Phase I Land Contamination Risk Assessment Appendix A
C2 Phase I Land Contamination Risk Assessment Appendix B (a)**

Received 18 October 2024

**C2 Phase II Risk Assessment 3779D Appendix E
C2 Phase II Risk Assessment 3779D**

C2 Phase III Remediation Strategy Garland Atherstone – Received 7 November 2024

Condition 4

The developed hereby permitted shall not be occupied until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted in writing to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C4 Waste Storage & Collection Plan - Received 14 June 2024

Consultees / Assessed by:

Environmental Services
Waste Management

Conclusion / Summary:

Condition 2

Phase I, II and III Land Contamination reports have been submitted in support of Condition 2. The Councils Environmental Services requested that Phase II and III was required which have subsequently been undertaken. Phase III details the agreed remediation / mitigation measures which are to be installed which will protect future users of the land and neighbouring land to minimise land contamination in accordance with Policy DM7 of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016). The condition is eligible to be partially discharged to enable works to commence and the agreed measures to be installed. To fully discharge the condition evidence is required to show that the measures have been undertaken in accordance with the agreed scheme which will require a new application and fee when the details are ready to be submitted.

A note to applicant is required as Section 8.0 of the report states that “Due to the identified hydrocarbon impacted made ground and subbase on site (PAHs and TPH CWG), it is recommended that the local water supplier be contacted regarding barrier piping specification – once service proposals are known OR that any new potable piping is laid in a fresh, clean excavation and is suspended in an inert pea-gravel matrix, to prevent contact with residual site soils”. The applicant will need to do that.

Condition 4

A bin collection point is located on the adopted highway which currently serves Ratcliffe House Farm, the collection point is acceptable and in accordance with our Waste Services Policy in accordance with Section 46 of the Environmental Protection Act 1990 and Hinckley and Bosworth Borough Council's Wheeled Bin and Container policy (updated March 2018).

Officer Recommendations:

Condition 2 Land Contamination – Partial Discharge
Condition 4 Waste & Recycling – Discharge