

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01027/DISCON
Applicant: Franczak
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Land To The Rear Of 59 High Street Barwell

Application to discharge condition 5 (Additional Land Contamination) attached to planning permission 21/00540/FUL

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

Condition 5

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.

Received 15 October 2024

C5 Subsoil BS Certificate
C5 Topsoil Analysis Report 24-01462-2-SS-AHS Cannock blend MAC
C5 Topsoil 2 196207
C5 Topsoil 3 196207
C5 Topsoil 4 196207
C5 Topsoil 196207
C5 Mark-up Locations of Topsoil Check
C5 Landscaping Topsoil Depth Check
C5 Root Zone Data Sheet
C5 Photos showing barrier membrane

Received 20 May 2024

C5 Validation Letter 7.11.2023 Barwell Medical Centre
C5 Consignment Notes C_22724051413021; C_22724051413020
C5 Consignment Notes C_22724051413010; C_22724051413000

Received 11 April 2024

C5 Validation Letter
C5 Remediation Method Statement 24.10.2023 EAL 178.23 Rev 1
C5 Waste Assessment Report 170504 70857-A CSJ Construction Ltd

Received 30 October 2023

C5 70857-A CSJ Construction Ltd Barwell Medical Centre Waste Assessment Report 170504
C5 Remediation Method Statement
C5 Email correspondence

Consultees / Assessed by:
HBBC Environmental Services

Conclusion / Summary:**Condition 5**

During the initial commencement of the development, land contamination was found, and a remediation method statement was received and accepted to enable the development to continue with the mitigation methods agreed and to be put in place. Following the agreed mitigation, validation and consignment notes were submitted in May 2024 which were acceptable and further validation details were provided in October 2024. All details throughout the application have been assessed by the Councils Environmental Services Officer for acceptance and the final details demonstrate that the mitigation has been fully implemented which will ensure that risks from land contamination to the future users of the land and neighbouring land have been minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Officer Recommendations:

Condition 5 Additional Land Contamination – Discharge