

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00163/DISCON
Applicant: Mellor
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Sedgemere Station Road Market Bosworth

Application to discharge conditions 17 (Land contamination) and 20 (Monitoring of landfill gas) from planning application 21/00379/FUL.

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

Condition 17

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.

C17 & C20 Gas Protection Measures Parts 1 to 3 - Received 19 February 2024

Condition 20

No development shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

C17 & C20 Gas Protection Measures Parts 1 to 3 - Received 19 February 2024

Consultees / Assessed by:

Environmental Services

Conclusion / Summary:

Condition 17 was previously partially discharged on 6 October 2022 under application 22/00310/DISCON. Following this the mitigation measures have now been put in place as detailed in the original report and confirmed in the Gas Protection Measures Report Parts 1 to 3, therefore demonstrates 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 Site Allocations and Development Management Policies Development Plan Document (2016) have been minimised

Condition 17 was previously partially discharged on 6 October 2022 under application 22/00310/DISCON. Following this the mitigation measures have now been put in place as detailed in the original report and confirmed in the Gas Protection Measures Report Parts 1 to 3, and therefore demonstrates that risks from potential landfill gas to the future users of the land and neighbouring land have been minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 17 Land Contamination – Discharge

Condition 20 Monitoring 21/0021of Landfill Gas - Discharge