

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00238/DISCON
Applicant: Mr and Mrs G Denny
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old House Farm Sutton Lane Cadeby

Application to fully discharge condition 5 (Land Contamination) attached to planning permission 21/00446/FUL

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

Condition 5

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.

Received 26 April 2023

C5 Cadeby Validation Report
C5 IV.02.21 Contamination Letter Figures
C5 21-06513.1 26.05.21 Samples A-E
C5 IV.0221 Cadeby PH1 Contamination Report

Received 13 March 2023

C5 Sample Location Plan
C5 Assessment of Contamination
C5 Water Pipe Contamination Assessment
C5 tier 1 Generic Assessment Criteria

Consultee / Assessed by:

Environmental Services

Conclusion / Summary:

Condition 5 was previously partially discharged under application 21/00409/DISCON on 09.09.2021, which provided the initial report to show what mitigation measure were required to be implemented. The development is near on completion and agent has submitted an application together with validation details to demonstrate that the approved mitigation scheme has been implemented in full. The Councils Environmental Services Officer has reviewed the details and has confirmed the condition is eligible to be fully discharged as the details demonstrate that any 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 5 Land Contamination – Full Discharge