

**Delegated Report
Discharge of Conditions**

Planning Ref: 26/00249/DISCON
Applicant: BDW Trading Limited
Ward: Hinckley DeMontfort



Site: Land North Of Normandy Way Hinckley

Application to discharge condition 7 (Contamination) attached to planning permission 24/00264/OUT

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

Condition 7

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 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 17 March 2026
C7, Remediation Strategy - Pages 1-49**

Consultees / Assessed by:
HBBC Environmental Services

Conclusion / Summary:

Condition 7

A remediation strategy has been submitted to support the discharge of Condition 7 which has been assessed by the Councils Environmental Services Officer. It is agreed that the mitigation measures proposed are satisfactory once undertaken and that they will provide the relevant validation details to the relevant authority for their acceptance. The Council EHO requested the condition to be partially discharged to enable the works to commence on site and the validation/ verification to be submitted and approved when completed, however the wording of the condition does not allow for this on the outline therefore the LPA can fully discharge the condition and the developer must complete the proposed works in full in accordance with the approved document which will ensure that risks from land contamination to future users of the site are minimised thus ensuring that the land is fit for purpose and to accord with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the National Planning Policy Framework.

Officer Recommendations:
Condition 7 Land Contamination – Discharge