

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00405/DISCON
Applicant: Mr Adrian Burr
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Land Rear Of 5 - 15 The Coppice Burbage

Application to discharge conditions 6 (Gas Protection Measures) attached to planning permission 24/00818/CONDIT

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

Condition 6

No development shall commence until a scheme of gas protection measures as recommended within the submitted report on Ground Investigation by Nicholls Colton Geotechnical Ref G16195-IR has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Received 17 April 2025

C6 L - 82907- 2025.04.08 - Hinckley and Bosworth Council - The Coppice Burbage -

Continuous Gas Monitoring

C6 Visqueen Ultimate Gas Damp Proof Course

C6 12 71 107E - B - Type G - Plot 4 - Sections.

Consultees / Assessed by:

Environmental Services Officer

Conclusion / Summary:

Condition 6

Condition 6 was previously applied for discharge under application 24/00911/DISCON where the details were found to be acceptable to enable the development to commence for plots 5-8 only whilst further continuous monitoring was undertaken to re-assess as to whether the gas trench was still a necessity due to the investigations being undertaken some considerable time ago and the complexity of being able to implement a trench between the boundaries of existing properties and the proposed properties. Following continuous investigations, an updated investigation report has been submitted which replaces Ground Investigation by Nicholls Colton Geotechnical Ref G16195-IR. An application has been received to approve the updated ground monitoring which has been assessed by the Councils Environmental Services Officer. The Councils EHO is satisfied with the undertaking of the gas monitoring to establish what the current gas mitigation requirements are. The result / outcome of the gas monitoring confirm that the previously proposed trench is now **not** required as the levels reported are below that of the criteria for the need for a trench to release any excess gas. For information the results previously were only just over the threshold to require the trench, hence it was agreed that an updated investigation was carried out. Gas membrane to plot 4 is still required and therefore the LAP area satisfied that the newly proposed mitigation measures are acceptable to ensure that human health is safeguarded and ensures that the relevant mitigation is proposed which ensures the avoidance of any risk to public safety as the site lies within 250 metres of a known landfill/ made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress not

addressed in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Evidence of the gas membrane being installed to be requested to be submitted to complete the LPA's records for the site.

Officer Recommendations:

Condition 6 Gas Protection Measures – Discharge