

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Discharge of Conditions

DoC Decision Notice
Split Decision - Discharge of Conditions

Mrs Vicki Garland
C/o Mrs Lizzie Beresford
Marrons
1 Colton Square
Leicester
LE1 1QH

Details of Application:

Application Ref: 24/00573/DISCON
Proposal: Application to discharge conditions 2 (Land contamination), 4 (Waste collection and storage) attached to planning permission 23/01207/P3CQ
Location: Ratcliffe House Farm Ratcliffe House Lane Ratcliffe Culey

The details submitted have been considered by the Local Planning Authority and have either been **PARTIALLY DISCHARGED** or **DISCHARGED**, these are categorised below:

PARTIALLY DISCHARGED CONDITION

The details submitted to support the following conditions are acceptable to the Local Planning Authority to allow the condition(s) to be **PARTIALLY DISCHARGED** for commencement purposes.

Condition 2

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 approved 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 10 June 2024

C2 Phase I Land Contamination Risk Assessment Rev A
C2 Phase I Land Contamination Risk Assessment Appendix A
C2 Phase I Land Contamination Risk Assessment Appendix A
C2 Phase I Land Contamination Risk Assessment Appendix B (a)

Received 18 October 2024

C2 Phase II Risk Assessment 3779D Appendix E
C2 Phase II Risk Assessment 3779D

C2 Phase III Remediation Strategy Garland Atherstone – Received 7 November 2024

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details.

Condition 4

The developed hereby permitted shall not be occupied until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted in writing to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C4 Waste Storage & Collection Plan - Received 14 June 2024

Important Notes;

Condition 2 has been PARTIALLY DISCHARGED to enable the development to commence. Evidence by way of validation details should be submitted to the Local Planning Authority for approval and to apply for the condition to be FULLY DISCHARGED. A new application and fee will be required.

Section 8.0 of the report states that "Due to the identified hydrocarbon impacted made ground and subbase on site (PAHs and TPH CWG), it is recommended that the local water supplier be contacted regarding barrier piping specification – once service proposals are known OR that any new potable piping is laid in a fresh, clean excavation and is suspended in an inert pea-gravel matrix, to prevent contact with residual site soils". The applicant will need to do this

Where conditions have been DISCHARGED, the scheme must be fully implemented and maintained in accordance with the approved details.



Christopher Brown MRTPI
Head of Planning

Date: 12 November 2024