

Hinckley & Bosworth Borough Council

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

Approval of Details Reserved by Condition DECISION NOTICE

Name and Address of Applicant

C/o Mrs Larna Smith
Avison Young
11 York Street
Manchester
M2 2AW

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 25/000657/DISCON

Application Site: ALDI Distribution Centre Wood Road Nailstone

Proposal: Application to discharge condition 9 (Landfill Gas Monitoring) attached to 20/01278/CON

Part II – Summary of Decision

CONDITION DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 9 Landfill Gas Monitoring

C9 Dual Sensor Gas Alarm GDS 102 Data Sheet C1934Av4 (Submitted 05/05/2026)

C9 Monitoring Equipment Ribble GD+ 15J – 30J P1 (Gas Detection) (Submitted 05/05/2026)

C9 H&S S3 (Submitted 05/05/2026)

C9 Aldi Nailstone - Additional Ground Investigation Report EEGSL R5322 Rev1 (Submitted 5/03/2026)

C9 Gas Protection Strategy10462w0036b (9005-P03) (submitted 05/03/2026)

C9 Ground Investigation Report Rev 1 (Submitted 05/03/2026)

C9 Radon Screening Report Aldi LE67 1GY (Submitted 1/09/2025)

C9 Method Statement – Radon Testing Submitted 1/09/2025)

C9 Geoshield Verification Report ref GEO103990 (Submitted 04/07/2026)

C9 Ground Gas Verification Plan (Submitted 04/07/2026)

C9 Certificate of Conformance (Submitted 04/07/2026)

Date: 22 May 2026`



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

The Local Planning Authority is satisfied that the submitted details adequately address the requirements of the relevant conditions and accord with the development plan and all other material considerations subject to being carried out strictly in accordance with the approved documents and the full terms of the conditions.

Condition 9:

“No development (except for the construction of the boundary fencing approved under condition 14) approved by this permission 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.

Consultee

HBBC's Environmental Services Officer

Assessment:

Submitted details include Phase 1 and 2 site investigation reports and proposed protection measures. Landfill gas mitigation will be provided through monitoring equipment, with specifications supplied, to be located within the ground floor warehouse. The Health and Safety documentation sets out procedures for monitoring, including responsibility for oversight and alarm systems should gas levels exceed acceptable thresholds. A biannual maintenance plan is included to ensure ongoing operation of the equipment for the lifetime of the development.

The Council's Environmental Health Officer is satisfied that the proposed measures will protect human health and mitigate risks to public safety, in accordance with Policy DM7 of the SADMP (2016)

Informative:

1. This approval relates solely to the discharge of the conditions listed in this notice.
2. All other conditions attached to the original planning permission remain in full force and effect.