

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

DECISION NOTICE

Name and Address of Applicant

Tom Botterill
c/o Emily Farr
My Pad Ltd
The Quadrant
Nuart Road, Beeston
Nottingham
NG9 2NH

Name and Address of Agent

Part I – Particulars of Application

Planning Reference: 25/01139 /DISCON

Application Site: Land North Barton Road Barlestone

Proposal: Application to discharge condition 16 (remediation works) attached to planning permission 21/00096/OUT

Part II – Summary of Decision

CONDITION DISCHARGED

Condition 16 Remediation Works

Received 8/6/26

C16 Geo Certificates R06-R08 (Plots 5-11 & 46-55)

Received 28/4/26

C16 Geoshield Report Plots 1,2,3,4,35 & 36

C16 Geoshield Report (2) Plots 41 & 42

C16 Geoshield Report (3) Plots 37, 38, 39 & 40

C16 Geoshield Report (4) Plots 26,27,28,29,30,31,32,33 & 34

C16 Geoshield Report (5) Plots 12 - 25, 43, 44 & 45

C16 Geoshield Report (6) Plots 8 - 11 & 50 – 55

C16 Geoshield Report (7) Plots 46, 78, 48 & 49

C16 Geoshield Report (8) Plots 5,6 & 7

C16 Verification Plan - GEO105396_R4_CS2 Verification

C16 Verification Certificate Plots 39-40 5/01/2026

C16 Geoshield Visit Date Report for 17 plots inspected 5.09/25

C16 Plots 26-34,37,38 Gas Membrane Certificate

C16 Plots 1 Gas Membrane Certificate

C16 SD508 - Ventilation Under Floor Slab (MyPad)

C16 TSD501 - Floor Junction Details CS2 Membrane (MyPad)

C16 Competency Certificates

Received 20/1/26
C16 Plots 39 & 40 Gas Membrane Certificate

Received 27/11/25
C16, Remediation Method Statement
C16, Verification Certificate Plots 1 - 4, 41,42, Plot 35 & 36
C16, Verification Certificates Plots 37,38 Plots 26 - 34

The details submitted are ACCEPTABLE and the conditions are DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the conditions.

C. Brown.

Date: 21 September 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 16 Remediation Works

Upon completion of the remediation works a verification report shall be submitted to and approved by the Local Planning Authority. The verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To ensure that 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).

Consultees – Environmental Services

Assessment:

Evidence of the mitigation measures has been submitted in the form of reports, inspection records and certificates over a period of time as individual plots became ready for the installation of gas membranes. These documents confirm that the gas membranes were installed in accordance with the approved remediation strategy and are supported by photographic evidence, reports and validation certificates.

Competency certificates were also provided, demonstrating that those responsible for inspecting and verifying the installation of the gas membranes were suitably qualified and accredited to undertake such work.

To facilitate the occupation of the dwellings, the Local Planning Authority accepted the phased submission of validation information throughout the development. Furthermore, the Council's

Environmental Services team has confirmed that it is satisfied that the required mitigation measures have been implemented across the development.

On this basis, the Local Planning Authority is satisfied that the requirements of Condition 16 have been fully met, and the condition is therefore considered eligible for full discharge.

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:

www.gov.uk/appeal-planning-decision

Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.

- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.