

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00029/DISCON
Applicant: ERI MTP Ltd
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Horiba Mira Ltd Mira Drive Lindley

Application to fully discharge C11 (Land Contamination) C32 (Archaeology – WSI), Condition 33 (Archaeology – Results) attached to planning permission 14/00661/CONDIT which were previously partially discharged 22/00889/DISCON and 23/00203/DISCON) for Zone 4

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

Condition 11

With the exception of the A5 highways improvements no development shall commence until such time as a Risk Based Land Contamination Assessment (including landfill gas) relating to that phase of development has been submitted to and agreed in writing by the Local Planning Authority. The assessment shall be fully implemented as approved for each applicable phase of the development hereby approved.

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C11, Combined Water Management Plan, Part 14 - Plots 9A/9B Pages 1-23

C11, Trial Holes, Part 13 - Plots 9A/9B Pages 1-32

C11, Trial Holes, Part 12 - Plots 9A/9B Pages 1-107

C11, Overall Layout, Part 11 - Plots 9A/9B Pages 1-6

C11, Surface Water Management, Part 10 - Plots 9A/9B Pages 1-68

C11, Development Proposals, Part 9 - Plots 9A/9B Pages 1-8

C11, Site Details, Part 8 - Plots 9A/9B Pages 1-228

C11, Cut Fill Areas, Part 7 - Plots 9A/9B Pages 1-71

C11, Cut Fill Areas, Part 6 - Plots 9A/9B

C11, Site Plan, Proposed Development, Part 5 - Plots 9A/9B - Pages 1-10

C11, Risk Assessment, Part 4 - Plots 9A/9B - Pages 1-153

C11, Risk Assessment, Part 3 - Plots 9A/9B - Pages 1-27

C11, Validation Report, Part 2 - Plots 9A/9B - Pages 1-53

C11, Validation Report, Part 1 - Plots 9A/9B

C11, C32 Covering letter to application

Condition 32

With the exception of the A5 highways improvements, no demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme(s) of Investigation relating to that phase of development has been submitted to and approved in writing by the local planning authority. The scheme(s) shall include an assessment of significance and research questions; and:

The programme and methodology of site investigation and recording

The programme for post investigation assessment

Provision to be made for analysis of the site investigation and recording

Provision to be made for publication and dissemination of the analysis and records of the site investigation

Provision to be made for archive deposition of the analysis and records of the site investigation

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the approved Written Scheme(s) of Investigation.

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**C32 & C33 Trial Trenching Evaluation prepared by Headland Archaeology
C32 & C33 Land Contamination Risk Validation Report WIE13833-120-R-2.1.2-VR
prepared by Waterman Group**

Received 7 March 2025

**C32 / C33 2109201-SGP-ZZ-ZZ-DR-A-A016---Zone Plan with MP
C32 / C33 21-092-01-A002-L-Indicative Masterplan**

Condition 33

The development in each phase shall not be occupied until the site investigation and post investigation assessment for each phase has been completed in accordance with the programme set out in the Written Scheme(s) of Investigation approved under condition 32 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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Consultees / Assessed by:

LCC Archaeology
Environmental Services

Conclusion / Summary:

Condition 11

Condition 11 was previously partially discharged to enable works to commence on Zone 4 plots 6, 8 & 9. The applicant is now in a position to provide the additional information which could not be completed at the previous stage and has been submitted in support of the full discharge for Condition 11 as well as validation reports. The Councils Environmental Services Officer has assessed the details, for land contamination and landfill gas. The details have been found to be acceptable to enable the condition to be discharged as the details demonstrate how the environment has been protected and confirmation that the mitigation is in place in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 32

A Written Scheme of Investigation was previously approved, and the works have now been satisfactorily undertaken in line with the approved document. LCC Archaeology are satisfied that Condition 32 is eligible for discharge for Zone 4 as the document demonstrates that archaeological investigation and recording of the site has been undertaken in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

Condition 33

A Written Scheme of investigation was approved which detailed how the archaeological investigations were going to be undertake and subsequently an evaluation document for those works has been submitted to support the discharge of Condition 33. The evaluation document demonstrates the works completed and recorded together with the provision being made for analysis, publication and dissemination of results and archive deposition has been secured. Therefore LCC Archaeology have advised that Condition 33 is eligible for discharge for Zone 4 as the document sets out the results from the archaeological investigation and the recording in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

Officer Recommendations: Zone 4 Only

Condition 11 Land Contamination - Discharge Zone 4

Condition 32 Archaeology WSI Investigation – Discharge Zone 4

Condition 33 Archaeology Results - Discharge - Discharge Zone 4