

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged – Zone 4

Horiba Mira Ltd
C/o Mr Daniel Melling
Stantec UK Limited
7 Soho Square
London
W1D 3QB

Details of Application:

Application Ref: 25/00029/DISCON
Proposal: **Zone 4** 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)
Location: Horiba Mira Ltd Mira Drive Lindley Nuneaton

The details submitted with the following conditions are acceptable and the conditions are hereby discharged relating to Zone 4 only

Condition 11 **Zone 4**

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.

Received 14 January 2025

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 Zone 4

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 Zone 4

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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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

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED relating to Zone 4 only subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date: 21 March 2025