

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00802/DISCON
Applicant: Mr Tom Hall
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Ashby House Hill Top Farm Hill Top Earl Shilton

**Application to discharge C3 (Land Contamination) attached to planning permission
20/00916/FUL**

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

Condition 3

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 agreed 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 October 2023

C3 HFE-00-G-RP-0012-11681

C3 Updated Foundation Plans - GA NTF-PPC-XX-00-DR-S-0001 to 0024 (24 foundation plans in total)

Received 16 August 2023

C3 Phase 2 Geo-environmental Interpretive Report Parts 1 – 4

C3 Cover Letter

Consultees / Assessed by:

Environmental Services

Conclusion / Summary:

Condition 3

A Phase II investigation has been undertaken together with the gas protection measures provided which are to be installed as part of the mitigation measures along with detailed proposals for the asbestos remediation. The Councils Environmental Services Officer has assessed the details provided in support of condition 3 and advised that the condition is eligible for a partial discharge as the detail demonstrate how they propose 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), and will be eligible to be fully discharged once validation and verification is provided for the remediation and mitigation once it has been installed.

Officer Recommendations:

Condition 3 Land Contamination – Partial Discharge