

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00663/DISCON
Applicant: Mr Essajee
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 87 High Street Barwell Leicester

**Application to discharge 11 (Archaeology) and 13 (Land contamination) from
planning application 19/00049/FUL**

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

Condition 11

No development shall commence until a programme of archaeological work (strip, plan and record excavation and Archaeological attendance) including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; an:

- o The programme and methodology of site investigation and recording
- o The programme for post investigation assessment
- o Provision to be made for analysis of the site investigation and recording
- o Provision to be made for publication and dissemination of the analysis and record of the site investigation
- o Provision to be made for archive deposition of the analysis and record of the site investigation
- o Nomination of a competent 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 of Investigation.

Received 5 July 2023

C11 Archaeological Attendance & Recording ULAS Report No. 2023-045

Condition 13

No development approved by this permission shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme 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 work so approved shall be carried out prior to first occupation of the site.

C13 Gas Adendum Letter – Received 5 July 2023

Consultees / Assessed by:

LCC Archaeology
Environmental Services Officer

Conclusion / Summary:

Condition 11

An Archaeological Attendance & Recording ULAS Report No. 2023-045 has been submitted in support of condition 11 and assessed by LCC Archaeology. The investigation revealed no archaeological interest and therefore no further investigation works are required and the report includes commitment to OASIS reporting with the ADS and an accession number which provides commitment to the archive, the information is therefore satisfactory for the LPA to discharge the condition as the details have demonstrated that a satisfactory archaeological investigation and recording in accordance with Policy DM13 of the Site Allocations and Development Management Policies DPD has been completed in full

Condition 13

The details submitted in support of Condition 13 have been assessed by the Councils Environmental Services Officer and determined that the ground gas has adequately been assessed and no further works are required to this element. However, remediation and a remediation verification report is still required following the results of the ground investigation and so therefore the details are not sufficient 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 Hinckley and Bosworth Site Allocations and Development Management Policies DPD. The LPA requested further details on 16 August 2023 and no further information has been provided. The condition remain outstanding

Officer Recommendations:

Condition 11 Archaeology – Discharge

Condition 13 Land Contamination – Not discharged.