

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00225/DISCON
Applicant: Mr Dave Walgate
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land South Of Markfield Road Ratby

Application to discharge C3 (Land Contamination) C11 (Noise Mitigation) attached to planning permission 22/00648/OUT

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.

C3 Ground Investigation Report – Parts 1 – 6 – Received 10 March 2025

Condition 11

Development shall not begin until a scheme for protecting the proposed dwellings from noise from the nearby road network has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

C11, Noise Mitigation Scheme – Received 10 March 2025

Consultees / Assessed by:

Environmental Services Officer

Conclusion / Summary:

Condition 3

A Ground Investigation Report Parts 1 – 6 have been provided to support the discharge of condition 3 and assessed by the Council's Environmental Services Officer. The investigations of land contamination result in no mitigation measures being required and therefore the report demonstrates that the risks from land contamination to the future users of the land and neighbouring land do not required mitigation in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

A noise mitigation scheme has been submitted to support Condition 11 and assessed by the Council's Environmental Services Officer. The condition is eligible for a partial discharge subject to all recommendations of the report being applied at detailed design. The report also recommends further overheating assessment at detailed design, which may impact on conclusions of report, this should be undertaken. The LPA are satisfied that the condition can be partially discharged to enable works to commence on site as the details will help to prevent and mitigate noise pollution in accordance with Policy DM7 of the Site Allocations

and Development Management Policies DPD 2016, with a view to the over heating assessment to be carried further at detailed design stage.

Officer Recommendations:

Condition 3 Land Contamination – Discharge

Condition 11 Noise Mitigation – Partial Discharge