

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00855/DISCON
Applicant: Mrs Hughes
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Claes Barn Farm 26 Sheepy Road Twycross

Application to discharge C7 (Contamination Land) C9 (Waste and Recycling) attached to planning permission 22/00555/P3CQ

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

Condition 7

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.

C7 Contamination Report – Received 30 August 2023

Condition 9

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

C9 Waste & Recycling Storage Plan – Received 30 August 2023

Consultees / Assessed by:

Waste & Recycling
Compliance & Monitoring Officer
Environmental Services

Conclusion / Summary:

Condition 7

A land contamination investigation has taken place and the report submitted to support the discharge of condition 7. The report has been assessed by Environmental Services, whom have advised that the investigation outcome was that no significant land contamination was found on site and therefore demonstrates that any risk from land contamination will be minimised to the future users of the land and neighbouring land in accordance with the National Planning Policy Framework.

Condition 9

The Waste and Recycling Storage plan details a bin collection point adjacent to the highway which is acceptable as it is in line with the Councils Waste and Recycling Policy. The plan also shows a bin storage point to the rear of the development which demonstrates that the

waste and recycling units will have a designated storage point. The details ensure that waste can be safely and suitably collected in accordance with the National Planning Policy Framework.

Officer Recommendations:

Condition 7 Land Contamination – Discharge

Condition 9 Waste & Recycling – Discharge