

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00287/DISCON
Applicant: Mr Utkarsh Thakkar
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 15 New Buildings Hinckley

Application to discharge conditions 4 (Noise) 5 (Land Contamination) attached to planning permission 21/01223/FUL

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

Condition 4

Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent road and the commercial elements of the building 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.

**Received 23 March 2023
C4 Sound Insulation Report**

Condition 5

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 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 23 March 2023
C5 Phase 1 Contaminated Land Assessment Parts 1 - 4**

Consultees / Assessed by:
Environmental Services

Conclusion / Summary:

Condition 4

To safeguard the future residents from potential noise in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

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).

Officer Recommendations:
Condition