

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Split Decision - Discharge of Conditions

Mr Utkarsh Thakkar
C/o Mr Dennis Dziko
Volta Designs
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ

Details of Application:

Application Ref: 23/00287/DISCON
Proposal: Application to discharge conditions 4 (Noise) 5 (Land Contamination) attached to planning permission 21/01223/FUL
Location: 15 New Buildings Hinckley LE10 1HN

The details submitted have been considered by the Local Planning Authority and have either been **DISCHARGED** or **PARTIALLY DISCHARGED** these are categorised below:

PARTIALLY DISCHARGED CONDITIONS

The details submitted to support the following conditions are acceptable to the Local Planning Authority to allow the condition(s) to be **PARTIALLY DISCHARGED** for commencement purposes;

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

Important Note;

Condition 5 has only been PARTIALLY DISCHARGED to enable commencement of development. The condition will need to be applied for to be fully discharged once the verification / validation can be submitted that fully demonstrates that certified clean soils have been used at a depth of 600mm in all the soft landscaped areas as required for the mitigation measures to the land contamination report, 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).

A new application and fee will be required.

DISCHARGED CONDITIONS

The details submitted with the following conditions are acceptable to the Local Planning Authority and the condition(s) are hereby **DISCHARGED** subject to the scheme being carried out strictly in accordance with the approved details;

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.

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C4 Sound Insulation Report

Condition 4 is discharged subject to the chosen mitigation being carried out in accordance with the report and maintained with the approved details.



Christopher Brown MRTPI
Head of Planning

Date : 20 April 2023