Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Lesley Keal
Direct Dial/Ext: 01455 255950
Email: lesley.keal@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 10/00518/OUT
Date: 14 March 2019

Hinckley & Bosworth Borough Council

Louise Ward
Persimmon Homes North Midlands
17C Davidson House
Meridian East
Meridian Business Park
Leicester
LE19 1WZ

Dear Sir/Madam

Discharge of Condition Application for Planning Permission: 10/00518/OUT

DESCRIPTION: **MIXED USE DEVELOPMENT COMPRISING UP TO 375 DWELLINGS, EMPLOYMENT (USE CLASSES B1a, B1c, B2 and B8), LOCAL CENTRE (USE CLASSES A1-A5 AND D1), LIVE-WORK UNITS, WORKS TO SKETCHLEY BROOK CORRIDOR, REMODELLING OF LAKE AND ASSOCIATED OPEN SPACE, PARKING AND ACCESSES (OUTLINE - ACCESS ONLY).**
LOCATION: **Land Bounded By The Ashby Canal, Railway Line And Bridge Road, Incorporating The Former Johnsons Factory Burbage Hinckley Leicestershire**

We refer to your application for approval of details reserved by condition, received on 22 May 2018 to apply to fully discharge Conditions 8 & 9.

We have received responses relating to the details submitted and we are able to provide you with a response, please see overleaf.

I can confirm that Conditions 8 & 9 are hereby fully discharged. Development shall be carried out in accordance with the approved details and all remaining non pre-commencement conditions should be complied with in full.

Should you require any further assistance please do not hesitate to contact the above named officer.

Yours faithfully

Nicola Smith

Nicola Smith
Interim Head of Planning

Discharge of Condition Table for Application 10/00518/OUT
Land Bounded by The Ashby Canal Railway Line and Bridge incorporating the Former Johnsons Factory Burbage
Mixed Use Development
Conditions 8 & 9 (Mayflower & Azalea Developments) 12/00697/REM & 12/00698/REM

Condition/Requirement	Details submitted	LPA response
Condition 8 Before any of the permitted dwellings are first occupied, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. Condition 9 If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination	05.03.19 C8 & C9 Completion Certificate Plot 203 - Gas Membrane C8 & C9 Completion Certificate Plot 204 - Gas Membrane C8 & C9 Gas Membrane Specification 7.02.19 C8 & C9 Plot 115 NHBC Final Certificate AO094240 1.0 23 April 2015 C8 & C9 Plot 116 NHBC Final Certificate AO094240 1.0 23 April 2015 C8 & C9 Plot 117 NHBC Final Certificate AO094240 1.0 23 April 2015 C8 & C9 Plot 138 NHBC Final Certificate AO094241 1.0 23 April 2015 C8 & C9 Plot 139 NHBC Final Certificate AO094242 1.0 09 April 2015 C8 & C9 Plot 140 NHBC Final Certificate AO094243 1.0 10 April 2015 C8 & C9 Plot 203 NHBC Final Certificate AO139543 1.0 15 September 2015 C8 & C9 Plot 204 NHBC Final Certificate AO139544 1.0 15 September 2015 C8 & C9 Plot 137 BC Final Certificate AO91677 1.0 19 May 2015 C8 & C9 Plot 136 BC Final Certificate AO91676 1.0 15 May 2015 C8 & C9 Plot 114 BC Final Certificate AO94237 1.0 14 May 2015 C8 & C9 Plot 113 BC Final Certificate AO94237 1.0 19 May 2015 07.01.19	Details submitted are acceptable to fully discharge Conditions 8 & 9 for Azalea & Mayflower Developments

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shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.	C8 & C9 Amber 1 Corden EPS 2000 Datasheet C8 & C9 C12098 Validation Letter Report Plots 13-15, 18-20 & 169-171 C8 & C9 C12098 Validation Letter Report Plots 11 & 12 C8 & C9 C12098 Validation Letter Report Plots 2,3 & 9 C8 & C9 C12098 Validation Letter Report Plots 4-8 Azalea C8 & C9 C12098 Validation Letter Report 006 Plots 151 - 158 & 172-174 (Mayflower Site Persimmon) C8 & C9 C12098 Validation Letter Report 014 Plots 141-145 (Mayflower Development) C8 & C9 Mayflower Capping Layer Validation Plots 118-128 C8 & C9 Mayflower Capping Layer Validation Plots 129-135 C8 & C9 Mayflower Capping Layer Validation Plots 166 _168__15116 C8 & C9 Mayflower Capping Layer Validation Plots 90_96_104_112 C8 & C9 Persimmon Foundation & Gas dwg 04.04.14 Foundation & Gas C8 & C9 PS_GAR Garendon Phase 1 Rev L C8 & C9 Rugby Road Burbage Gas Validation Report Plots 198-202 24.09.18 C8 & C9 C12098 Validation Letter Report 006 Plots 150 -174 (Mayflower Site Persimmon) C8 & C9 C12098 Validation Letter Report 001 Plots 2,3,& 9 C8 & C9 C12098 Validation Letter Report V002 Plots 4 – 8 C8 & C9 Gas Membrane Installation Certificate Plot 35 C8 & C9 Gas Membrane Installation Certificate Plot 36 C8 & C9 Gas Membrane Installation Certificate Plot 37 C8 & C9 Gas Membrane Installation Certificate Plot 38	

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	C8 & C9 Gas Membrane Installation Certificate Plot 39 C8 & C9 Gas Membrane Installation Certificate Plot 101 C8 & C9 Gas Membrane Installation Certificate Plot 103 C8 & C9 Gas Membrane Installation Certificate Plot 109 C8 & C9 Gas Membrane Installation Certificate Plot 100 C8 & C9 Gas Membrane Installation Certificate Plot 113 C8 & C9 Gas Membrane Installation Certificate Plot 114 C8 & C9 Gas Membrane Installation Certificate Plot 115 C8 & C9 Gas Membrane Installation Certificate Plot 116 C8 & C9 Gas Membrane Installation Certificate Plot 117 C8 & C9 Gas Membrane Installation Validation Report Plots 35 - 39 Inc 116, 117 & 4 No. Garages C8 & C9 Gas Membrane Installation Validation Report Plots 35 - 39 Inc 99, 100, 102, 103, 111, 112, 113, 114, 115, 116, 117 & 9 No. Garages C8 & C9 Gas Membrane Installation Validation Report Plots 101, 109 & 110 C8 & C9 Gas Membrane Email confirmation that PAG Standard is sufficient C8 & C9 Gas Membrane Details of Product PAG SAGR C8 & C9 PAG Standard Gas Barrier (1) Details C8 & C9 PAG Standard Gas Membrane 02.08.18 C8 & C9 C12098 Validation Letter Report 008 Plots 129-132 C8 & C9 C12098 Validation Letter Report 007 Plots 159-164 C8 & C9 C12098 Validation Letter Report 005 Plots 24-26 C8 & C9 C12098 Validation Letter Report 004 Plots 21-23, 16-17 & 126-128 C8 & C9 C12098 Validation Letter Report 009 Plots 120-125 C8 & C9 C12098 Validation Letter Report 010 Plots 16-22 & 146-	

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	149 C8 & C9 C12098 Validation Letter Report 012 Plots 165-180 C8 & C9 C12098 Validation Letter Report 013 Plots 23-36 C8 & C9 C12098 Validation Letter Report Plots 11 & 12 C8 & C9 C12098 Validation Letter Report Plots 13 to 15, 18 to 20 and 169 to 171 C8 & C9 C12098 Validation Letter Report Plots 2, 3 and 9 C8 & C9 C12098 Validation Letter Report Plots 4-8 C8 & C9 C12098.09 Letter Report Supplementary Ground Gas Monitoring (plots 21-36) 04.07.18 C8 & C9 - Azalea Capping Layer Validation_Plots 83 to 84 and plots 89 to 94 C8 & C9 - Azalea Capping Layer Validation Plot 63 C8 & C9 - Azalea Capping Layer Validation Plot 63 (2) C8 & C9 - Azalea Capping Layer Validation Plot 88 C8 & C9 - Azalea Capping Layer Validation Plot 106-108,119,133 C8 & C9 - Azalea Capping Layer Validation Plot 109-112 C8 & C9 - Azalea Capping Layer Validation Plot 40 – 42 & 113-115 C8 & C9 - Azalea Capping Layer Validation Plot 43-49 C8 & C9 - Azalea Capping Layer Validation Plot 53-54 C8 & C9 - Azalea Capping Layer Validation Plot 54-56 C8 & C9 - Azalea Capping Layer Validation Plot 57-62 C8 & C9 - Azalea Capping Layer Validation Plot 64-66 C8 & C9 - Azalea Capping Layer Validation Plot 67-68 & 50-52 C8 & C9 - Azalea Capping Layer Validation Plot 69-71 C8 & C9 - Azalea Capping Layer Validation Plot 72-79 C8 & C9 - Azalea Capping Layer Validation Plot 80-82 C8 & C9 - Azalea Capping Layer Validation Plot 85-87 C8 & C9 - Azalea Capping Layer Validation Plot 95-105	

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	C8 & C9 - C12098 Validation Letter Plots 120 – 125 C8 & C9 - C12098 Validation Letter Report 014 - Plots 141 - 145 (Mayflower) C8 & C9 - Mayflower Capping Layer Validation Plots 165 C8 & C9 - Mayflower Capping Layer Validation Plots 1-15 C8 & C9 - Mayflower Capping Layer Validation Plots 118-128 C8 & C9 - Mayflower Capping Layer Validation Plots 129-135 C8 & C9 - Mayflower Capping Layer Validation Plots 166-168 C8 & C9 - Mayflower Capping Layer Validation Plots 181-186 C8 & C9 - Mayflower Capping Layer Validation Plots 187-197 C8 & C9 - Mayflower Capping Layer Validation Plots 198-212 C8 & C9 - Mayflower Capping Layer Validation Plots 37-49 C8 & C9 - Mayflower Capping Layer Validation Plots 50-59 C8 & C9 - Mayflower Capping Layer Validation Plots 60-62 C8 & C9 - Mayflower Capping Layer Validation Plots 63-67 & 84-89 C8 & C9 - Mayflower Capping Layer Validation Plots 68-83 C8 & C9 - Mayflower Capping Layer Validation Plots 90-96 & 104-112 C8 & C9 - Mayflower Capping Layer Validation Plots 97-103 C8 & C9 – Rugby Road Gas Validation Report Plots 198-202 C8 & C9 – Standard Report 22.05.18 C8 & C9 - Site Location Plan Drg No: EMS.2295_10-1 A Rev: - C8 & C9 - Site Location Plan (Parcel C) Drg No: EMS.2295_0 9-1 Rev: - C8 & C9 Supplementary Ground Gas Monitoring (Plots 28-34 Azalea) Rev 1 C8 & C9 Validation Letter Report Plots 159 to 161 C8 & C9 Validation Letter Report 007 Plots 159 -164	

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	C8 & C9 Validation Letter Report 008 Plots 129 to 132 C8 & C9 Validation Letter Report 010 Plots 16 to 22 C8 & C9 Validation Letter Report 011 Plots 29 to 39 C8 & C9 Validation Letter Report 012 Plots 165 to 180 C8 & C9 Validation Letter Report 013 Plots 23-36 C8 & C9 Validation Letter Report 014 Plots 141 to145 01.03.16 C8 & 9 Supplementary Gas Monitoring & Assessment Plots 28-34 Azalea Development (C12098.008) C8 & 9 Plot 27 Azalea (Charles Church) Gas Protection Measures Visual Inspection C8 & C9 Gas Membrane Installation Certificate Plot 39 C8 & C9 Gas Membrane Installation Certificate Plot 38 C8 & C9 Gas Membrane Installation Certificate Plot 37 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 35 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 36 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 117 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 116 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 115 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 114 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 113 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 110	

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	(Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 109 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 103 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Certificate Plot 101 (Mayflower Gardens) C8 & C9 Gas Membrane Installation Validation Report Plots 101, 109 & 110 (Azalea as per pictures of Burgess) MEC Environmental C8 & C9 Gas Membrane Installation Validation Report Plots 35-39 inc. 99, 100, 102, 103, 111,112, 113, 114, 115, 116, 117 & (No. Garages (Azalea as per pictures) MEC Environmental	