

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00493/DISCON
Applicant: Miss Maisie Marsh
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Springfield Riding School Groby Road Ratby

Application to discharge conditions 16 (Land Contamination) and 17 (Unidentified contamination) relating to planning decision notice 19/00680/OUT

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

Condition 16

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.

Received 17 June 2024

**C16 & C17 Gas Validation Report Plots 125-137 - Markfield Road, Ratby[75] ASL
Report Ref 024-23-446.2872**

C16 & C17 024-23-446.2932 Markfield Road, Ratby Validation Report[38]

**C16 & C17 P9347 2024-02-29 FINAL REMEDIATION COMPLETION REPORT MJT
ISSUED**

Received 17 May 2024

C16 and 17 Gas Validation Report Plots 125 to 137

Condition 17

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 in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

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Consultees / Assessed by:
Environmental Services

Conclusion / Summary:**Condition 16**

Condition 16 was previously partially discharged on 20 November 2020 under Application 20/00968/DISCON where a remediation report was agreed so that the development could commence. On completion of the development the developer has applied to fully discharge the condition and has provided the validation and verification details which have been assessed by the Councils Environmental Services Officer. The details demonstrate that the remediation measures have been implemented in full to ensure that future users of the land are protected in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17 has also been applied to be discharged as further land contamination was found on site during the construction stage. A remediation plan was identified by GRM and mitigation measures agreed. These have also now been implemented and the Councils Environmental Services Officer has advised that the details are acceptable and demonstrate that the risks from land contamination to the future users of the land and neighbouring land has been minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 16 Land Contamination – Discharge

Condition 17 Additional Land Contamination – Discharge