

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00385/DISCON
Applicant: Mrs Helen Wrighten
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: The Outwoods Farmhouse The Outwoods Burbage

Application to discharge conditions 8 (Land Contamination – full discharge), 15 (Bat Mitigation), 17 (highway/access signage) attached to planning permission 21/01210/FUL

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

Condition 8

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 19 April 2024

**Condition 8 - Membrane Validation Report, Plots 1 – 5
Condition 8 - Topsoil Cap Validation – Plots 1 - 5**

Condition 15

If the demolition of the existing buildings is delayed for longer than 12 months from the date the ecological survey a repeat bat survey should be carried out and the recommendations implemented in full prior to demolition. A total of 8 bat boxes shall be erected prior to first occupation of the first dwelling with details of the locations on site to be submitted to and approved in writing by the Local Planning Authority.

Received 7 June 2024

C15 Bat Boxes V2 The Outwoods

Condition 17

Prior to occupation of the first dwelling, a scheme for highway signage shall be submitted to and approved in writing by the Local Planning Authority.

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C17 Signs x 2

Consultees / Assessed by:

Environmental Services Officer
LCC Highways
LCC Ecology

Conclusion / Summary:

Condition 8

Validation details to plots 1-5 have been submitted in support of the previously partially discharged condition under application reference 23/00024/DISCON on 21 February 2023.

The details have been assessed by the Councils EHO and he has advised that the validation details demonstrate that remediation works outline in the report have been fully undertaken which ensures that the risks from land contamination to the future users of the land and neighbouring land have been minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 15

A plan showing photo of the development and where the bat boxes and the type of bat boxes are to be installed. The details are found to be acceptable to LCC Ecology as they demonstrate biodiversity enhancement for the site is in place in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 17

Signage details have been provided in support of Condition 17 which was requested at Committee during the original application. LCC Highways have no control over the signs or where they are located and to enforce parking restrictions as it is an unadopted road, therefore they had no comments to make. However, the signs detail the use and way for the public right of way that goes nearby the application site and down the access so that anyone choosing to walk this way demonstrates the access sufficiently to The Outwoods and clarifies to others that parking in this area is for residents.

Officer Recommendations:

Condition 8 Land Contamination – Discharge

Condition 15 Bat Mitigation - Discharge

Condition 17 Signage – Discharge