

Our Ref: 04C400724/LS
Your Ref: 20/01278/CONDIT

03 July 2025

Sullivan Archer
Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Submitted via the Planning Portal PP-14113060

Dear Sullivan,

**APPROVED PROPOSAL FOR THE ALDI DISTRIBUTION CENTRE, WOOD ROAD, NAILSTONE,
LE67 1GY: PLANNING CONDITION DISCHARGE APPLICATION**

On behalf of our client, Aldi Stores Limited ('Aldi'), please find enclosed an application to discharge planning condition no. 9 of the planning permission for the development of a distribution centre on land at Interlink South (the former Nailstone Colliery) off Wood Road in Bardon, which was granted on 16 February 2021 (reference 20/01278/CONDIT) following the approval of a s73 minor material amendment application.

Condition 9 (Landfill Gas Verification Report)

Condition 9 wording states:

"No development (except for the construction of the boundary fencing approved under condition 14) approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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."

On 16 June 2021, this planning condition was partially discharged for commencement purposes following the submission of a Gas Protection Strategy (condition discharge application ref. 21/00256/DISCON). Commentary from the Council is set out below:

"A Gas protection Strategy has been submitted in support of Condition 9 and the Council's Environmental Services Officer has advised that the proposed scheme appears satisfactory and the recommendations should be followed. The condition is therefore eligible for a partial discharge as it demonstrates how they are to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety in accordance with Policy DM7

of the Site Allocations and Development Management Policies DPD (2016). The condition would be fully discharged once all recommendations in the remediation strategy have been carried out, and has been submitted and agreed/approved by the LPA."

As such, this application is being submitted to discharge Condition 9 in full and provides the following information:

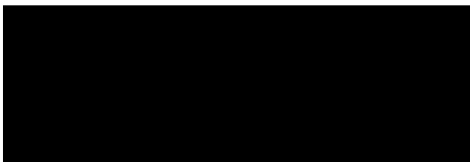
- Third Party Verification, Certificate of Conformance (dated 16/02/2023), prepared by GeoDyne
- Ground Gas Verification Plan (dated 09/02/23), prepared by GeoDyne
- GeoShield Verification Report (Project Reference GEO103990) Version 1 dated 08/08/23
- GeoShield Verification Report (Project Reference GEO103990) Version 2 dated 22/05/25

A set of completed application forms are also being submitted.

The application is being submitted via the Planning Portal. An electronic version of the submission is also being submitted directly to the Council via a web-based file transfer link. A payment of £363 (includes VAT & Planning Portal Surcharge) is being made via the Planning Portal to cover the requisite planning fee.

We look forward to receiving your confirmation that the planning condition has been discharged in full. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely,



Larna Smith
Senior Planner



For and on behalf of Avison Young (UK) Limited