

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01033/DISCON
Applicant: Mr Essajee
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 87 High Street Barwell Leicester

Application to fully discharge condition 13 (Land Contamination) attached to planning permission 19/00049/FUL

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

Condition 13

No development approved by this permission shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme 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 work so approved shall be carried out prior to first occupation of the site.

**Received 22 January 2024
C13 Soil Contamination Test**

**Received 17 November 2023
C13 Soil Ticket 23-6975 Bracknell Farm
C13 23-62975 Topsoil
C13 Photo Verification**

**Received 30 October 2023
C13 Ground Investigation Report**

**26 October 2023
C13 GRM P9700 Let Rep**

Consultees / Assessed by:
Environmental Services

Conclusion / Summary:

Condition 13

Condition 13 has previously been partially discharged (23/00663/DISCON) where Phase I & Phase II provided satisfactory reports of the site and the proposed mitigation measures. The application has been submitted to apply to fully discharge condition 13. The documents provided show the validation / verification that the topsoil that was brought in offsite was clean and its origin and the photos show that existing soil was removed, and the clean imported topsoil was laid demonstrates that all future users of the land and neighbouring land are minimised from land contamination. in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 13 Land Contamination – Fully Discharged