

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

DECISION NOTICE

Name and Address of Applicant

Mrs Abigail Sadler
Torsion Projects
Tomlinson House
Capitol Boulevard
Morley
LEEDS
LS27 0TS

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00010/DISCON

Application Site: Land Adj The Trinity Centre Marchant Road Hinckley

Proposal: Application to discharge condition 6 (Land Contamination), 16 (CEMP Biodiversity) permission 25/00354/FUL

Part II – Summary of Decision**CONDITION DISCHARGED**

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following condition:

Condition 6 Land Contamination

C6 Contamination Reports 1 – 7 (Submitted 07/01/26)
C6 M25-040 Phase 2 Site Investigation Final – Hinckley (Submitted 19.3.26)
C6 Express Mobile Testing Results, Hot Spots 1 to 10 (Submitted 24/04/26)
C6 Classification Report-Torsion Projects - Marchant Road (Submitted 24/04/26)
C6 TP01 and BHC Sample Location / Footprint & Supporting Email (Submitted 27/05/26)

Condition 16 CEMP Biodiversity

C16 CEMP - Biodiversity (Revision A)

The details submitted are ACCEPTABLE and the above conditions are hereby DISCHARGED, subject to the scheme being carried out strictly in accordance with approved plans

Date: 26 June 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 6:

Notwithstanding the submitted Phase 2: Site Investigation 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 to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. b) 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.

Condition 16:

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Assessment Summary:

Condition 6 - A Phase II site investigation has been undertaken by Solmek which reports on land contamination and ground gas. The Councils Environmental Services Officer reviewed the report and there were no concerns with the gas investigation results. Further information was requested as to the results of the land contamination. Following receipt of the how the investigations were undertaken the Councils Environmental Services Officer was satisfied that the proposed basic clean cover was acceptable mitigation to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 16 - The CEMP Biodiversity submitted was assessed by LCC Ecology. They are satisfied that points (a) to (h) have adequately been addressed with relevant control measures in line with recommendations made in the Ecological Appraisal and BNG assessment Rev A and therefore once implemented throughout the construction stage will help in protecting priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

Informatives:

1. This approval relates solely to the discharge of the conditions listed in this notice.
2. All other conditions attached to the original planning permission remain in full force and effect.
3. Any connections to existing sewers are subject to separate approval through the relevant water body
4. Any highways works undertaken are subject to the relevant Highway Approval