

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00992/DISCON
Applicant: Mr Ryan Day
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Granville Gardens Care Home Granville Gardens Hinckley

Application to fully discharge condition 14 (Land Contamination) Verification attached to planning permission 21/00912/FUL

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

Condition 14

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.

C14 Ground Gas Monitoring Email - Received 17 November 2023

C14 Granville Gardens Remediation Validation Revised - Received 6 November 2023

C14, Remediation Validation Report - Received 9 October 2023

Consultees / Assessed by:

Environmental Services Officer

Conclusion / Summary:

Condition 14

Details have been submitted to support the full discharge of Condition 14 where verification / validation details are required. The submitted details to date are acceptable to the Councils Environmental Services Officer, however validation/verification for the top soil to the gardens of the site remain outstanding and therefore does not fully satisfy the LPA that the imported soil was clean which would 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) .

Officer Recommendations:

Condition 14 – Land Contamination (Full Discharge) – Not Discharged