

Jane Steel

From: Sullivan Archer
Sent: 20 December 2024 11:55
To: Planning Folder New
Subject: FW: Station Road Market Bosworth (North) 24/01079/OUT

From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 20 December 2024 10:34
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Station Road Market Bosworth (North) 24/01079/OUT

Morning Sullivan

I have the following comments and recommended conditions relating to 24/01079/OUT

Air Quality

The air quality Risk Assessment predicts that air quality will not be significantly impacted by the development. Recommendations are made with regard to mitigation during the construction phase of the development and these should form part of a Construction Environmental Management Plan (CEMP) for the site. The CEMP Should include measure 48 in Appendix G- This is "not required" in the table of measures however the site is large with a prolonged construction phase. Dust from roads/tracks on sites are likely to give rise to dust and should be managed.

Construction

I recommend a CEMP is conditioned to manage the environmental Impacts of the development during site preparation and construction.

Land Contamination

The Phase I risk assessment recommends that further intrusive works are carried out including a ground gas risk assessment. The recommended works should be carried out- this may be conditioned.

Noise

Having discussed the Noise Impact Assessment further with the noise consultant it is my opinion that noise from the road and potential noise from industry can be controlled by condition.

Recommended Conditions

CONSTRUCTION

- a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.
- b) The agreed details shall be implemented throughout the course of the development.

Site preparation and construction shall be limited to the following hours;

Monday – Friday 07:30 – 18:00

Saturday 08:00 – 13:00

No working on Sundays and Bank Holidays

C174. Land Contamination

- a) 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.

NTA 50 - Contaminated Land (1)

In relation to conditions X and X advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

C75. Land Contamination Found Later

- a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.
- b) Any remediation works so approved shall be carried out prior to the site first being occupied.

C77. Landfill Gas Scheme

- a) No development 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.
- 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.

Noise

Development shall not begin until a scheme for protecting the proposed dwellings from noise from the nearby roads and adjacent industrial estate which includes remediation works where required and programme of implementation shall first be submitted to, and approved by, the Local Planning Authority; The scheme shall be designed to achieve internal noise levels as detailed in BS8233 and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Reason: To safeguard the amenities of the future occupiers of the proposed dwellings."

Giles Rawdon

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