
From: public.access@hinckley-bosworth.gov.uk
Sent: 07 November 2024 11:13
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00560/HYB
Categories: Tidd

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/11/2024 11:12 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/00560/HYB
Address:	Land Off Station Road Market Bosworth Leicestershire
Proposal:	Hybrid planning application seeking full planning permission for residential development of 138 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8)
Case Officer:	Tim Hartley

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Comments Details

I have reviewed the submitted documents and have the following comments and recommendations:

Noise

The noise impact assessment predicts acceptable levels with mitigation in place. Plant noise/rating levels are recommended for the proposed commercial/industrial area of the site and this is acceptable- the report also states that the units will only be operated between 0700-1900Hrs and this would be recommended as a condition. I recommend that the recommendations of the report are conditioned.

Comments:

Air Quality

The submitted air quality assessment predicts the impacts of the development to be not significant. The recommendations within section 6.3 of the Air Quality Assessment should be included in the CEMP for the site to limit the air quality impact of the construction phase on the local area.

Land Contamination

I recommend a condition to require that land contamination is investigated due to

the potential for past use of the site to have impacted soils.

Lighting

I recommend a condition to assess the lighting of the commercial/industrial area of the site. The lighting strategy of the commercial/industrial area of the site should be shown to comply with the ILP Guidance Note 1 for the reduction of obtrusive light 2021.

Recommended conditions

Noise

All recommendations outlined in the Noise Impact Assessment carried out by AECOM Reference: 60716351_501_P01 dated 16th May 2024 shall be implemented and shall be completed before the use, hereby approved, is first commenced and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

REASON: In the interests of residential amenity and in accordance with [insert relevant Local Plan policies].

The rating level of the noise emitted from the commercial or Industrial units, including fixed plant and equipment, located at the site shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019). Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Land Contamination

CONTAMINATED LAND

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.

Lighting

LIGHT

a) Details of any external lighting of the commercial/industrial area of site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) The lighting shall be installed, maintained and operated in accordance with the approved details.

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

Kind regards