
From: public.access@hinckley-bosworth.gov.uk
Sent: 18 July 2025 10:59
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00627/FUL
Categories: Lauren

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 18/07/2025 10:58 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/00627/FUL
Address:	Former Factory Works Upper Bond Street Hinckley Leicestershire
Proposal:	Conversion of former hosiery factory into 25 one bedroom apartments
Case Officer:	Matt Jedruch

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Comments Details

Land contamination:

Although the ground will not be disturbed historic use of the site may have impacted the site and this needs to be addressed. This may be conditioned.

Noise

Noise from the road network and any adjacent commercial use will need to be assessed to inform the mitigation strategy. This may be conditioned.

Recommended conditions:

CONTAMINATED LAND

C174. Land Contamination

Comments:

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.

NOISE

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from upper bond street and any adjacent commercial use has been submitted to and approved by the Local Planning Authority
 - b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.
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Kind regards