

From: public.access@hinckley-bosworth.gov.uk
Sent: 04 April 2023 15:04
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00311/FUL

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 04/04/2023 3:04 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00311/FUL
Address:	Land Off Chapel Lane Witherley Atherstone Leicestershire CV9 3LR
Proposal:	Proposed construction of 5 detached dwellings with associated garages, parking provision, access and landscaping
Case Officer:	Sullevan Archer

[Click for further information](#)

Comments Details

I have the following comments:

Noise

The noise impact assessment recommends that mitigation is provided to protect residents from music noise levels.

The report states that 'available site test data indicates that the typical sound reduction across a partially open window of a furnished room is approximately 20dB for mid-frequencies'. Complaints regarding noise from live music is often related to the low frequency elements of that noise. Potential noise levels at proposed properties exceeding guideline criteria using the standard 15dB loss should be identified and mitigation provided to habitable rooms. As no time limits are enforceable at the hall night time noise should be included. This could be conditioned.

Land Contamination

I recommend a condition is applied to any permission granted relating to contaminated land due to previous agricultural use and the concrete plinth on the site and the lack of knowledge of what is underneath this.

Construction Phase

I recommend the hours of construction are conditioned.

I recommend the following conditions:

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from music noise levels from the adjacent Parish Hall 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.

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.

CONSTRUCTION

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