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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 15 April 2025 11:18  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 25/00199/FUL

**Categories:** Yasmin, Karen

## 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 15/04/2025 11:18 AM from Mr Giles Rawdon ([giles.rawdon@hinckley-bosworth.gov.uk](mailto:giles.rawdon@hinckley-bosworth.gov.uk)) on behalf of HBBC ES Pollution 2.

### Application Summary

Reference:	25/00199/FUL
Address:	Land Adjacent 232 Ashby Road Hinckley Leicestershire
Proposal:	Erection of 25 dwellings, new access off Normandy Way, amenity space, parking and community orchard
Case Officer:	Emma Baumber

[Click for further information](#)

### Comments Details

#### Air Quality

The Air Quality Impact Assessment predicts a negligible impact from the operational phase.

The report recommends mitigation measures for the construction phase to form part of a Construction Environmental Management Plan (CEMP) for the site. A CEMP should be conditioned.

#### Noise

The Noise Impact Assessment predicts that satisfactory noise levels can be achieved with mitigation in place. This should be conditioned.

Comments:

#### Contaminated Land

I recommend that a condition is applied to any permission granted to require an investigation into potential land contamination from historic use of the site.

#### Construction Phase

I recommend that a CEMP is conditioned for the site.

#### Recommended Conditions

#### Noise

All recommendations outlined in the Noise Impact Assessment [ref: 29480-ENV-0401] 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

#### 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](mailto: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

- 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

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Kind regards