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Sent: 27 July 2026 10:49:40 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00518/FUL
Categories: April

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 27/07/2026 10:49 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	26/00518/FUL
Address:	Granada Motorway Services Little Shaw Lane Markfield Leicestershire LE67 9PP
Proposal:	Enhancements to the roadside facility comprising demolition of existing PFS, ancillary kiosk, car wash and sales building, and erection of petrol filling station and ancillary kiosk, drive thru coffee unit, drive thru restaurant, EV charging area, domestic vehicular parking, HGV parking area, jet wash bays and associated development (Sui Generis)
Case Officer:	Joe Fleetwood

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Comments Details

	Air Quality Mitigation is recommended for the construction phase and this should form part of a conditioned Construction Environmental Management Plan (CEMP).
Comments:	Construction Further to the above, the following condition is recommended. 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

Land Contamination

The submitted report details matters relating to impact on the water environment and so the Environment Agency should comment on this application. My comments relate to impact on human health only.

The report details the requirement for a remedial strategy and implementation plan. The following conditions are therefore recommended.

a) No development approved by this permission shall be commenced until a scheme for the remediation of land contamination identified on the site has been submitted to and agreed in writing by the Local Planning Authority.

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.

c) A validation report shall be submitted to and agreed in writing by the Local Planning Authority prior to the site first being occupied.

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.

Odour/Noise (Fixed Plant)

The following condition is recommended.

a) Development shall not begin until a scheme for protecting the nearby dwellings from noise and odour from fixed plant has been submitted to and approved by the Local Planning Authority.

b) All works which form part of the scheme shall be completed prior

to the site first being occupied.

Light

The following condition is recommended

- a) Details of any external lighting of the 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.
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Kind regards

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