

From: public.access@hinckley-bosworth.gov.uk
Sent: 03 July 2023 14:29
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00624/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 03/07/2023 2:28 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00624/FUL
Address:	2B Stafford Street Barwell Leicester Leicestershire LE9 8HF
Proposal:	Proposed three storey apartment block comprising 7 one-bed apartments and 7 two-bed apartments with associated parking, landscaping and charging points
Case Officer:	Laura Ashton

[Click for further information](#)

Comments Details

There are no objections in principal, but the following conditions are recommended.

CONSTRUCTION

Comments: 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

Owing to the former commercial operation of the site, the following conditions are recommended;

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 condition ^IN; advice from Health and Environment Services can be viewed via the following web address:- <http://www.hinckley-bosworth.gov.uk/contaminatedsite> which includes the Borough Council's policy on the investigation of land contamination. Any scheme submitted shall be in accordance with this 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.

Owing to the mixed commercial/residential use of the area, the following condition is recommended;

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from nearby commercial premises 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