

From: public.access@hinckley-bosworth.gov.uk
Sent: 28 February 2025 13:50
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00161/SCOPE

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 28/02/2025 1:49 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/00161/SCOPE
Address:	Land At Wiggs Farm Wood Road Nailstone Coalville Leicestershire LE67 1GE
Proposal:	Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m ² ; an ancillary workshop building with a floor area of approximately 622 m ² ; offices on the eastern and western sides of the warehouse totalling 3,003 m ² with associated access and landscaping
Case Officer:	Matt Jedruch

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Comments Details

Comments:	The approach is acceptable. with regard to noise though should be given to any other surrounding properties as focussing on the closest receptors may not mean the receptors most likely to be impacted. I am happy to liaise with the consultant regarding any methodology/monitoring proposals. wit regard to ground conditions this is scoped out however a Phase I and Phase I are to be included with the application. gas monitoring should be included as recommended. this element can have a significant timescale for monitoring that the applicant should consider when arranging the assessments. Light impact should also be considered and the lighting strategy shown to be compliant with current institution of Lighting Professionals guidance on the reduction of obtrusive light.
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Kind regards