

Matt Jedruch
Hinckley & Bosworth Borough Council

5 March 2025

Dear Sir/Madam

PLANNING CONSULTATION RESPONSE

Proposal: **Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of approximately 31,726 m²; an ancillary workshop building with a floor area of approximately 622 m²; offices on the eastern and western sides of the warehouse totalling 3,003 m² with associated access and landscaping (25/00161/SCOPE)**

Location: **Land At Wiggs Farm Wood Road Nailstone Coalville**

OUR APPLICATION REFERENCE 25/00331/NAC

With reference to your consultation on the above, I am writing to advise you that North West Leicestershire District Council has no objections to the proposals, provided your Council are satisfied that the proposed development complies with the relevant development plan policies.

The planning application has not been formally reported to the District Council's Planning Committee. In these circumstances the comments made are those of an officer of the council under delegated power arrangements agreed by the Planning Committee.

It is considered that the topics to be 'scoped' into the Environmental Statement (ES) would be appropriate for assessing the impacts of the proposed development. Consultation should be undertaken with the Council's Environmental Protection Team in relation to the Air Quality, Noise and Ground Conditions topics and consultation with Council's Conservation Officer in relation to the Historic Environment topic.

Yours faithfully



Jenny Davies
Planning and Development Team Manager
Proper Officer Of The Council

