

**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 11 September 2024 14:48  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 24/00846/OUT

## 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 11/09/2024 2:47 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

### Application Summary

Reference:	24/00846/OUT
Address:	106 Station Road Earl Shilton Leicester Leicestershire LE9 7GB
Proposal:	Outline planning permission for the demolition of existing garage service station and car wash and erection of 5 residential dwellings (all matters reserved)
Case Officer:	Emma Baumber

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### Comments Details

I recommend the following conditions based upon historic use of the site having the potential to have impacted upon soils. I also recommend that the hours of construction are conditioned due the proximity of existing residential properties and likely timescale of development.

#### CONTAMINATED LAND

##### C174. Land Contamination

Comments:

- 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 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

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