
From: Giles Rawdon
Sent: 14 August 2023 14:19
To: Matt Jedruch
Subject: RE: The Hinckley School 23/00477/FUL Environmental Health Comments

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Hi Matt

Thanks for the report. A marginal exceedance of beryllium was encountered in one location however this was an isolated spot and is will be under a building therefore the pollution linkage will not be present.

C174 can be removed from the recommended conditions- I would recommend keeping C75:

“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.”

Thanks

Giles

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: 08 August 2023 15:19
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Cc: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: RE: The Hinckley School 23/00477/FUL Environmental Health Comments

Hi Giles,

Thank you for this.

The applicant has now provided a Ground Investigation Report as they are seeking to limit any pre-commencement conditions being included. The file is too large to attach to this email but I have uploaded it to enterprise. Please can you let me know if this is acceptable and whether the proposed Land contamination conditions can be changed/removed?

Simon – I have copied you in as I note that Giles is on leave. If you are able to have a look in Giles’ absence that would be great, but no problem if not.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

Sent: Monday, August 7, 2023 3:12 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: FW: The Hinckley School 23/00477/FUL Environmental Health Comments

Hi Matt

I have reviewed the additional documents and recommend the following conditions:

CEMP

The CEMP should be conditioned:

The details within the Construction Environmental Management Plan produced by Reds 10 (revision 02 dated the 10.07.2023) shall be implemented throughout the course of the development.

Noise

External Plant

I recommend a condition to control the noise of external plant:

The rating level of the noise emitted from external plant located at the site shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Land Contamination

The Phase I risk assessment recommends further intrusive works are carried out to characterise the site. This may be conditioned:

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 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.

Kind regards

Giles Rawdon

Environmental Health Officer (Pollution)

Tel: 01455 255684

Email: giles.rawdon@hinckley-bosworth.gov.uk

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From: Rebecca Tilley <rebecca.tilley@dhaplanning.co.uk>

Sent: 02 August 2023 17:02

To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>; Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Nassim Esfahani <nassimesfahani@reds10.com>

Subject: RE: The Hinckley School 23/00477/FUL Environmental Health Comments

Dear Giles,

Many thanks for the further comments. Our acoustic consultants have prepared the attached response to the comments.

I trust these should suffice, however if you require anything further, please do not hesitate to contact me.

Kind regards,
Rebecca

Rebecca Tilley

Planner

Phone: 01622 776226



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From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

Sent: Thursday, July 20, 2023 11:02 AM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Rebecca Tilley <rebecca.tilley@dhaplanning.co.uk>

Subject: FW: The Hinckley School 23/00477/FUL Environmental Health Comments

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Good morning

I have the following comments on the revised noise report:

Noise

Section 7

Background measured at Lt1 (7.3). To be protective of Bradgate Gardens (7.7/7.12).

7.13 states that “The hot water ASHP units’ operation will be intermittent, which has been accounted for in the assessment” however no acoustic feature correction has been applied in table 5.

Table 5 Measured Background levels: Lt1 has been used to inform background noise levels Bradgate Gardens which are further away from noise sources- table 2.3 in appendix B shows that St3 measured much lower LAeq and LA90 levels for the limited monitoring periods. Lt1 may well be overestimating the background noise level.

Section 8

As per the comments above Lt1 has been used to provide levels representative of the nearest residential properties and St3 would be more representative of this area which is further from noise sources. The LAeq at St3 was 42.3-45.2dB during the day which is much lower than the 57dB example given in 8.12.

8.14 Related to the above the limited monitoring at ST3 suggests a higher impact on those residents on Bradgate Gardens. As above the LAeq at St3 was 42.3 and 45.2dB which again is much lower than the 57dB example given. Noise from the playground at 58dB is 15.7 and 12.8dB over the measured sound levels at St3 suggesting a much greater impact.

Kind regards

Giles Rawdon

Environmental Health Officer (Pollution)

Tel: 01455 255684

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From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: Thursday, July 13, 2023 9:47 AM
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: FW: The Hinckley School 23/00477/FUL Environmental Health Comments

Morning Simon,

Please see the email below and attachments in relation to 23/00477/FUL.

Happy to discuss further if required.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

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From: Rebecca Tilley <rebecca.tilley@dhaplanning.co.uk>
Sent: Tuesday, July 11, 2023 10:35 AM
To: simon.smith@hinckleybosworth.gov.uk
Cc: Matthew Blythin <matthew.blythin@dhaplanning.co.uk>; Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Nassim Esfahani <nassimesfahani@reds10.com>; Louis Mottley <louismottley@reds10.com>
Subject: The Hinckley School 23/00477/FUL Environmental Health Comments

Dear Simon,

Many thanks for the attached response to the planning application at the Hinckley School. In response to your comments please find attached the following updated documents:

- Noise Impact Assessment
- External Lighting Plan
- Construction and Environmental Management Plan

With regards to the lighting feedback, I can confirm that the isolines (or contours) represent horizontal plane at 0m to capture the furthest extent of light propagation. There is no light spill outside the site and areas with proposed new lighting are lower than large embankment running around site boundary, so no vertical illuminance has been calculated beyond site boundary.

I trust the above and attached addresses the queries, however, please do not hesitate to contact me if you require anything further.

Kind regards,
Rebecca

Rebecca Tilley
Planner
Phone: 01622 776226



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