

From: public.access@hinckley-bosworth.gov.uk
Sent: 31 July 2023 17:23
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00704/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 31/07/2023 5:23 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	23/00704/FUL
Address:	Aldi Watling Street Hinckley Leicestershire LE10 3ED
Proposal:	Extension to existing Aldi Foodstore (Class E), car park and associated works
Case Officer:	Laura Ashton

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Comments Details

LIGHT

The lighting plan implies that a lux level of around 4 is possible at the nearest residential premises which is unlikely to comply with the guidance contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light in Zone 3. Further consideration of this matter is required prior to final comment.

ACOUSTIC FENCE

A 2m acoustic fence is proposed on the eastern boundary; full details should be submitted for approval. This can be done prior to determination or in compliance with a suitably worded condition.

Comments:

LAND CONTAMINATION

Owing to the recommendations of the Phase I report, if permitted, 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 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