
From: public.access@hinckley-bosworth.gov.uk
Sent: 06 September 2024 11:27
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00831/OUT
Categories: Rudi

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 06/09/2024 11:26 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	24/00831/OUT
Address:	Land North Of Shenton Lane Market Bosworth Leicestershire
Proposal:	Outline planning application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access (re-submission of 22/00167/OUT)
Case Officer:	Tim Hartley

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Comments Details

I have the following comments and recommendations:

Noise

The Noise Impact assessment recommends mitigation in the form of a fence along the western boundary of the access road. I would recommend that boundary treatment is provided along the boundary to both the east and west. This should be conditioned.

Comments:

A Construction Environmental Management Plan should be conditioned for the site to manage the environmental impacts of the construction phase including noise and vibration.

Air quality

A Construction Environmental Management Plan should be conditioned for the site to manage the environmental impacts of the construction phase including dust/air quality.

Contaminated land

The Phase I report recommends further intrusive works are carried out and this

should be conditioned.

Recommended conditions

Noise

The full details of the recommendations for noise mitigation outlined in the submitted Noise Impact Assessment carried out by Sharps Acoustics and dated the 21 August 2024 shall be submitted and agreed in writing by the LPA prior to development. The mitigation shall be implemented and shall be completed before the use, hereby approved, is first commenced and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

REASON: In the interests of residential amenity and in accordance with [insert relevant Local Plan policies].

CONTAMINATED LAND

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.

Construction

- a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.
- b) The agreed details shall be implemented throughout the course of the development.

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

Kind regards