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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 17 July 2025 11:38  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 25/00523/FUL  
**Categories:** Lauren

## 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 17/07/2025 11:37 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

### Application Summary

Reference:	25/00523/FUL
Address:	Wiggs Farm Wood Road Nailstone Coalville Leicestershire LE67 1GE
Proposal:	The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping
Case Officer:	Matt Jedruch

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### Comments Details

Comments:

Air Quality

The Air Quality Impact Assessment does not predict a significant impact from the operational phase and pollutants are predicted to fall within current objective values.

The report recommends mitigation measures for the construction phase to form part of a Construction Environmental Management Plan (CEMP) for the site. A CEMP should be conditioned.

Noise

Comments:

Noise from construction works may be controlled by a CEMP. Mitigation and site noise/vibration levels are outlined in the Noise Impact assessment and should be included in the CEMP.

Noise from fixed plant on the site can be controlled by condition.

The recommendations within the Noise Impact Assessment should be implemented. This could be conditioned

Land Contamination

The Ground Investigation report identified asbestos in 2 locations on the site. A

remediation strategy for this should be conditioned.

#### Light

The External Lighting Strategy document identifies suitable guidance and criteria. I recommend that a condition is applied to any permission granted to control lighting.

#### Construction

I recommend that a CEMP is conditioned for the site. This should be an updated version of the submitted CEMP.

#### Recommended conditions:

##### Noise

The rating level of the noise emitted from Fixed plant and equipment (mechanical and electrical) 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).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

No development above finished floor level shall begin on site until details of the scheme for protecting nearby dwellings from noise, outlined in the Noise Impact Assessment have been submitted to and approved by the Local Planning Authority. The submitted scheme shall include full details of the acoustic boundary treatment recommended within the Noise Impact Assessment carried out by Hepworth Acoustics Ltd-(Project Excellence, Land at Wiggs Farm, Station Road, Coalville Chapter 9) and the provision of a Noise Management Plan. All works which form part of the approved scheme shall be completed before the permitted development first comes into use.

#### Land Contamination

##### C174. Land Contamination

- a) No development approved by this permission shall be commenced until a scheme for the remediation of land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority.
- b) The scheme of 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](mailto: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.

#### Light

- a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).
- b) The lighting shall be installed, maintained and operated in accordance with the approved details.

Upon completion of the development, a statement of a suitably qualified contractor shall be submitted stating that any lighting installation to which condition X above applies is fully compliant with the Institution of Lighting Professionals Guidance Note 1 The Reduction of Obtrusive Light for a sign within zone E2.

#### 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

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Kind regards