
From: public.access@hinckley-bosworth.gov.uk
Sent: 28 May 2024 12:15
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00484/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 28/05/2024 12:14 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	24/00484/OUT
Address:	Land East Of Leicester Road Earl Shilton Leicestershire
Proposal:	Outline planning application (some matters reserved except for means of access and scale) for the erection of up to 33 dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from the Un-named Road.
Case Officer:	Sullivan Archer

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Comments Details

Land Contamination

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

Noise

The Noise Impact assessment showed noise levels in excess of guideline criteria. Mitigation was discussed and will need to be further considered at detailed design stage. This may be conditioned.

Comments: Development Phase
I recommend that a condition is applied to any permission granted requiring a Construction Environmental Management Plan (CEMP) to control the environmental impacts of the development of the site.

Recommended conditions:

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.

Noise

C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from Leicester Road has been submitted to and approved by the Local Planning Authority

b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first 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