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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 01 July 2024 13:26  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 24/00610/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 01/07/2024 1:25 PM from Mr Giles Rawdon ([giles.rawdon@hinckley-bosworth.gov.uk](mailto:giles.rawdon@hinckley-bosworth.gov.uk)) on behalf of HBBC ES Pollution 2.

### Application Summary

|               |                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference:    | 24/00610/OUT                                                                                                                                                   |
| Address:      | Cadent Brick Kiln Street Hinckley Leicestershire LE10 0NA                                                                                                      |
| Proposal:     | The erection of up to 195 dwellings (including affordable housing). All matters are reserved except access together with landscaping and other infrastructure. |
| Case Officer: | Sullivan Archer                                                                                                                                                |

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### Comments Details

#### LAND CONTAMINATION

The Phase 1 land contamination assessment only covers part of the application site and is 4 years old. This needs to be updated. It is worth noting that the groundwater contamination from the site continues to be remediated by an on-site remediation system. Owing to the former use of the site as a gas works, there is the potential for significant contamination on site. Without details of previous remediation, it must be assumed that this is the case and it may be prudent to consider land contamination at application stage. Notwithstanding this, the following is recommended for any permission granted.

Comments: 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](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.

### C77. Landfill Gas Scheme

a) No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

## NOISE

Consideration of impact on future occupiers from adjacent commercial premises shall be required. The following recommended.

### C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from adjacent commercial premises 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

The following is recommended.

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 construction.

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

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

Kind regards