

Rudi Simpson

Subject: FW: Earl Shilton SUE

From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

Sent: Thursday, May 16, 2024 12:50 PM

To:

Subject: Earl Shilton SUE

Hi Alex

As discussed- I have the following comments/recommendations.

Noise

Following liaison with the developer and noise consultant clarification on road traffic noise affecting existing properties has been provided. I recommend conditions are applied to any permission granted to control noise from traffic, industrial noise and other noise generated by the development.

I recommend that conditions are applied to any permission granted for a scheme of noise mitigation to control/mitigate noise from the road network. This will include existing residential properties and future occupants of the development. Measures to mitigate/minimise noise from road traffic including layout and features to deter traffic from using the development to access the strategic road network will need to be addressed as will measures to protect existing and future residents close to the A47. Section 106 funds are proposed to finance noise mitigation measures to some properties and a process for this will need to be established. Environmental Health should be consulted on this process.

The scheme will also need to address noise from the industrial site (to existing and proposed residential properties), waste water treatment works, retail area, school and recreation areas(to existing and proposed residential properties).

Air Quality/Odour

The predicted impact on air quality from the development is predicted to be within acceptable criteria. Recommendations are made to control air quality/dust impacts during the construction phase and these should be included in a CEMP for the site.

Following liaison with the developer I have no additional comments with regard to odour from the Severn Trent Waste water Treatment Works. I would not foresee a significant odour impact from the Waste Water Treatment Works with the current design. Should the design change this may need to be re-assessed at reserved matters.

With regard to food businesses/hot food takeaways, and any industrial use likely to give rise to odour, odour and noise from such premises must be assessed at the design stage.

Light

Lighting is an important element and will need to be considered. Guidance from the Institution of Lighting Professionals should be referenced and the assessment carried out for an appropriate Environmental Zone. I cannot find an assessment in the documents provided. This may be conditioned. Lighting should be assessed for all non-residential areas including any floodlighting of outdoor sports areas.

Contaminated Land

There is a potential for land to have been contaminated from past use. Ground investigation should be undertaken to confirm the presence of pollutants including pesticides and herbicides. This could be conditioned.

Construction Phase

I recommend a Construction Environmental Management Plan is conditioned for the site given the scale of development, likely timescale and proximity to sensitive receptors.

Recommended Conditions

Noise

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic noise, industrial/commercial noise and noise from the school and recreational areas 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.

Noise Attenuation (2)

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development, including traffic noise, has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

Industrial/Commercial Noise

The rating level of the noise emitted from commercial, industrial and manufacturing process, Fixed plant and equipment (mechanical and electrical), Loading and unloading of goods (industrial and/or commercial) 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.

VENTILATION

C36. Ventilation

- a) No development shall take place until a scheme for ventilation of hot food premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority.
- b) The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

Should there be a change in operator of hot food premises that would result in the production of a higher level of grease/odour, details of ventilation should be submitted to the Local Planning Authority for consideration. Should any mitigation be required, details of a proposed scheme should be submitted to and approved by the Local Planning Authority accordingly. The approved scheme shall be implemented in accordance with the agreed details before the premises is first occupied by the operator, and maintained thereafter.

Light

- a) Details of any external lighting of the non-residential areas 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" within zone E2.

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

Giles Rawdon

Environmental Health Officer

(Environmental Protection)

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