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IB/CT

20 November 2009

Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire LE10 1BZ

For the attention of Mr J Hicks, Senior Planning Officer

Dear Sirs

Hinckley Club for Young People, Planning Approval ref: 09/00080/FUL

Please find enclosed our 'application for approval of details reserved by condition' form for the above, to cover the following conditions:

Condition No 10 - Provision of an oil/petrol interceptor.

Condition No 14 - Protection of adjacent dwellings from noise from external plant

Condition No 15 - Prevention of breakout of noise from the Function Room and Music room

Condition No 16 - Potential contamination.

Condition No 19 - Wheel washing facilities.

We also enclose a cheque in the sum of £85 in full payment of the fee associated with this application. Please provide a receipt in due course.

Whilst writing, we would also take the opportunity to provide an update on all conditions, as follows:

Condition	
1	The development commenced on site on Monday 24 August 2009
2	No submission necessary

3 This condition is now discharged

4 The location of the BMX track and skate park are fixed, as shown on approved drawing SF 1561 – LL01 Rev E. However, the Client wishes to refine the final design of these installations with specialists in this field. It is anticipated that final designs will be available for submission early in 2010.

5 Noted

6 Noted

7 The outdoor Youth shelter has now been omitted from the scheme. There are no other outdoor radio, public address or audible devices.

8 Details of the proposed entrance screen and gates will follow during week commencing 23 November 09.

9 Drainage proposals already submitted for approval, as per Couch Consulting drawing No C5380-500 revision B. However, we note that the Environment Agency have raised objections to the proposed scheme. The drawing is currently being revised to incorporate the changes required by the Environment Agency, and should be forwarded to you during week commencing 23 November.

10 We will install a suitably sized oil and petrol interceptor on the surface water drainage system. The location of the interceptor is shown on the current drainage plan 500 Rev B in your possession, and will also be shown on the latest revision of this drawing, to be issued next week. The interceptor is now on site ready to be installed.

11 See condition No 9 above.

12 The Client has re-considered the requirements and function of the proposed catering facilities i.e. the main kitchen and the tuck shop kitchen.

The proposed catering equipment has been somewhat scaled

down from the original proposals, which should mean a reduction in the size and scale of the kitchen extraction systems to be installed.

The kitchen designs are currently being 'fine tuned' so that they exactly match the Clients requirements. This exercise should be completed within the next two or three weeks, at which time we will be in a position to submit detailed proposals for the installation, management and maintenance of the kitchen extract systems.

13 Noted

14 Most of the mechanical plant associated with this building is located in internal plant rooms and will not be the source of any potential noise pollution that could affect adjacent dwellings.

There are a small number of external condenser units. These units produce very little noise, and are similar in size to small domestic outdoor a/c units.

We propose to site these condensers together in a purpose built plant compound situated at the rear of the existing Changing Room building (see attached drawing)

The compound will have a 1.8m high 'hit and miss' timber fence surround, complete with a gate for access.

By locating the plant compound in this position, the existing changing rooms and the new building will act as substantial sound barriers.

With this location, coupled with the timber fencing and the fact that all of the external units produce very low levels of noise, we are confident that the adjacent dwellings will not suffer any nuisance by way of noise from external plant.

15 The following measures have been incorporated in the design, to prevent the possibility of noise break out from the Function Room/terrace:

- The door from the function room to the terrace has been

moved closer to the staircase projection. This will assist in screening any noise break out.

- The door will be fitted with a self closing device.
- The roof soffit of the terrace area will have incorporate an acoustic lining material, to absorb any sound break out.
- The music system within the Function room will have a wired in noise limiting 'traffic light' system. The system will show green when noise levels are set to a pre-determined acceptable level. On sound levels exceeding the acceptable level, the system will show an amber warning light. If the sound levels are not reduced, the warning light changes to red, and power to the sound system is cut off.

The following measures have been incorporated within the design to prevent sound breakout from the music room:

- There are no windows or external doors in the music room/ recording suite
- The external fabric of the building in this area is heavyweight construction, using high density blockwork walls.

- The doors to the music room and recording suite, including the glazed screen, will have high sound reduction qualities, and will be designed and installed by an acoustic specialist.
- The interior of these rooms will have an acoustic lining material.

16 There is no history of any industry on this site. The site investigation report shows that there are no contaminants present.

The groundworks carried out on site to date have not shown any evidence of contamination in the ground.

On the basis of the above evidence, there is little chance that the area of the proposed allotments will have any contamination issues.

17 See condition No 1

18 Noted

19 The following measures are in place on site to prevent a nuisance

of mud being carried onto the public highway;

- The site compound area which is subject to most site traffic has been constructed to include base course tarmacadam. This large area of solid surfacing means that most delivery vehicles can enter the site, unload and exit the site without moving off the tarmac area, thus keeping their wheels free of mud.
- The site is equipped with an industrial jet wash machine, which is used to clean off any mud from vehicles wheels before they leave the site.
- A hired road sweeper vehicle cleans the public roads around the site (Richmond Road and Tudor road) at around 1.0pm each day

With the above measures in place, we are confident that the roads around the site are kept clean and free of mud hazards.

20 The Green Travel Plan will be prepared on the Club's behalf by Wm Saunders and Partners.

21 Noted

22 Noted

We trust that the above information, together with the attached drawings, will allow you to confirm discharge of Planning Conditions 10, 14, 15, 16 and 19 at this time, and that the above schedule demonstrates the current situation regarding the remaining conditions.

Should you require any further information or clarification, please do not hesitate to contact the writer.

Yours faithfully
Rok Building Ltd

I Bewley
Design & Build Leader

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Enclosures:

Cheque in the sum of £85
2 No A3 Robotham drawings 903 Rev A
2 No part copies of drawing 222 Rev F

Copies to: Mr K Dean - Wm. Saunders
Mr R Hedger - Robotham Architects