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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 22 April 2024 07:30  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 24/00366/FUL  
  
**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 22/04/2024 7:30 AM from Mr Simon Smith ([simon.smith@hinckley-bosworth.gov.uk](mailto:simon.smith@hinckley-bosworth.gov.uk)) on behalf of HBBC ES Pollution 1.

### Application Summary

|               |                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference:    | 24/00366/FUL                                                                                                                                                                                                   |
| Address:      | Former Factory Works Upper Bond Street Hinckley Leicestershire                                                                                                                                                 |
| Proposal:     | Demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL). |
| Case Officer: | Matt Jedruch                                                                                                                                                                                                   |

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### Comments Details

Comments: I note the adjacent commercial/industrial site and would recommend that a noise impact assessment is carried out to determine whether any noise mitigation will be required and if so to inform that mitigation. This may be conditioned.

I recommend that a CEMP is conditioned due to the proximity of residential properties and the scale of the proposed development.

I also recommend a condition relating to land contamination due to the past use of the site.

Comments: Recommended conditions:  
C40. Noise Attenuation

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

- 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

## 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](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.

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Kind regards