
From: public.access@hinckley-bosworth.gov.uk
Sent: 22 April 2024 12:03
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01023/HYB
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 12:03 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01023/HYB
Address:	Land East Of Stretton Croft Wolvey Road Burbage Leicestershire
Proposal:	Construction of motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)
Case Officer:	Tim Hartley

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Comments Details

Comments:	Air Quality The Air Quality assessment does not predict a significant impact from the operational phase of the proposed development. Recommendations are made for mitigation measures during the construction phase and these should be incorporated into a Construction Environmental Management Plan (CEMP).
	Noise I note the updated site plan. there are differences in the noise control measures on the plans. Can the applicant confirm that the Noise Impact Assessment (NIA) has been updated to consider the updated plans. please can a copy of an updated NIA be provided.
	Light My comments submitted 15.11.23 regarding lighting stand: "With regard to light the lighting report shows in table 6.2 that the levels set for an E2 zone will be exceeded in terms of source intensity. The report goes on to say that the dwellings are protected by mature trees that will be retained. The trees

appear to be mainly deciduous and may not provide adequate protection during the winter months. The report also states that the requirement would be met if no luminaires are aimed directly at the receptors. This point requires further consideration to demonstrate that the criteria will be met".

Land contamination

This will need to be considered and may be conditioned.

Kind regards