

From: public.access@hinckley-bosworth.gov.uk
Sent: 18 December 2023 16:38
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01144/FUL

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 18/12/2023 4:38 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01144/FUL
Address:	Land Off Leicester Road Markfield Leicestershire LE67 9RE
Proposal:	Construction of a 72 bedroom residential care home (C2) and associated solar panel, access, parking and landscaping
Case Officer:	Matt Jedruch

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Comments Details

I have no objection to the scheme in principal. However, the noise report details that the site is in a high noise area and mitigation measures will be required to protect the amenity of the end users. It is assumed that the applicant will be on board with these requirements and so the following condition is recommended.

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic 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.

Comments:

In addition, Air Source Heat Pumps have the potential to impact on existing residential premises and so the following condition is recommended.

Noise Attenuation (2)

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development 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.

The following conditions are recommended.

Potential kitchen odour and noise associated with ventilation systems impacting residential amenity will require consideration. The following condition is recommended.

C36. Ventilation

- a) No development shall take place until a scheme for ventilation of the 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.

The submitted phase 1 land contamination report recommends further investigation and so the following is recommended.

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

LIGHT

- a) Details of any external lighting of the site 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.

Kind regards