
From: public.access@hinckley-bosworth.gov.uk
Sent: 15 May 2025 15:00
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00461/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 15/05/2025 2:59 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/00461/FUL
Address:	Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE
Proposal:	Demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking
Case Officer:	Emma Baumber

[Click for further information](#)

Comments Details

I have the following comments and recommendations:

Contaminated Land

The recommendations within the Phase 1 report should be carried out. Ground gas monitoring should be carried out- an adjacent building required ground gas protection.

Noise

There has been no consideration of noise in the application. I recommend a condition to control noise from fixed plant.

Comments:

Light

The lighting strategy for the site should be compliant with the institution of lighting professionals guidance document on the reduction of obtrusive light. This can be conditioned

Construction

I recommend a Construction Environmental Management Plan is conditioned including site operating hours.

Recommended conditions:
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.

Noise

The rating level of the noise emitted from Fixed plant and equipment (mechanical and electrical) 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.

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.

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

Kind regards

