



Chris Brown
Head of Planning
Hinckley & Bosworth Borough Council
Hinckley Hub
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Hinckley
Leicestershire
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19 March 2026

Dear Sir / Madam

APPLICATION TO DISCHARGE CONDITION 6 (FIXED PLANT NOISE) OF PLANNING PERMISSION 21/01191/HYB – LAND SOUTH OF THE A5, PADGE HALL FARM, HINCKLEY, LEICESTERSHIRE

On behalf of our clients, Winvic Construction Ltd (the 'Applicant'), in their role as Principal Contractor for the Phase 1 of the development approved by planning permission reference 21/01191/HYB at Land south of the A5, Padge Hall Farm, Hinckley, Leicestershire (the 'Site'), please find enclosed an application for detail reserved by Condition 6 (Fixed Plant Noise).

The planning permission was granted on 21 December 2023 for the following:

"Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)."

For ease of reference, the table below sets out the requirements of the condition and the accompanying information submitted to satisfy those requirements.

Full Condition Wording	Information Submitted
Condition 6 – Fixed Plant Noise	
Each building shall not be occupied until details of the plant proposed on that building and a scheme setting out any necessary mitigation measures for protecting dwellings in Hinckley	Documents BREEAM Pol 05 External Plant Noise Impact Assessment (Ref: OP-C759 – AC - 2v1).



Borough from unacceptable plant noise impacts has been implemented having first been submitted to and approved in writing by the Local Planning Authority.	
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The BREEAM Pol 05 External Plant Noise Impact Assessment (Ref: OP-C759 – AC - 2v1) provides an assessment of the acoustic impact of fixed mechanical building services plant associated with the proposed development. Whilst this assessment has been undertaken to meet the necessary requirements for the BREEAM Pol 05 credit, it is considered to be appropriate for the requirements of Condition 6.

The Assessment identifies the residential dwellings located to the northeast of the site, on the opposite side of Watling Street, the A5 as the nearest Noise Sensitive Receptors (NSRs) as illustrated in Figure 2 (Page 8). These properties are within the Hinckley & Bosworth Borough Council area and represent the nearest properties to the site.

A baseline noise survey was conducted a part of the Assessment, the findings of which are presented in Table 1 (Page 10).

The purpose of the Assessment was to demonstrate that the relevant BREEAM requirements could be met in terms of building services noise emissions, which are required to be at 5 dB below the typical background noise level at the NSR. In this instance, this equates to a Daytime (07:00 - 23:00) noise limit of 42 (dB L_{Ar,Tr}) and Night-time (23:00 - 07:00) noise limit of 40 (dB L_{Ar,Tr}) as shown in Table 2 (Page 10).

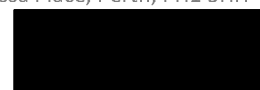
Table 4 presents the cumulative plant noise levels at the nearest identified NSRs, along with a comparison against the rating noise level criteria set out in Table 2. Table 4 shows that the calculated cumulative building services noise level at all the NSRs are below the rating level limit and is therefore compliant with the rating level criteria set out in Table 2.

It has therefore been demonstrated that the noise emissions from fixed items of building services plant are not likely to disturb the nearest noise sensitive receptors.

As such, and in response to the requirements of Condition 6, it is considered that the Fixed Plant and equipment to be installed for Unit 1 would not lead to any unacceptable plant noise impacts on residential properties within the Hinckley area and as a result there is no requirement for a scheme of mitigation to be submitted for approval and subsequent implementation.

The submitted BREEAM Pol 05 External Plant Noise Impact Assessment (Ref: OP-C759 – AC - 2v1) is therefore considered to be sufficient to satisfy the requirements of this condition.

This application has been submitted via the Planning Portal (reference PP-14756469), with the fee paid directly via the Portal.





GARDNER
PLANNING & DEVELOPMENT

We trust you find this in order, however, if you have any queries or required any additional information to support the application, please contact me directly on 07850 655937.

Yours sincerely,



Chris Gardner



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