

Subject:

FW: 23/00829/FUL - 268 Coventry Road, Hinckley

Sent: 18 October 2023 11:08

To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Subject: RE: 23/00829/FUL - 268 Coventry Road, Hinckley

Hi Joe,

Firstly, please accept my apologies in the delay in responding to you. You will have noted from my automatic reply, that I was on annual leave last week, when the email was received. The chasing email of yesterday is also noted, but I have naturally been gathering information from the applicant prior to corresponding with yourself.

Thanks for the below email, the content of which is noted. Regarding our response to the HBBC Environmental Health Pollution team comments, please find the original comment in italics and the corresponding response below:

1. *Consideration needs to be given to enhancing the boundary fencing to protect outside areas of residential properties to limit impact from deliveries, customer vehicles and general use by staff of outside areas. It is suggested that a 2m acoustic fence is erected on the boundary. The fencing specification around the plant should be submitted.* I am mindful that the application is only relating to elevation changes and the installation of air conditioning plant at the rear, where an NIA has been submitted demonstrating compliance with the relevant British Standards for noise, and this incorporates the installation of an acoustic barrier fence. Nevertheless, we will answer this as far as is reasonably practicable in the circumstances to assist you and your EHO. The building is presently retail, and has been retail for a long time, where there has been regular deliveries for some time, at the same delivery point as proposed by this application. Regarding staff and customer cars, then the same comments would apply, and the parking area is adjacent to a main roadway, which would generate more noise nuisance than any of the customer cars, so I am not sure where there is any worsening to an existing situation. Nevertheless, in terms of the existing boundary fencing, this is 2m high concrete post and panel fence, which shall be retained in these proposals. A concrete barrier fence is far superior to any alternative timber acoustic fence, due to its density. Therefore, I trust that this is acceptable, but if you require any further discussion on this matter, then please feel free to contact me.
2. *No consideration has been given to impact from noise from deliveries. Details of likely delivery types, frequency and times should be submitted plus likely noise impact.* The same comments as above regarding the context of this application applies to this comment also. However, again, in order to appease any concerns, I have attached a deliveries schedule for this store, albeit that this is not really relevant.
3. *Details of hours of opening should be submitted.* The same comments as above regarding the context of this application applies to this comment also. However, again, in order to appease any concerns, I confirm that the proposed opening hours shall be 7am -10pm seven days a week.
4. *Details of any external waste storage should be submitted. The potential impact from odour needs to be considered and minimised when choosing the location.* Again, same comments regarding context, but I can confirm that cardboard, and plastic is removed and returned to their delivery depot three times a week as their recycling protocol. This is the bulk of their waste. However, there is an external general waste bin proposed, which is removed by Veolia once a week for other waste. In terms of the concern over food waste, this is minimal, as food waste is sent to "To good to go" which takes foods that have that day's best before date and distributes them to food banks/Charities etc. As such this removes any build up of food waste and any damaged goods. The general waste is stored within steel 'biffa' waste refuse bins, which have a closed and lockable lid, but waste would be minimal.
5. *Details of site lighting and anticipated light levels at adjacent residential properties should be submitted. This could be conditioned if permitted.* Again, the same context comments apply. However, at present there are insignificant external lighting proposals, however would you please inform us of the wording of any conditions that you wish to attach to your determination.

Finally, in regard to the comment relating to an extension of time, then yes, a short extension of time is acceptable, for you to deal with the above responses.

Thanks and regards,
Pierre

Pierre Langlois BSc(Hons) MRICS
Associate

for and on behalf of calfordseaden LLP:



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From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Sent: Tuesday, October 10, 2023 2:54 PM

Subject: 23/00829/FUL - 268 Coventry Road, Hinckley

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Good afternoon,

I hope you are well.

23/00829/FUL - 268 Coventry Road, Hinckley

I am emailing regarding the above mentioned planning application.

Following the end of the consultation period I can confirm that we are in receipt of a request for further information from HBBC Environmental Health Pollution team. I have set out their request below:

1. Consideration needs to be given to enhancing the boundary fencing to protect outside areas of residential properties to limit impact from deliveries, customer vehicles and general use by staff of outside areas. It is suggested that a 2m acoustic fence is erected on the boundary. The fencing specification around the plant should be submitted.
2. No consideration has been given to impact from noise from deliveries. Details of likely delivery types, frequency and times should be submitted plus likely noise impact.
3. Details of hours of opening should be submitted.
4. Details of any external waste storage should be submitted. The potential impact from odour needs to be considered and minimised when choosing the location.
5. Details of site lighting and anticipated light levels at adjacent residential properties should be submitted. This could be conditioned if permitted.

Please could the above information be submitted in order to re-consult and receive final comments from HBBC EH Pollution. Please could you provide a timeframe by which this information may be submitted, upon confirmation of this date and receipt of the additional information, could we agree an extension of time to the application, owing to the fact the original determination date will have expired by point of receiving the additional information and reconsulting.

I look forward to hearing from yourself in due course.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

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