

From: public.access@hinckley-bosworth.gov.uk
Sent: 04 December 2023 07:12
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01135/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 04/12/2023 7:11 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01135/FUL
Address:	Land Adjacent To Hinckley Rugby Club Leicester Road Hinckley Leicestershire LE10 3DR
Proposal:	Construction of two storey boxing gym with associated parking, outdoor activity areas and landscaping
Case Officer:	Alex Jelley

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Comments Details

The Pre-Application document showing the site location showed an area described as "contaminated land". This was commented upon during the pre-application stage and it was requested that this was investigated. This does not appear to have been discussed in the documents submitted with the application. This may be conditioned:

CONTAMINATED LAND

C174. Land Contamination

Comments: 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.
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Kind regards