
From: Matt Jedruch
Sent: 30 May 2025 14:37
To: Planning Folder New
Subject: FW: Response To Application Number 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB

Categories: Sonia

Hello,

Please can this email response be indexed and HBBC Env Health (Pollution) be re-consulted for 14 days?

Thanks

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc



From: Joel Jessup <joel@heatonplanning.co.uk>

Sent: 29 May 2025 14:12

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Paul Hamill (FP McCann) <phamill@fpmccann.co.uk>

Subject: RE: Response To Application Number 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB

Good Afternoon Matt,

I am pleased to note from the recent response from the LCC Minerals Team that they are satisfied that the proposed development will not sterilise mineral resources.

I note that a further consultation response has been received from the HBBC Pollution Officer with an additional query relating to environmental permitting. In response **could you please share the following:**

“The proposed manufacturing process will involve the extrusion of high density polyethylene and polypropylene such as M7100. These raw materials are melted at low temperature and the softened material is then extruded/moulded to produce the required product shape. Below is a Material Safety Data Sheet (MSDS) for this material:-

9. Physical and chemical information

Property name	Values	Source
Appearance		
Physical state	Solid	
Color	White	
Odor	Odorless	
Odor threshold	No data available	
pH	Not applicable	
Melting point/freezing point	85 - 140 °C	
Initial boiling point and boiling range(°C)	Not applicable	
Flash point(°C)	> 221 °C	
Evaporation rate	Not applicable	
Flammability(solid, gas)	No data available	
Upper/lower flammability or explosive limits	Not applicable	
Vapour pressure	Not applicable	
Solubility(ies)	Insolubility	
Vapour density	Not applicable	
Relative density	No data available	
n-octanol/water partition coefficient	No data available	
Auto ignition temperature	> 300 °C	
Decomposition temperature	No data available	
Viscosity(mm ² /s, 40°C)	No data available	

As shown, this material does not produce a vapour and is regarded as odourless. As such, the production process will not result any potential emissions to the atmosphere. As regards Pollution Prevention & Control Legislation, we are not aware of any requirement for the facility to operate under a pollution control permit. To our knowledge, the proposed process does not fall within any of the listed activities for permitting, due mainly to the inert nature of the raw materials involved. However, should HBBC require a PPC permit for the proposed facility, the applicant would be happy to engage in this process in due course.”

With regard to the previous comments by HBBC Pollution (dated 1st May) I would be grateful if you could confirm that they have had sight of our response (sent by email on 15th May)? I trust that our previous comments relating to noise/HGV movements, odour, and lighting have now been addressed.

I also assume that our comments from 15th May in response to the Parish Council have been shared with them, but that they are still formulating a response.

Many thanks,
Joel

Joel Jessup

01332 949 656

07871737078

The Arc, 6 Mallard Way, Pride Park, Derby, DE24 8GX



From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 15 May 2025 16:47

To: Joel Jessup <joel@heatonplanning.co.uk>

Cc: Paul Hamill (FP McCann) <phamill@fpmccann.co.uk>

Subject: RE: Response To Application Number 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB

Hi Joel

Thanks for this – I have asked for LCC Minerals and Waste Team, the Parish Council, and the Environmental Health Officer to be re-consulted with your additional info, and I will await receipt of the additional Highways info.

Kind regards,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc



From: Joel Jessup <joel@heatonplanning.co.uk>

Sent: 15 May 2025 15:41

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Cc: Paul Hamill (FP McCann) <phamill@fpmccann.co.uk>

Hi Matt,

Many thanks for forwarding the LHA's comments. We have scheduled a call with the Applicant and our transport consultant to discuss the actions outlined in the LHA's response; we'll respond to the points raised as soon as possible.

However, I can respond to the points raised by LCC Minerals and Waste Team, the Parish Council, and the Environmental Health Officer.

Firstly, please see attached a **Minerals Assessment Note that I am happy to be shared with the MPA's Minerals and Waste Team**. In our view, the content of the Minerals Assessment Note sufficiently covers the site's mineral planning history and the potential for mineral sterilisation.

The Parish Council comments are a surprise as I believe many of the matters raised within the response were discussed at length in a pre-application meeting with Applicant and the Parish Council. It's my understanding that the meeting between the Applicant and Parish Council was very positive.

I note that the comments refer to a quote from a resident regarding odour / 'thick air' late in the evening. I don't have any comments on the recent thick air issue, other than stating that it cannot be associated with the Applicant's proposed operations. I'm also not sure what the link to the Applicant's existing operations would be. The recent warm temperatures, very high pollen count, agricultural activity, or a combination of these might be causes of the thick air / odour that the quoted resident mentions.

I am happy for the content below to be shared with the Parish Council:

Thank you for your comments which I am happy to answer below on behalf of the Applicant. I have broken down the responses to address each point raised:

1. Quantity of mineral deposits to be removed:
 - a. Not applicable as the scope of the application does not include mineral extraction. Other matters relating to minerals are detailed within the Minerals Assessment which has been produced in response to a request from the Mineral Planning Authority.
2. Outstanding highway improvements:
 - a. This is acknowledged in the application documents, including the submitted Transport Assessment. The Applicant has submitted everything that has been requested from them to progress the Section 278 Agreement to deliver the list of highway improvement measures for Brascote Lane and the A447. Leicestershire County Council Highways Department is currently in control of progressing the S278. The Applicant is keen for the improvements to be delivered, as they will benefit all parties.
3. Countryside development on non-allocated site:
 - a. I believe that the planning policy considerations and merits of the application have been adequately covered in the application documents. It is noted that the site is in countryside location. However, the site adjoins existing permitted industrial operations and the proposed development represents diversification of an established existing business which is a significant employer in the area.
4. Inappropriate site as per HBBC's local policies:
 - a. I assume this relates to the site's countryside location, which I consider to be adequately covered within the application documents.
5. What are the waste water drainage arrangements?
 - a. This is covered in the application documents, namely the Flood Risk and Drainage Strategy.
6. Noise from vehicle movements:
 - a. I believe that this is also adequately covered in the application documents. Notwithstanding that the volume of additional vehicle movements would be low, as detailed within the Transport Assessment (a 'worst-case' scenario of 1.25 two-way HGV trips per hour). Aside from the route for HGVs through the storage area as shown on the Proposed Site Plan, vehicle movements within the storage area will be limited to forklift vehicles which will only operate in the daytime. The proposed development will not bring forklift movements closer to the village than those which already manoeuvre within the Applicant's current storage area associated with the storage of precast concrete.

7. Clarity sought over number of daily vehicle trips (20); is 20 or 40 individual trips:
 - a. I am happy to clarify this and can confirm that it is 20 individual trips (i.e. 10 in, 10 out).
8. Visual impact southwards needs mitigation to blend into greenbelt:
 - a. As the site is not within or close to Green Belt, I will take the reference to Green Belt as a reference to the site's countryside location, which is covered within the application documents. Specifically, visual mitigation has been considered and details are provided within the Planning Design & Access Statement and the Landscape and Visual Impact Assessment.
9. More tree planting required to increase biodiversity:
 - a. The proposed development will result in ecological enhancement and measurable biodiversity net gains which will be monitored to ensure success. The proposal includes an +11.3% net gain in habitat units, 27.43% net gain in hedgerow units, and 13.8% net gain in watercourse units. Enhancement measures include dedicating the field closest to Cadeby village (current grazed by sheep) to a mix of habitats designed by suitably qualified ecologists. The proposed development exceeds the minimum figure for biodiversity net gain (10%).
10. Lighting :
 - a. This comment appears to relate to the existing precast facility rather than the proposed development. I would emphasise that the proposed open storage areas will only be used during the daytime. The Applicant is happy to produce a lighting scheme including details of external lighting, which could be subject to the Borough Council's approval post-determination of the application. This has been suggested by the Environmental Health Officer.
11. Other pollutants "are not mentioned":
 - a. Noise is covered in detail by the Acoustic Report.
 - b. Potential odour is not detailed with the application documents. To my knowledge the Applicant's existing facility operates without odour complaints. With specific regard to the proposed development, it is not considered that drainage pipe manufacture is a malodorous process. The proposed manufacturing building has a sealed system with doors closed to avoid contamination from outside sources.
 - c. Regarding micro-particles, dust, and 'thick air' as quoted by a resident, similar to the point above relating to odour, it is not considered that the proposed development has the potential for loss of amenity due to dust and/or air quality impacts as a result of the manufacturing process or associated traffic movements. I would point out that the Environmental Health Officer has not raised these matters as an issue in their consultation response. To my knowledge, the existing facility also operates without complaints relating to micro-particles and dust.

Finally, please also see below **response to the EHO which I am happy for you to share with Giles Rawdon:**

Noise

1. HGV movements are proposed to be limited to daytime hours only- what are these hours?
 - a. HGV movements will generally be limited to daytime hours, although we have assessed the impacts of 24/hr and 16/hr trips in our Transport Assessment which concludes that the impacts are acceptable. There may be circumstances where pressing demand for products requires HGV movements beyond 'usual' daytime hours.
2. What are the proposed hours of use of the storage yard?
 - a. Forklift activity within the storage yard will be limited to daytime hours, consistent with the general operation of the open storage area associated with the precast site.
3. Is the proposed storage yard to be used solely for use of the proposed pipe factory?
 - a. Yes
4. Will broadband reverse alarms be used in the storage yard if only site specific FLT's are to be used there?
 - a. Forklift vehicles will reverse within the storage yard. HGVs will follow the one-way system in a forward gear as along the route shown on the Proposed Site Plan.
5. Are the predicted noise levels based on doors open or closed?
 - a. Predicted noise levels are based on doors closed. The assessment of break-out noise from the building is otherwise a worst-case scenario.

Odour

6. Can the applicant provide details of any odour issues relating to the proposed processes in the factory and any odour control proposed?

- a. The proposed pipe manufacturing process is not known to be malodourous. The proposed manufacturing building has a sealed system with doors closed to avoid contamination from outside sources. Therefore, it is not anticipated that the operations will result in any perceptible malodour at any off-site location.

Lighting

7. Is any additional lighting proposed?- if so this should be demonstrated to comply with the recommendations within the institution of Lighting professionals guidance document on the reduction of obtrusive light. This may be conditioned.
 - a. External lighting may be required and this will be reviewed in detail post-determination; we welcome a condition requiring the submission of a lighting scheme for the LPA's review. Lighting would be kept to a minimum in the context of reducing light spill on boundary vegetation.

I'll be in touch again as soon as possible with a response to the LHA's comments. In the meantime, please let me know if any of the above isn't clear or if you wish to discuss any other aspect of the application.

Thanks,
Joel

Joel Jessup

01332 949 656
07871737078
The Arc, 6 Mallard Way, Pride Park, Derby, DE24 8GX

H e a t o n s
Planning Environment Design

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Sent: 12 May 2025 09:13

To: Joel Jessup <joel@heatonplanning.co.uk>

Subject: FW: Response To Application Number 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton Leicestershire CV13 0BB

Hi Joel

As discussed last week, please see the LHA response attached.

The following additional info has been requested:

- Provision of ADL drawing number 5321-19 (Response to Stage 1 Road Safety Audit);
- Further clarity in respect of parking provision, notably during shift changeover times, as well as details of HGV parking areas;
- Provision of a Travel Plan; and
- Additional information in respect of the public right of way improvements

Many thanks

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10
0FR

**Hinckley & Bosworth
Borough Council**

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc



From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>

Sent: 12 May 2025 08:48

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Cc: bertie.harrison-rushton@leics.gov.uk

Subject: Response To Application Number 25/00306/FUL at FP McCann Brascote Lane Cadeby Nuneaton
Leicestershire CV13 0BB

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

*** PLEASE DO NOT RESPOND DIRECTLY TO THIS EMAIL AS THIS INBOX IS NOT
MONITORED ***

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley &
Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom
of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141
This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.
The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141