

From: public.access@hinckley-bosworth.gov.uk
Sent: 09 May 2024 13:54
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01023/HYB

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 09/05/2024 1:54 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01023/HYB
Address:	Land East Of Stretton Croft Wolvey Road Burbage Leicestershire
Proposal:	Construction of motorway service area comprising of vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)
Case Officer:	Tim Hartley

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Comments Details

I have reviewed the updated Noise Impact Assessment and have the following recommendations:

Noise

Noise levels are predicted to fall within current guideline criteria.
Recommendations are made within the report for mitigation in the form of acoustic fences to areas of the site. I recommend a condition is applied to any permission granted for final details of the scheme of mitigation to be submitted and agreed.

Comments: Light
Correspondence from the Lighting consultant shows satisfactory levels of light and the lighting strategy should be implemented as such.

Land Contamination

I recommend a condition to ensure that potential land contamination is considered.

Construction Phase

I recommend that a Construction Environmental Management plan (CEMP) is conditioned bearing in mind the scale of development and likely timescales

involved. Recommendations relating to air quality/dust impacts during the construction phase are made in the Air Quality Impact Assessment and these should be incorporated into the (CEMP).

Recommended conditions:

Noise

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

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.

Upon completion of the development, a statement of a suitably qualified contractor shall be submitted stating that any lighting installation to which condition X above applies is fully compliant with the Institution of Lighting Professionals Guidance Note 1: "the reduction of obtrusive light" within zone E2.

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.

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