
From: public.access@hinckley-bosworth.gov.uk
Sent: 28 November 2023 15:50
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01090/OUT

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 28/11/2023 3:49 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01090/OUT
Address:	Land At Cliffe Lane Markfield Leicestershire
Proposal:	Outline Application for the construction of employment units (Use Classes E(g)(i), E(g)(ii), B2 and B8) (some matter reserved except for access).
Case Officer:	Matt Jedruch

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Comments Details

I have no objection in principal to this scheme. However, there may be impact owing to noise and light from the development on some residential premises which will need consideration.

Regarding noise, my main concern is HGV movements rather than building breakout and it may be that detailed design maximises the distance between site access and residential to reduce this concern. I assume that any plant will be show at detailed design or be subject to separate application. At this stage, I recommend the following conditions.

Comments:	C40. Noise Attenuation a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from insert has been submitted to and approved by the Local Planning Authority b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied. Noise Attenuation (2) 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
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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.

In addition, owing to the agricultural nature of the land, I recommend the following conditions.

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.

Kind regards