

From: Alex Jelley
Sent: 18 April 2024 11:19
To: Planning Folder New
Subject: FW: 24.00083.HYB - (Land off Bullfurlong Lane, Burbage - 422 dwellings, residential care home and 11 self build plots) - further env health comments

From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 18 April 2024 11:10
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24.00083.HYB - Env Health comments (Land off Bullfurlong Lane, Burbage - 422 dwellings, residential care home and 11 self build plots)

Hi Alex

Thank you for the additional information. I had not seen the Ground Investigation.

The Ground investigation report has found no contaminants of concern in excess of guideline values however Carbon Dioxide has been measured on site in excess of 5% at one location and gas protection measures will be required. The report recommends further investigation into the gas regime on site to delineate the area requiring gas protection measures and this work should be carried out. The report gives an option of installing gas protection measures to an area of the site- if this option is chosen CS2 measures should be installed to plots up to the next sampling locations showing satisfactory results. The work is manageable through condition.

C174 in my initial comments could be replaced with (C75 should remain):

C77. Landfill Gas Scheme

- a) No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

Noise

The wording of the condition is acceptable. Some work may be needed to some of the proposed plots along the access road but this would be controlled under the first noise condition.

With regard to the residential home it may be an idea to have an additional and separate condition for that element of the site bearing in mind that is a later phase of the proposals- we have had some issues with similar conditions on hybrid permissions where the developer wants to get on with the first phases but is tied to a pre-commencement condition requiring more detailed work to areas that are a long way off development? :

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed care home from noise from the M69 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.

In addition the proposed dwellings near to the care home may need protection from noise and odour from the care home (external plant/ ac units/kitchen ventilation) would this be able to be controlled under a future application for the care home (similar to a reserved matters application)?

Thanks

Giles

From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: 17 April 2024 10:24

To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>

Subject: FW: 24.00083.HYB - Env Health comments (Land off Bullfurlong Lane, Burbage - 422 dwellings, residential care home and 11 self build plots)

Hi Giles,

Hope you are well? Please find below an email from the agent in respect of the above planning application on which you provided some recent comments. Can you let me know if you have had sight of the report she refers to, and, if not, please let me know and I will ensure you can view it? Also, can you confirm the condition edit she suggests is acceptable to you please?

Thanks very much

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From [REDACTED]

Sent: 17 April 2024 10:08

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Cc [REDACTED]

Subject: RE: 24.00083.HYB - ENV Health comments

Hi Alex,

I hope you are well.

Thank you for sending over the EHO comments. In regard to the GI related conditions, I note that an extensive ground investigation has already been completed at the site and is detailed in the full geo-environmental assessment report. Can I confirm whether the EHO officer has been provided with this report and still considers that the suggested conditions are necessary?

Regarding the second element of the noise condition, we are presuming the EHO is referring to the Coventry Road properties. If this is the case, can the condition please be altered to make reference to Coventry Road (as set out below)?

Noise Attenuation (2)

*a) Development shall not begin until a scheme for protecting nearby dwellings **on Coventry Road** 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.

Kind regards,
Laura

Planner

BA (Hons) MA

Lichfields, Cornerblock 2 Cornwall Street, Birmingham B3 2DX

Lichfields.uk

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From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

Sent: Monday, April 15, 2024 9:57 AM

To:

Subject: 24.00083.HYB - Env Health comments

CAUTION: This email originated from an external source.

Dear Myles/Laura,

Hope you had a nice weekend? Please find attached the latest comments from the Env Health Team at HBBC. Please could you let me know if you are agreeable to the requests they have made at your earliest convenience?

Regards

Alex Jelley BA MSC MRTPI
Development Services
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