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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 19 July 2023 15:58  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 23/00696/OUT

**Categories:** Tidd

## 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 19/07/2023 3:57 PM from Mr Giles Rawdon ([giles.rawdon@hinckley-bosworth.gov.uk](mailto:giles.rawdon@hinckley-bosworth.gov.uk)) on behalf of HBBC ES Pollution 2.

### Application Summary

|               |                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------|
| Reference:    | 23/00696/OUT                                                                                                       |
| Address:      | Greenacres Ashby Road Stapleton Leicester Leicestershire LE9 8JE                                                   |
| Proposal:     | Outline planning application for up to 9 dwellings and associated garages (All matters reserved except for access) |
| Case Officer: | Matt Jedruch                                                                                                       |

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### Comments Details

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Comments: | <p>CONTAMINATED LAND</p> <p>I recommend the following conditions due to the potential for past/present use to have impacted upon the site:</p> <p>C174. Land Contamination</p> <p>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.</p> <p>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.</p> <p>NTA 50 - Contaminated Land (1)</p> <p>In relation to conditions X and X advice from Environmental Health should be sought via <a href="mailto:esadmin@hinckley-bosworth.gov.uk">esadmin@hinckley-bosworth.gov.uk</a> to ensure that any investigation of land contamination is in accordance with their policy.</p> <p>C75. Land Contamination Found Later</p> <p>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.</p> |
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b) Any remediation works so approved shall be carried out prior to the site first being occupied.

#### CONSTRUCTION

I recommend that site preparation and construction hours are conditioned:  
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

#### NOISE

Noise from the Ashby Road and Adjacent commercial site should be assessed and any mitigation required carried out:

C40. Noise Attenuation

a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the Ashby Road and adjacent industrial/commercial site 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.

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Kind regards