
From: public.access@hinckley-bosworth.gov.uk
Sent: 19 July 2023 15:57
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00668/LBC

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 3:56 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00668/LBC
Address:	The Old Rectory 8 Rectory Lane Market Bosworth Nuneaton Leicestershire CV13 0LS
Proposal:	Change of use of The Old Rectory from dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), alterations to the building and other works within the curtilage of listed building.
Case Officer:	Sullivan Archer

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Comments Details

Comments:	Air Quality The Air Quality Assessment recommends mitigation measures for the construction phase of the development in appendix D. The recommended measures should form part of a CEMP for the site.
	CEMP I recommend a Construction Environmental Management Plan is conditioned.
	Noise I have some concerns relating to the MUGA. The proposed development is introducing a new noise source into a residential area. "The Stables" is missing from the noise maps and is adjacent the MUGA (west). Garden areas have not been assessed. WHO noise levels have been used in the assessment however these are for steady noise- the noise from a MUGA would not be a steady noise (raised voices, balls hitting fence etc.). Has a fence been incorporated at boundary in the model and is one existing/intended? The design and access statement states " Fencing is proposed to securely separate the site from its neighbours. This will include the use of 2.4m high '358 anti-climb mesh' fencing to the rear of the site only. No new fencing is proposed to the front of the site".

Is any external plant proposed (e.g. AC units, kitchen ventilation)?

Odour

The Ventilation strategy states that as the design the kitchen ventilation will be assessed using DEFRA methodology. This has been superseded by EMAQ guidance which should be used. This may be conditioned.

Kind regards