

**From:** Anna McComb  
**Sent:** 28 November 2023 16:54  
**To:** Emma Baumber2  
**Cc:** Andrew Strange; Chris Brown; Planning Folder New; Mark Adams  
**Subject:** RE: Update: 23/00851/OUT- Hinckley Hospital

Dear Emma,

Please see below our response to the various comments received following the consultation exercise on the above referenced outline planning application.

### **Consultee Comments**

#### **HBBC Environment Team**

- Noise  
*"The Noise Impact Assessment predicts noise levels based upon surrogate plant to demonstrate that satisfactory noise levels can be achieved. Some mitigation is proposed and I would recommend a condition requiring a scheme for protecting nearby dwellings."*

Suggested Condition to be accepted.

- Land Contamination  
*"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."*

Suggested Condition to be accepted.

- Lightening  
*"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."*

Suggested Condition to be accepted.

- CEMP  
*"I would recommend that a Construction Environmental Management Plan is conditioned."*

Suggested Condition to be accepted.

#### **LCC Archaeology**

A prior approval application for partial demolition of the existing hospital building will be submitted this week. LCC's comments concerning a WSI has been addressed and NHSPS have appointed an archaeological evaluation, which will be carried out in due course.

#### **LCC Highways**

The Local Highway Authority (LHA), in their comments dated 28<sup>th</sup> September 2023, have required the applicant to submit additional information to the LPA in respect of the following points, for further consideration by the LHA:

- *“Provision of the general arrangement drawing for the site access and clarity in respect of whether any amendments are proposed to the existing access where it connects to the adopted highway at Mount Road. Provision of a Stage 1 Road Safety Audit (and Designers Response to any issues), if the access design at the Mount Road junction is proposed to change.*
- *Consideration of Personal Injury Collision data, it has been advised within the TS this is to be submitted to the LPA.*
- *Further clarity in respect of both existing and proposed staff and patient numbers at the development site and clarity as to how many staff/ patients will be on-site at any one time as a result of the proposals or would have been under the physio use.*
- *A first principles approach in considering trip generation, which could consider the level of vehicle trips the physio use could have generated during the AM and PM peaks as well as throughout the day in comparison to the proposals.*
- *Clarity in respect of parking provision and how this was operated under the physio use and how it would be operated under the proposed use, e.g. any staff parking allocations within the overall site and where patients would be directed to park.”*

Please see attached the Technical Note ref. 23103-MA-DR-TN02 COMP in response to these comments issued by Highway Authority at Leicestershire County Council.

Please also see separately attached a General arrangement Plan ref. 23013-MA-XX-XX-DR-C-0100 GA-P01 and Road Safety Audit Stage 1 ref. VRP1619 - RSA 1.

### **Lead Local Flood Authority**

The Lead Local Flood Authority (LLFA), in their comments dated 28<sup>th</sup> September 2023, have requested evidence of consultation and support with the relevant third party regarding the proposed surface water connection to the foul sewer to be submitted along with evidence from Severn Trent Water that the surface water flows to their downstream adopted combined sewer is acceptable to them.

Please see attached email (FW:1091156 Phase 2 Hill St Hinckley) evidence of communication between Waterman Infrastructure & Environment Ltd's drainage engineer and Severn Trent confirming they are happy with the proposed drainage for the CDC and Endoscopy building (Phase1).

### **Conservation Officer Comments and Council Comment on Elevational Treatments**

The design is being developed along with the cost plan, at this stage we cannot commit to formal finishes. The external plant is yet to be specified; visual appearance will be defined in the later design stage once manufacturers have been selected. External screening will be incorporated into the design to shield the visual impact of said plant. The image in the D&A was included to provide a feel for the building and its associated massing. Due to the current design stage and unknowns relating to costs, we cannot commit to the external elevational treatments.

Note that the elevational treatments are a reserved matter, and we will engage with the council at an appropriate stage.

### **Plan Discrepancies/Queries**

Please see attached Proposed Elevations ref. 1782-DBC-ZZ-XX-DR-A-0018 P06, which are the amended elevations that are in line with the floor plans.

### **Officer Comments/Queries**

Please see attached updated Proposed Site Plan ref. 1782-DBC-ZZ-00-DR-A-0100 P08. Happy to discuss further as required.

Please see attached CDC roof plant layout ref. 0104181-HLEA-XX-RF-DR-CS-100-007. We only have the quench exhaust (with wall enclosure) on the first floor roof along with an area for PV provision.

Kind regards,

**Anna McComb MRTPI** | Associate Town Planner

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