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Sent: 28 April 2026 15:00:02 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/01192/FUL
Categories: Yasmin

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 28/04/2026 3:00 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/01192/FUL
Address:	E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT
Proposal:	Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.
Case Officer:	Laura Ashton

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Comments Details

Comments:	Air Quality The Air Quality Assessment does not predict a significant impact from the proposed development. Mitigation is recommended for the construction phase and this should form part of a conditioned Construction Environmental Management Plan (CEMP).
	Noise I have reviewed the responses to my initial queries regarding noise. The solution to the potential B2 use is sensible and I would recommend applying the proposed condition to any permission granted.
	Lighting

The lighting assessment predicts that the lighting strategy would be compliant with current guidance relating to obtrusive light. Compliance with the document should be conditioned.

Land contamination

Section 7.3.1 (Human Health) recommends that: "to minimise the soils becoming airborne it is recommended that appropriate soil dampening equipment be maintained on site during dry periods to minimise dust generation. This will also negate potential nuisance to school users outside the development area and to off-site receptors such as neighbours and the general public." This should form part of the recommended CEMP for the site.

Construction Phase

I recommend a CEMP is conditioned to manage the environmental impacts of the development during the construction phase.

Recommended conditions:

Noise

Prior to the installation of any plant or equipment on-site, a BS 4142:2014+A1:2019 noise impact assessment shall be submitted for approval to the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019. The noise rating levels shall be determined at the worst affected existing residential property and should include the provision to be made for the control of noise arising from the development use where adverse impacts are predicted. The development shall be operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Lighting

The lighting strategy shall be installed and maintained as per the submitted External Lighting Report- Document reference number: 2318/ESC/00/ZZ/RP/Z/0016 Revision P3.

Upon completion of the development, a statement of a suitably qualified contractor shall be submitted stating that any lighting installation to which condition X above applies is fully compliant with the ILP Guidance Note 01/21 for the Reduction of Obtrusive Light 2021 for a sign within zone E3.

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.
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CONSTRUCTION

- a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.
- b) The agreed details shall be implemented throughout the course of the development.

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
(GR)

Kind regards

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