
From: public.access@hinckley-bosworth.gov.uk
Sent: 11 July 2025 09:35
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00344/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 11/07/2025 9:35 AM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	25/00344/FUL
Address:	38 Almeys Lane Earl Shilton Leicester Leicestershire LE9 7AJ
Proposal:	Change of use from dwellinghouse to Sui Generis (Use as large HMO) and addition of a side extension
Case Officer:	Sullivan Archer

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Comments Details

Notes to Applicant:

Comments: The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

Any proposed access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).

Kind regards

