
From: public.access@hinckley-bosworth.gov.uk
Sent: 11 July 2025 10:12
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00644/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 10:12 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00644/FUL
Address:	Land South East Of Tesco Ltd London Road Hinckley Leicestershire
Proposal:	Proposed residential development comprising 3 new dwellings via a new vehicular access (revised scheme of 24/01156/OUT)
Case Officer:	Sullivan Archer

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Comments Details

With regard to noise impact as per the design and access statement noise mitigation may be required due to the adjacent railway line- I would recommend that a condition is applied to any permission granted to require a scheme for noise mitigation. I note the proximity of what appears to be external plant to the rear of the Tesco building and the Noise Impact assessment should also assess this.

I also recommend that a condition is applied to investigate potential land contamination from past use of the site.

Comments: recommended conditions:
NOISE

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent railway line and plant noise from the Tesco building 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.

CONTAMINATED LAND

C174. Land Contamination

- 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.
- 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.

NTA 50 - Contaminated Land (1)

In relation to conditions X and X advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

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.

Kind regards