
From: public.access@hinckley-bosworth.gov.uk
Sent: 08 September 2023 07:26
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00851/OUT
Categories: Rudi

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 08/09/2023 7:25 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	23/00851/OUT
Address:	Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE
Proposal:	Outline planning permission for the redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)) (some matters reserved except for access, scale and layout)
Case Officer:	Emma Baumber

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Comments Details

I have the following comments and recommendations:

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.

Land contamination:

The Phase I risk assessment recommends that further intrusive works are carried out to characterise the site. The recommendations of the report should be carried out including the investigation of ground gas.

Lighting

The lighting strategy states the correct guidance will be used when designing the lighting for the site. This should be conditioned and it should be demonstrated that the lighting will comply with the stated ILP guidance for an E3 zone.

CEMP

I would recommend that a Construction Environmental Management Plan is

conditioned.

Recommended Conditions:

Noise Attenuation (2)

- a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before the permitted development first comes into use.

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.

C77. Landfill Gas Scheme

- a) No development approved by this permission shall be commenced until a scheme for the monitoring of ground gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas 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.

Lighting

- a) 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.

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

Kind regards