

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 28 October 2025 07:37:26 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00996/FUL
Categories: Sonia

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 28/10/2025 7:37 AM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	25/00996/FUL
Address:	29A Regent Street Hinckley Leicestershire LE10 0BA
Proposal:	Change of use from vacant commercial buildings (Class E) to residential (Class C3) including renovation of the existing buildings and infilling the existing courtyard area (revised scheme of 25/00621/FUL)
Case Officer:	Sullivan Archer

[Click for further information](#)

Comments Details

Can the applicant confirm that there will be no soft landscaped areas?

If there are no soft landscaped areas condition I recommend that the following condition is applied to any permission granted in case land contamination is discovered during development:

Comments:

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 a 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.

If soft landscaped areas are proposed please advise and I will comment further.

Kind regards