
From: public.access@hinckley-bosworth.gov.uk
Sent: 02 May 2025 09:40
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00354/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 02/05/2025 9:39 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00354/FUL
Address:	Land Adj The Trinity Centre Marchant Road Hinckley Leicestershire LE10 0LQ
Proposal:	Erection of 72 bed residential care facility (C2) with associated access, car parking, ambulance drop off area and landscaping
Case Officer:	Emma Baumber

[Click for further information](#)

Comments Details

CONSTRUCTION

The following comments relate to the draft plan submitted:
References on page 9 and 10 need updating as these do not relate to this site.
Saturday on-site operations should be limited to 08:00-13:00.
Burning shall be prohibited on site.
Lighting shall be installed so as not to impact on adjacent premises.

Notwithstanding the above, the following condition is recommended:

Comments:

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

LIGHT

The following condition is recommended:

- 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.

VENTILLATION

There is a potential impact from odour and noise regarding kitchen ventilation.

The following condition is recommended:

- a) No development shall take place until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority.
- b) The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

LAND CONTAMINATION

The following conditions are recommended:

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 landfill 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.

NOISE

Glazing specifications have been recommended in the report submitted. These need to be incorporated into detailed design.

The noise assessment submitted details that internal noise standards can not be achieved without windows closed and trickle ventilation. From an environmental health aspect, this is acceptable. However, I would recommend that further consideration is made into the installation of some form of ventilation system as it may be considered more suitable for a residential home.

An assessment of noise impact from plant, on both future occupiers and adjacent premises, will be required and so the following condition is recommended:

- a) Development shall not begin until a scheme for protecting the proposed use and nearby residential premises from plant noise 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.
-

Kind regards