From: public.access@hinckley-bosworth.gov.uk
Sent: 30 May 2025 08:37
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00506/P3CQ

Categories: Lauren

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 30/05/2025 8:36 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00506/P3CQ
Address:	Frog Hall Farm Crow Lane Sheepy Magna Atherstone Leicestershire CV9 3QX
Proposal:	Notification to determine if Prior Approval is required for the change of use of one agricultural buildings to 3 dwellinghouses (Class C3)
Case Officer:	Sullevan Archer

Click for further information

Comments Details

Comments:	I understand from previous applications that the agricultural use of all of the other agricultural buildings will cease at a time prior to the first occupation of any of the proposed dwellings. If this is still the case this addresses concerns regarding potential noise impact from such use. Please advise if this is not the case and noise/odour from agricultural use will need to be considered. I recommend the following condition due to past/present use of the site: 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