

From: public.access@hinckley-bosworth.gov.uk
Sent: 05 July 2023 12:56
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00613/FUL

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 05/07/2023 12:55 PM from Mr Simon Smith (simon.smith@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 1.

Application Summary

Reference:	23/00613/FUL
Address:	Land South Of A5 Watling Street & West Of Petrol Filling Station Hinckley Leicestershire LE10 3ED
Proposal:	Proposed Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, access, associated highway works and associated development
Case Officer:	Satbir Jandu

[Click for further information](#)

Comments Details

Lighting

Can the applicant please advise whether the contours on the isolux drawings in the lighting report are of a vertical or horizontal plane. If the contours are of a horizontal plane please provide them for a vertical plane at an appropriate height for surrounding buildings.

Air quality

Air quality impacts related to the operational phase of development have been assessed as not significant. Mitigation measures for the construction phase have been recommended and these should form part of a CEMP.

Comments:

Construction Phase

I recommend that a CEMP is conditioned.

Noise

The noise impact assessment does not predict a significant impact from the site- this is based upon plant being mitigated by acoustic enclosures. I recommend a condition requiring a scheme for noise mitigation to ensure that any plant is assessed as suitable for the site. The rating level of the noise emitted from any plant located at the site should not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Land Contamination

No issues have been identified in the Phase II risk assessment. I recommend a condition to cover the possibility of contamination being encountered during the construction phase.

Subject to the response regarding lighting I recommend the following conditions- I will advise on lighting on receipt of the requested details.

Recommended conditions:

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

Noise Attenuation (2)

- a) Development shall not begin until a scheme for protecting nearby dwellings, including the adjacent traveller site, 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.

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