

From: public.access@hinckley-bosworth.gov.uk
Sent: 11 January 2024 11:25
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/01037/OUT

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 11/01/2024 11:24 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/01037/OUT
Address:	Land East Of The Windmill Inn Brascote Lane Newbold Verdon Leicestershire
Proposal:	Outline planning application for the construction of up to 239 dwellings with associated landscaping, open space, drainage infrastructure and associated works (some reserved except access from Brascote Lane).
Case Officer:	Alex Jelley

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Comments Details

I have the following comments and recommendations:

Air Quality

The Air Quality Impact Assessment predicts a negligible impact upon air quality from the completed development. The Assessment contains recommendations for mitigation measures to be utilised during the construction phase and these measures should form a part of a Construction Environmental Management Plan for the site.

Noise

Comments:

The Noise Impact Assessment recommends that further assessment should be carried out once the final design is known. I recommend a condition to protect future occupants from noise from the road and the licenced premises. Where criteria is not able to be met with windows open it must be demonstrated that sufficient ventilation is provided.

Land Contamination

The Phase II Risk Assessment found the site to be suitable for use. The fly tipped waste on site was not tested and a watching brief should be used to monitor any contamination discovered during development. This may be conditioned.

Construction Phase

I recommend that a CEMP is conditioned to manage environmental impacts

during the construction phase. If piled foundations are to be used vibration must be included in the CEMP.

Recommended conditions:

Noise

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the windmill Inn and road 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.

Land

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.

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