

From: noreply@hinckley-bosworth.gov.uk
Sent: 03 November 2020 12:00
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 20/01021/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 03/11/2020 11:59 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	20/01021/OUT
Address:	Land At Station Road Market Bosworth Leicestershire
Proposal:	Residential development up to 63 dwellings with associated access, landscaping, open space and drainage infrastructure (Outline - access to be considered).
Case Officer:	Sharron Wilkinson

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Comments Details

Land Contamination

The Phase I Desk Study Report Reference: PJSG20-21-R01 dated the 10 June 2020 recommends further intrusive works are carried out to assess potential land contamination and ground gas on the site. This work should be carried out and may be conditioned.

Air Quality

The recommendations to control dust from site preparation and construction activities, including the desirable measures, in appendix G of the Air Quality Assessment should be included in a Construction Environmental Management Plan for the site.

Comments:

Noise

I was contacted by the noise consultant prior to the noise impact assessment being carried out and it was agreed that he would attempt to contact the adjacent industrial site to ascertain if work patterns and activities were representative of the site bearing in mind the current (covid 19) situation. Can the applicant confirm that this had been done and provide any response to that contact?

I note that table 7 of the report shows that where windows are open noise criteria is exceeded both day and night. It is reasonable to expect that future residents would wish to have open windows to ventilate properties. Should unreasonable noise levels be predicted if windows are open then the occupier should have the option to adequately ventilate the property. For this reason active ventilation

should be provided in habitable rooms where the target noise levels are not achievable with windows open.

Site preparation/construction phase

Should permission be granted I recommend that a Construction Environmental Management Plan (CEMP) is conditioned for the site to control environmental impacts from the development of the site.

Kind regards