

**From:** Planning Mailbox <planning@blaby.gov.uk>

**Sent:** 04 Aug 2022 09:57:32

**To:** Stephen.Dukes@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk

**Cc:**

**Subject:** FW: Planning Application Reference Number: 22/0604/FUL- The Holt, Desford Road, Thurlaston Village, Thurlaston,

**Attachments:**

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**From:** Nick Mlotshwa <Nick.Mlotshwa@blaby.gov.uk>

**Sent:** 03 August 2022 16:05

**To:** Planning Mailbox <planning@blaby.gov.uk>

**Subject:** Planning Application Reference Number: 22/0604/FUL- The Holt, Desford Road, Thurlaston Village, Thurlaston,

To: Planning Mailbox,

Planning Application Reference Number: 22/0604/FUL

Change of use from outbuilding (incorporating garages, green house, potting shed, gym and office) to dwellinghouse (C3).

The Holt, Desford Road, Thurlaston Village, Thurlaston, Leicestershire.

Thank you for consulting me with regards to this planning application for change of use from outbuilding (incorporating garages, green house, potting shed, gym and office) to dwellinghouse (C3).

I have considered the documents submitted with regard to the following potential planning constraints: contamination risk, flooding and drainage, noise and asbestos.

I have no objection to make in principle in respect of the application.

#### **Assessment of impact of the proposed development**

##### **Land contamination risk**

The former use of the outbuilding is unlikely to have resulted in land contamination that is significant enough to affect the principle of conversion of an outbuilding building to dwelling residential. If during development works any contamination should be encountered which was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals then the Local Planning Authority shall be notified immediately and remediation proposals formulated/amended for consideration by the LPA, submitted within 5 working days.

##### **Drainage**

The applicant has indicated that the foul sewage will be connected to a Package Treatment Plant. Therefore, I recommend that further information is submitted in writing for the approval of the local planning authority with regards to the type, size and outflow of the proposed installation of a Package Treatment Plant.

##### **Flooding**

With respect to flooding, the area of the proposed development does not appear to lie on Flood Zone and is therefore not considered to be at risk of flooding within the Environmental Agency Flood Zones. Therefore, I have no further comments to make in respect of flooding.

##### **Asbestos**

With regards to the presence of asbestos containing materials, if any asbestos or asbestos containing materials (ACM) is discovered on site, I recommend that measures are put in place to ensure the safe disposal of the materials. The disposal of asbestos or CSM in normal household waste sites usually depends on the quantities being disposed of and on the packaging of the asbestos waste materials including double-wrapping the asbestos containing materials. The removal and disposal of the ACM should be carried out in accordance with the Control of Asbestos Regulations 2012.

##### **Noise, vibration and dust**

The proposed development is not situated in an area that is primarily residential. Therefore, there is a very low likelihood of offsite noise impact to residential properties during the construction phase of the development. However, the applicant is still reminded of their responsibility for ensuring that relevant precautions are implemented to minimise the potential for disturbance to the neighbouring properties in terms of dust, noise and vibration during the conversion of the outbuilding to dwelling. This should include not working outside regular daytime hours and implementing dust suppressing measures during development. The granting of this

planning permission does not indemnify against statutory action being taken should substantiated noise or dust complaints be received. The granting of this planning permission does not indemnify against statutory action being taken should substantiated noise or dust complaints be received.

I hope that these comments are useful.

**Nick Mlotshwa**  
**Technical Officer**  
**Environmental Services**  
**Blaby District Council**  
Telephone 0116 272 7661

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