

**From:** Kevin Spink  
**Sent:** 11/04/2013 17:06:41  
**To:** Bill Topping  
**CC:** Judith Urmson  
**Subject:** KP20A.DOC  
**Attachments:** KP20A.doc

Lock Street Dewsbury.

Bill,

Please see attached response.

Kevin

**Town and Country Planning Act 1990  
Application for Permission to Develop Land**

**Response from Pollution & Noise Control**

<b>PNC Reference No:</b>	WK/201304293
<b>Name of Planning Officer dealing with the matter:</b>	Bill Topping
<b>Application Number:</b>	2013/60/90249/E
<b>Proposed Development:</b>	Outline application for erection of 106 dwellings
<b>Location:</b>	Lock Street, Thornhill Lees, Dewsbury, Kirklees
<b>Date Required By Planning:</b>	26/3/13

**COMMENTS**

**Due to the site being located close by to industrial works I would like to add the following conditions to any permission granted:**

**Air Quality**

**We have reviewed the air quality impact assessment submitted with the application 2013/90249 for 106 dwellings (176 associated car parking spaces) on Lock Street in Thornhill. While the assessment lacks certain considerations and data that we would ordinarily expect from an Air Quality Impact Assessment, in our professional opinions the development would have imperceptible impact on nearby roads with large traffic volumes. Therefore, we would not be requiring further assessment, nor do we wish to prevent the development in this area, but we do wish to promote green sustainable development. It is for this reason that in accordance with NPPF section 4 paragraph 35 we request the following condition to be applied:**

Before development commences the applicant must submit a plan detailing facilities to be provided for charging plug-in and other ultra low emission vehicles. This plan must be agreed in writing by the LPA before development commences and the plan implemented before first occupation of the properties.

**In conjunction with the above condition, we advise that you contact Joanne Waddington in transport and ensure that a travel plan is submitted for assessment so we can ensure further**

## **sustainable transport**

### **Noise**

Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the Noise Report dated June 2012 produced by Spectrum Acoustic Consultants (ref RK884/11161):-

- I. shall be completed; and
- II. written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the local planning authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the local planning authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use

### **Contaminated Land**

#### **CLC2 *Submission of an Intrusive Site Investigation Report (Phase II Report)***

Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

#### **CLC3 *Submission of Remediation Strategy***

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

#### **CLC4 *Implementation of the Remediation Strategy***

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

#### **CLC5 *Submission of Validation Report***

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those

remediation measures has been approved in writing by the local planning authority.

**CLC 7 Footnote to be applied to all applications**

All contamination reports shall be prepared in accordance with CLR11, PPS23 and the Council's Advice for Development documents or any subsequent revisions of those documents.

<b>Date:</b>	11/4/13	<b>Officer:</b>	Kevin Spink 01484 226431
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