

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201414085
Name of Planning Officer dealing with the matter:	Nick Willcock
Application Number:	2014/62/91813/W
Proposed Development:	Demolition of part of mill, alterations to convert mill building into 6 dwellings and erection of 11 dwellings with associated parking (within a Conservation Area)
Location:	Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5RU
Date Required By Planning:	15th July 2014

COMMENTS

I have reviewed the application and supporting documents.

I have the following conditions to recommend.

However the following should be noted: Due to Air Quality issues at this location it will only be acceptable for the ventilation scheme to draw air into plots 7 to 12 from the rear of the development. The inlet for plot 6 should be to furthest extremity to the South East as practicable.

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.

--

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 3 September 2014 produced by Environmental Noise Solutions Limited :-

- 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

--

Before development commences, a ventilation scheme to show how habitable rooms to plots

1 to 12 shall be ventilated without the need to open windows shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots.

--

Before development commences, a scheme to show how the development shall incorporate facilities for charging plug-in and other ultra-low emission vehicles shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed prior to occupation of the development.

Footnote-We would be satisfied if an electric vehicle charging point was installed at every dwelling which had dedicated parking provision and 1 charging point was installed for every 10 spaces of unallocated parking

Date:	9 September 2014	Officer:	Martin Wood Ext 860 6470
--------------	------------------	-----------------	--------------------------