

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201603695
Name of Planning Officer dealing with the matter:	Adam Walker
Application Number:	2016/62/90502/W
Proposed Development:	Internal and external alterations to barns to form one dwelling
Location:	Springhead Farm, Scholes Moor Road, Hade Edge, Holmfirth, HD9 1RU
Date Required By Planning:	11th March 2016

COMMENTS

Foul Water Disposal

I have no concerns about this development, other than the lack of information regarding the foul water disposal. It is not sufficient to simply say "Package Treatment Plant" with no details.

When it comes to foul water disposal we prefer to see the following in order of preference:

- 1) Mains Drainage Connection
- 2) Package Treatment Plant
- 3) Septic tank with proper soak away

In this instance I cannot see why a connection to the Yorkshire Water main sewer cannot be made. According to our records there is a main sewer and manhole approximately 12 metres East of the application building (crossing the applicants field)

The applicant has given no information as to why a mains connection is not possible as this option is the preferred option here. Prior to the granting of permission I would like to see this

option explored and if it is not practical or financially viable, then evidence should be provided to demonstrate this.

If the above is the case (unable to connect to Yorkshire Water Main Sewer), then I will recommend the following condition be applied to any consent granted:

Before development commences, the applicant shall submit a report giving details of the packaged sewage treatment plant to be installed, & that it be agreed in writing with the LPA.

In particular the following information should be included:

- 1 location of the tank. If the location is near to any well, stream or river it is Recommended that the environment agency be consulted about the application.
- 2 the capacity of the tank and number of persons using the tank.
- 3 adequate means of vehicular access should be provided to allow the tank to be Emptied.

The installation shall be installed and maintained in accordance with the agreed details.

EV Charge Point

Please apply the standard condition

Construction Site Noise

As there is an existing residential property close by, please apply the following footnote:

To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays
08.00 and 13.00hours , Saturdays

With no working Sundays or Public Holidays
In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Date:

29-02-16

Officer:

Kevin Moore Ext 70841