KIRKLEES COUNCIL
INVESTMENT & REGENERATION

PNC1B

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201608342
Name of Planning Officer dealing with the matter:	Adam Walker
Application Number:	2016/62/91158/E
Proposed Development:	Erection of 87 dwellings and demolition of existing working men's club
Location:	Flockton Green Working Men's Club, Barnsley Road, Flockton, Wakefield, WF4 4AA
Date Required By Planning:	13th May 2016

COMMENTS

Contaminated Land
I have reviewed the Phase I and Phase II Contaminated Land report (by Lithos dated October 2015, Ref 2211/1) submitted in support of the application. The report indicates that gas monitoring has been undertaken on site. This information and any necessary mitigation measures needs to be submitted prior to development commencing. I also recommend the following condition is included in any permission granted.

CLC6 ***Reporting of Unexpected Contamination***
In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, 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 on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and

completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved 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 whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.

Noise

I am concerned about the potential impact from noise on future residents from the proposed development on the adjacent site with the working men's club replacement.
The applicant needs to be aware of the potential for noise from this development and should take steps to ensure that future occupiers are not adversely affected. This could include changing the layout of the dwellings and using improved glazing and ventilation. I therefore recommend the following condition:

Before development commences a report specifying the measures to be taken to protect the development shall be submitted to and approved in writing by the LPA

The report shall

(i) Determine the existing noise climate

(ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development.

(iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

Unless otherwise agreed in writing with the LPA the development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Sustainable Transport

Paragraph 35 of the national Planning Policy guidance states that "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to……incorporate facilities for charging plug-in and other ultra-low emission vehicles.."

We would like this development to encourage the use of ultra-low emission vehicles such as electric vehicles therefore we would like the following placed as a condition.

Sustainable Transport Condition

Before development commences, a scheme to show how the development shall incorporate facilities for charging plug-in electric 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 with 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking).

Construction Site Noise 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:	12 May 2016	**Officer:**	Alexandra Garry Ext 70832