

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201614121
Name of Planning Officer dealing with the matter:	Anthony Monaghan
Application Number:	2016/92041
Proposed Development:	Demolition of existing buildings and erection of 3 no. dwellings
Location:	Poplar Farm, Bristfield Road, Bristfield, Dewsbury, WF12 0PA
Date Required By Planning:	25th July 2016

COMMENTS

I have reviewed the information supplied by the applicant. The applicant has submitted a coal report that recommends some further geo-technical work ,therefore I recommend the following condition:

CONTAMINATED LAND

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.

AIR QUALITY

I have reviewed the application 2016/92041 at Poplar Farm, Briestfield Road in accordance with West Yorkshire Low Emission Strategy Planning Guidance. This guidance categorises developments according to size and different air quality mitigation / assessment is required when the application meets certain criteria.

This application is for 3 residential dwellings and regarded as a minor residential development under the guidance. Therefore, the following condition is required on the application

- Installation of 1 vehicle charging point per unit (dwelling with dedicated parking) or 1 vehicle charging point per 10 spaces (unallocated parking).

I also recommend the following advice is given to the applicant,

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:

5 July 2016

Officer:

Kevin Ellam 01484 221000