

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201613505
Name of Planning Officer dealing with the matter:	Farzana Tabasum
Application Number:	2016/92066
Proposed Development:	Erection of hotel with associated external works including car parking, servicing and landscaping including realigning of access road
Location:	Stadium Way, Huddersfield, Kirklees
Date Required By Planning:	Extension requested

COMMENTS

Contaminated Land

In the Environmental Statement for this application, Chapter 10 regarding contaminated land is a review of previous reports. We usually accept information in contaminated report up to 4 years old. The information submitted is older than this. Whilst a lot of contaminated land data would still be valid we request an update to take into account changes in guidance and that changes may have occurred on site.

Therefore, at this time, we recommend the following contaminated land conditions:-

CLC1 *Submission of a Preliminary Risk Assessment (Phase 1 Report)*

Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

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.

Lighting

Before development commences a scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the artificial lighting shall be operated in accordance with the approved scheme.

The scheme should include the following information:-

- 1) The proposed design level of maintained average horizontal illuminance for the site.
- 2) The predicted vertical illuminance that will be caused by lighting when measured at windows of any properties in the vicinity.
- 3) The proposals to minimise or eliminate glare from the use of the lighting installation

4) The proposed hours of operation of the lighting

Air Quality

Comments from Andrew Jameson

I have had a look at the application. The application proposes to a C1 hotel with 140 rooms. In accordance with the West Yorkshire Low Emission Strategy Planning Guidance this development is regarded as a medium size development. Therefore we require the following conditions:

- Low emission vehicle charging points in 10% of parking spaces which may be phased with 5% initial provision and the remainder at an agreed trigger level
- Provide the local authority with a low emission travel plan

Noise

The proposed hotel is going to be in a mixed use area, the applicant needs to consider ventilation/glazing of the proposed hotel to ensure that future customers are not disturbed by noise from the local area.

If any external plant is going to be installed at the hotel-

Pollution and Noise Control recommend before first use, the developer shall provide a written scheme to be agreed with the local planning authority which provides details of the plant and any attenuation measures required to ensure that the plant will not disturb local residents.

Construction Noise

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:

20th September 2016

Officer:

Lisa Shaw 01484 221000