

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201619941
Name of Planning Officer dealing with the matter:	Farzana Tabasum
Application Number:	2016/92812
Proposed Development:	Demolition of industrial building and erection of 17 No. apartments with integral garages and associated parking
Location:	Victoria Mills, Fisher Green, Honley, Holmfirth, HD9 6DU
Date Required By Planning:	23 September 2016

COMMENTS

Contaminated Land

This site is on our system as potentially contaminated due to present/past industrial uses. The Phase I (Desk Top Study) submitted (RGS Ltd September 2011 Ref J1967/11/EDS) is now a little out of date and was produced for a residential development site with gardens to the East of this site (now developed).

I still need to see a Phase I written with this site as its focus, and this should have a risk assessment written based on the past/present and future use/s of this site. This can be conditioned as part of any consent granted.

I therefore recommend that the following conditions are applied:

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

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

authority.

CLC2 *Submission of an Intrusive Site Investigation Report (Phase II Report)*

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1) 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.

Construction Site Noise

As this site is surrounded by residential properties, please apply the following footnote regarding construction site 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.

Electric Vehicle Charge Points

Please apply the standard condition regarding a charge point per residential unit/or parking space.

Date:	20 September 2016	Officer:	Kevin Moore Ext 70841
--------------	-------------------	-----------------	-----------------------