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/201620441
Name of Planning Officer dealing with the matter:	Nicholas Hirst
Application Number:	2016/92882
Proposed Development:	Erection of 5 dwellings
Location:	Orchard Street West, Longwood, Huddersfield, Kirklees
Date Required By Planning:	28th September 2016

COMMENTS

I understand that this site has previously been granted two outline planning consents (although for different house numbers (4 instead of 5 on this application)):

2010/60/93174/W
2014/60/92400/W

These both required by condition that a noise report was to be submitted prior to development commencing in order to demonstrate how garden areas (daytime) and bedrooms (night time) as well as other habitable rooms (day time) would be protected from industrial noise sources in the immediate vicinity.

Since 2010 the adjacent (then vacant) industrial premises has been taken over by a textile company (Wooltex UK Ltd) , who have considerably expanded their operations on site and now work 24 hours per day.

Therefore, any development on this site will have to be designed in order to afford maximum noise protection for the future occupants. This will likely involve uprated glazing/ventilation to protect habitable rooms and careful design and internal layout to minimise noise exposure to habitable rooms. This should include roof construction where there are bedrooms in the

attics. (e.g. plots 1-3).

Internally wise, based on the current plans the ground floor layout is acceptable, however the first floor layout at the rear of plots 1-3) is less than ideal as 2 bedrooms have windows directly facing the mill building and at probably less than 10m from the mill façade. It would be better (if possible) to position the bathrooms (non-habitable room) at the rear of the properties (plots 1-3).

If you are minded to approve this application, I recommend that the following conditions are applied to any consent granted:

Before development commences, a report specifying the measures to be taken to protect the development from noise from the adjacent Company on Dale Street, 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 (this is for housing think whether there would be alternative wording for other uses)

(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.

Construction Site Noise

As this site is adjacent to existing residential properties, please apply the following footnote regarding construction site hours:

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

In line with council policy, please apply the standard condition requiring an electric vehicle charge point to be installed in each property.

Date:	31-10-16	**Officer:**	Kevin Moore Ext 70841