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/201700633
Name of Planning Officer dealing with the matter:	Beatrice Kunaka
Application Number:	2016/94089
Proposed Development:	Erection of single storey extensions and alterations to existing storage/distribution (B8) warehouse/ancilliary trade counter (within a Conservation Area)
Location:	Flinders Corn Mill, Blacker Road, Birkby, Huddersfield, HD1 5HU
Date Required By Planning:	1st February 2017

COMMENTS

I have reviewed the information submitted by the applicant and recommend the following conditions:

NOISE

To protect nearby residents from noise from the proposed development I recommend the following condition:

The use hereby permitted shall not be open to customers outside the hours of 0800 to 1830 Monday to Saturday and 1000 to 1600 Sundays.

Unless otherwise agreed in writing with the LPA there shall be no deliveries to or dispatches from the premises, outside the hours of 0800 and 1830 Monday to Saturday.

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.

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:	12 January 2016	**Officer:**	Kevin Ellam 01484 221000