

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201705704
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2017/90481
Proposed Development:	Change of use of units 2 and 3 to A1 and A3 uses, external alterations to units 2 and 3, revised access, parking and landscaping layout and erection of substation
Location:	Fountain works, Fountain Court, Huddersfield Road, Roberttown, Liversedge, WF15 7QQ
Date Required By Planning:	6th April 2017

COMMENTS
I have reviewed the application and supporting information and make the following comments and recommended conditions. Noise and Odour I have concerns that noise from ventilation and extraction units at the proposed A3 (restaurant / café) and external plant (refrigeration / air conditioning equipment) at the proposed A3 and A1 uses may affect the amenity of residents of Ashby Close and therefore I recommend the following conditions: Odours and Extract Noise Condition The use hereby permitted shall not begin until details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions have been submitted and approved in

writing by the Local Planning Authority and the works specified in the approved scheme have been installed. Such works shall thereafter be retained, operated at all times when the takeaway/restaurant is in use and maintained in accordance with the manufacturers instructions unless otherwise agreed in writing by the Local Planning Authority.

Noise Condition

No external plant (including refrigeration equipment, air conditioning and air handling equipment) shall be brought into use at the site (A1/A3 units) until the details of the installation including specifications of units and the methods of controlling noise emissions (if required) have been submitted and approved in writing by the Local Planning Authority. The works specified in the approved scheme shall have been installed prior to first use. Such works shall thereafter be retained, operated at all times when the equipment at all units is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing by the Local Planning Authority.

Sustainable Transport

This development has been assessed in accordance with the West Yorkshire Low Emission Strategy Planning Guidance. The size of the development is less than that of prescribed values set out in this document, which is why it is regarded as a minor development. We therefore require the following condition:

Electric Charging Points Condition

Install 1 charging points in 10% of parking spaces or if agreed with the planning authority may be phased with 5% initial provision and the remainder at an agreed trigger level

Date:	27 March 2017	Officer:	Michael Pogson 70895
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