

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201814579
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2017/90680
Proposed Development:	Erection of industrial units - Noise Report
Location:	Parts Emporium Ltd, Netherfield Road, Ravensthorpe, Dewsbury, WF13 3JY
Date Required By Planning:	

COMMENTS

I have reviewed the noise report submitted in support of this application (by Paul Horsley Acoustics Ltd, dated 7 August 2017, ref J2628). The report is satisfactory and indicates with controls the impact on the amenity of nearby noise sensitive premises will be minimal. Therefore I recommend the following conditions to be placed on any permission granted:

Hours of Operation

Unless otherwise agreed in writing with the LPA no activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of 0730 to 1830 Monday to Friday and 0800 to 1300 Saturdays. No activities shall take place on Sundays or Bank Holidays.

It is recommended that, unless otherwise agreed in writing with the LPA, all roller shutter doors shall be kept closed except when being used for access/egress.

External Plant

No details have been submitted regarding external plant to be installed on site. The noise report indicates that noise from external plant needs to be limited. I therefore recommend the following:

In order to protect the amenity of nearby noise sensitive properties the noise output level for

all external plant located on site shall be limited to NR40 dB to ensure the background noise levels are not increased.

These conditions are recommended in addition to those in the response by Matt Roberts, dated 15 March 2017, relating to Contaminated Land and Air Quality, included below.

Contaminated Land

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)*

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.

Air Quality

This development has been assessed in accordance with the West Yorkshire Low Emission Strategy Planning Guidance. The size of the development is more than that of prescribed

values set out in this document and also meets additional set criteria, which is why it is regarded as a major development.

We therefore require the following 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
- Produce a Travel Plan including mechanisms for discouraging high emission vehicle use and encouraging modal shift (i.e. public transport, cycling and walking) as well as the uptake of low emission fuels and technologies
- All commercial vehicles should comply with current or the most recent European Emission Standards from scheme opening, to be progressively maintained for the lifetime of the development
- Upon occupation of the site Fleet Operators must provide a strategy for reducing emissions, which must be agreed with by the local authority.
- Provide a Full Air Quality Impact Assessment including calculating the monetary damages from the development. The monetary value of the damages should be reflected in money spent on low emission mitigation measures.

Date:	27 July 2018	Officer:	Alexandra Garry 01484 221000
--------------	--------------	-----------------	------------------------------