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/201714946
Name of Planning Officer dealing with the matter:	William Simcock
Application Number:	2017/90965
Proposed Development:	Erection of basement and ground floor extension to shop and first and second floors to create 2 flats (within a Conservation Area)
Location:	Bridge Work Wear, 8 Scar Lane, Milnsbridge, Huddersfield, HD3 4PE
Date Required By Planning:	7th August 2017

COMMENTS

Noise
Before development commences a report specifying the measures to be taken to protect the development from noise from road traffic 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.

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:
Install 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking).

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.

Construction Site Noise – Footnote
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:	31 July 2017	**Officer:**	Alexandra Garry Ext 70832