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/201713513
Name of Planning Officer dealing with the matter:	Farzana Tabasum
Application Number:	2017/91531
Proposed Development:	Further Information Received (noise report on 27/06/17)
Location:	11 Ballroyd Lane, Longwood, Huddersfield, HD3 4TA
Date Required By Planning:	10th July 2017

COMMENTS

Noise

I have now had the chance to review the submitted noise report (DRUK Ltd) in relation to the new layout of the property. This has taken into account our previous concerns regarding the location of habitable rooms as far as possible away from the Mill building to the rear (Wooltex Ltd). I agree with the report's recommendations regarding roof construction and glazing.

To ensure that internal sound levels/good resting conditions are maintained, it will be necessary to have some form of mechanical ventilation system in habitable rooms to the rear/roof to ensure sufficient ventilation/air changes all year round without having to resort to open windows (which will result in undesirable noise levels). It may however be easier at this stage to incorporate a whole house ventilation scheme for both wet and habitable rooms. I therefore recommend that the following conditions are applied to any consent granted regarding validation of internal levels (to ensure internal noise targets are met) and submission and approval of a ventilation scheme:

Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the Noise Report dated 22-06-17 produced by DRUK Ltd :-

I. shall be completed; and
II. written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the local planning authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the local planning authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use

Note: Any sound measurements to demonstrate that internal sound levels have been met should be undertaken with any installed ventilation system in operation as it would be once inhabited.

Before development commences, a ventilation scheme to show how habitable rooms (2 bedrooms on 1st floor to the south of the building and the roof (2nd floor) shall be ventilated without the need to open windows shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed prior to occupation of the aforementioned plots.

Contaminated Land

Whilst not recorder on our systems as potentially contaminated, this site is on the edge of a historic/current industrial area and has previously been developed (possibly housing). Therefore as a precaution, please apply the following condition to any consent granted:

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.

Air Quality

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)

Construction Site Noise

Due to the close proximity of other dwellings, please apply the construction site noise/hours 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:		**Officer:**	Kevin Moore Ext 860