

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201710362
Name of Planning Officer dealing with the matter:	Louise Bearcroft
Application Number:	2017/91623
Proposed Development:	Erection of 59 dwellings and associated means of access
Location:	Land to south of Catch Bar Farm, Dunford Road, Hade Edge, Holmfirth
Date Required By Planning:	9th June 2017

COMMENTS
I have no overall objection to this development, subject to the following consideration/conditions: Air Quality This application is for construction of approximately 66 C3 properties. In accordance with WYLES Planning Guidance this development would be regarded as a medium development. The threshold for C3 use for medium size development is 50 dwellings. Therefore, the following conditions are required on any consent: • Low emission vehicle charging points in all allocated parking and in 10% of unallocated parking spaces which may be phased with 5% initial provision and the remainder at an agreed trigger level • Provide the local authority with a low emission travel plan. Contaminated Land

I have studied the submitted Phase I/II Report (Michael D Joyce Associates, dated May 2016 Ref: 3624) and agree with its conclusion that no further site investigation is required at this time. Obviously no contamination land investigation can eliminate all risk of unexpected contamination being found, therefore please apply the following condition regarding unexpected contamination:

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.

Noise

Construction Site Noise: As the site is in a quiet area adjacent to existing residential properties, please apply the following footnote to any consent granted:

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:

16-06-17

Officer:

Kevin Moore Ext 70841