KIRKLEES COUNCIL
INVESTMENT & REGENERATION

**PNC1B**

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

**Response from Pollution & Noise Control**

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| **PNC Reference No:** | WK/201719243 |
| **Name of Planning Officer dealing with the matter:** | Nick Hirst |
| **Application Number:** | 2017/92958 |
| **Proposed Development:** | Alteration and extension to community and recreation centre and mosque with ancillary residential accommodation, car parking, landscaping and revised boundary treatment including demolition of existing outbuilding |
| **Location:** | Baitul Tauheed, Spaines Road, Fartown, Huddersfield, HD2 2QA |
| **Date Required By Planning:** | 12th September 2017 |

**COMMENTS**

I have reviewed the information submitted by the applicant and recommend the following conditions:

**CONTAMINATED LAND**

I have reviewed the Phase I Contaminated Land report by Solmek Ltd dated July 2017(ref: S170702) and agree with its findings. Therefore I recommend the following conditions:

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 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)

**HOURS OF USE**

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 09.00 and 23.00 Monday to Sunday.

I also recommend the following advice is given to the applicant,

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.

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| **Date:** | 15 September 2017 | **Officer:** | Kevin Ellam 01484 221000 |

## Gillian Meehan

**From:** Kevin Ellam
**Sent:** 15 September 2017 10:42
**To:** DCAdmin
**Cc:** Nicholas Hirst
**Subject:** Planning response
**Attachments:** KP20A.docx

Good Morning Nick

Please see attached planning response for,

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|---|
| 2017/92958 |
| Alteration and extension to community and recreation centre and mosque with ancillary residential accommodation, car parking, landscaping and revised boundary treatment including demolition of existing outbuilding |
| Baitul Tauheed, Spaines Road, Fartown, Huddersfield, HD2 2QA |

If you require anything else please let me know.

Regards

Kevin Ellam
Senior Technical Officer
Pollution & Noise Control
Kirklees Council

01484 221000

**Kirklees Council Night Time Noise Service Call 01484 414828**
for the investigation of noise complaints between the hours of: 9pm - 5:30am Friday evening to Saturday morning & Saturday evening to Sunday morning.

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