

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

**Response from Pollution & Noise Control**

<b>PNC Reference No:</b>	WK/201721918
<b>Name of Planning Officer dealing with the matter:</b>	Nick Hirst
<b>Application Number:</b>	2017/93396
<b>Proposed Development:</b>	Demolition of existing industrial buildings and erection of 18 apartments with associated landscaping works to form vehicular parking, cycle parking and refuse storage areas (within a Conservation Area)
<b>Location:</b>	Vale Works, 25 Morley Lane, Milnsbridge, Huddersfield, HD3 4NS
<b>Date Required By Planning:</b>	08/11/2017

**COMMENTS**

Contaminated Land

This site has been identified on our mapping system as potentially contaminated land due to its previous use as a mill and chemical works. Therefore, we recommend the following conditions.

**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.

#### Noise

I am concerned that the proposed development may be subject to elevated levels of noise from nearby industrial premises. Therefore, it is recommended that the applicant provides the Local Planning Authority (LPA) with an acoustic report by a suitably competent person (see note).

The report shall

- (i) Determine the existing noise climate
- (ii) Predict the noise climate living rooms(daytime), bedrooms (night-time) and other habitable rooms of the development
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

**If levels predicted in the report are unacceptable, it may be necessary to refuse the application. Otherwise, it may be necessary to specify attenuation measures as conditions of consent.**

Note

A competent person should undertake any noise survey and developers may wish to contact

the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/Pages/Links.htm> (01736 852958) or the Institute of Acoustics <http://www.ioa.org.uk> (01727 848195) for a list of members.

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).

<b>Date:</b>	6 November 2017	<b>Officer:</b>	Alexandra Garry 01484 221000
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