

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201721433
Name of Planning Officer dealing with the matter:	William Simcock
Application Number:	2017/93474
Proposed Development:	Change of use from vacant unit to exercise facility
Location:	Brecon Electrical Contracting Serv, Lean and Mean Fitness, 2 Abb Street, Marsh, Huddersfield, HD1 4PA
Date Required By Planning:	02/11/2017

COMMENTS

Noise

Further to my comments submitted to you on 21.10.2016 in respect of the previous application 2016/93466 I think that the following conditions will dispense with the need for a noise report taking in to consideration that the business has operated since September 2017 without any complaints of noise.

May I suggest the following as conditions for the application in respect of noise;

1. All windows and doors including the roller shutter door should remain closed during the time that the premises are in use. The applicant has agreed to install air intake and/or extract ventilation to provide air exchange to the premises during classes and one to one session.
2. No amplified sound /music/speech to be used on the premises without a noise report being undertaken,
3. Any weights; free weights or weight machines shall be used on the premises unless the weight and weight contact points are rubberized to reduce the potential for impact noise. The applicant has stated that he has ordered such free weights to mitigate noise. The applicant has agreed to forward this information.
4. The floor areas where weights are to be used must have a rubberised matting to

- mitigate noise. The applicant has installed this rubberised matting be fitted.
5. The car park area is required to be used for shuttle runs and circuit training.
 6. Instructions shall be given to the customers inside the building, or in writing and not be shouting instruction in the car parking area to mitigate noise impact on residents.
 7. No equipment that creates impact noise shall be used outside in the car parking areas.
 8. This car parking areas shall not be used before 10:00.
 9. Please condition the hours that are in the application; Monday to Friday 07:00 to 21:00, and Saturday 08:30 to 17:00, with no opening on Sundays or Bank Holidays.
 10. Limit the number of customers that can be present at any one session, as being a maximum of 20 persons.

Contaminated Land

It is not specified on the application form but if there are to be any ground works the following conditions should be applied;

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.

A Phase II investigation shall be carried out in accordance with The Development of Contaminated Sites document September 2002. The report, including a Remediation Scheme (if necessary), shall be submitted to and approved in writing by the LPA before the commencement of the development of the site. The approved scheme shall be fully implemented and completed prior to occupation of the site.

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.

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.

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.

Date:

Officer:

Mark Chapman 01484 221000