

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201708740
Name of Planning Officer dealing with the matter:	William Simcock
Application Number:	2017/91374
Proposed Development:	Demolition of existing garage and stable, erection of garages, garden room and fuel store and associated landscape works (Listed Building)
Location:	Wolfstones Heights Farm, Wolfstones Road, Netherthong, Holmfirth, HD9 3UU
Date Required By Planning:	17th May 2017

COMMENTS
<p>Construction Site Noise</p> <p>The proposed development site is very close to the adjacent (unconnected) residential dwelling. I therefore recommend that the following footnote is applied to any consent granted:</p> <p>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:</p> <p>07.30 and 18.30 hours Mondays to Fridays 08.00 and 13.00hours , Saturdays</p> <p>With no working Sundays or Public Holidays In some cases, different site specific hours of operation may be appropriate.</p> <p>Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation</p>

Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Contaminated Land

This site is close to (but not on) sites recorded on our systems as potentially contaminated. I have checked the history of these sites and there is a very low likelihood of any issues affecting the development site.

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.

Date:	02 May 2017	Officer:	Kevin Moore Ext 70841
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