

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201811284
Name of Planning Officer dealing with the matter:	Matthew Woodward
Application Number:	2017/92568
Proposed Development:	Erection of 62 dwellings with associated works and formation of associated parking with vehicular access from Woodhead Road (amended description)
Location:	Woodhead Road, Honley, Holmfirth, Kirklees
Date Required By Planning:	28/06/2018

COMMENTS

I previously commented on this application in August 2017. Since then there has been some minor layout revisions resulting in a reduction of the number of residential units (from 70 to 62). My comments however remain unchanged and these are:

Air Quality

We have reviewed this application for land off Woodhead Road, Honley, Holmfirth, in accordance with West Yorkshire low emission strategy (WYLES) planning guidance. This guidance categorises developments according to size and different air quality mitigation / assessment is required when the application meets certain criteria. This application is for construction of 70 c3 properties. In accordance with WYLES planning guidance this development is regarded as a medium development. The threshold for c3 use for medium size development is 50 dwellings. Therefore, the following conditions should be applied to any consent granted:

- low emission vehicle charging points to be installed 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

- Prior to development commencing, the Local Authority shall be provided with a low emission travel plan

Contaminated Land

No contaminated land report/s have been submitted by the applicant in relation to this application, however a phase I has been submitted previously by the same applicant (BMS Group c/o Agent Acumen Architects) with outline application 2013/93373 and accepted by myself, so my comments will be based on this. As further investigation was recommended, I recommend that the following conditions are applied to any consent granted:

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.

Noise

Again no noise report has been submitted with this application, but a report was previously submitted by the same applicant/Agent with the 2013/93373 application and the submitted layout this time is very similar to that in 2013, therefore my comments are as they were then:

Having read the submitted report (S&D Garritt Ltd) and looked at the potential layout (dwg 2169-30F) I have a number of concerns. The report reveals that the most noise affected areas of the site will be the boundary with Woodhead Road-plots 1-23 inclusive (Road Traffic noise) and The North Eastern boundary – plots 49-57 inclusive (industrial noise from Hope Bank Works). The noise report recommends that gardens should not be directly adjacent to Woodhead Road, however the plan shows gardens here. If this is the final layout then I recommend that a further noise report is commissioned based on this “final” layout demonstrating how residents will be protected from noise and detailing the measures required in order to ensure suitable internal/external noise levels at residents homes. This should include glazing specifications, ventilation where suitable internal levels cannot be met with open windows and protection for garden areas. Therefore please apply the following condition:

Before development commences a report specifying the measures to be taken to protect the development from noise from Woodhead Road and Nearby Industry shall be submitted to and approved in writing by the LPA

The report shall

- (i) Determine the existing noise climate
- (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development (this is for housing think whether there would be alternative wording for other uses)
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required). Unless otherwise agreed in writing with the LPA the development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Construction Site Noise Footnote

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:	11-07-18	Officer:	Kevin Moore 01484 221000 Ext 70841
--------------	----------	-----------------	------------------------------------