

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201808917
Name of Planning Officer dealing with the matter:	Liz Chippendale
Application Number:	2018/91490
Proposed Development:	Demolition of nursing home and erection of 8 detached dwellings with associated landscaping, boundary treatment and vehicular access
Location:	Holme House Care Home, Oxford Road, Gomersal, Cleckheaton, BD19 4LA
Date Required By Planning:	01/06/2018

COMMENTS

This site is in close proximity to the M62 (around 450m). Therefore careful consideration will have to be given to noise at this location. There is also a poultry farm adjacent to the proposed development and again noise and odour from this farm will have to be taken into consideration. Therefore I would recommend the following conditions;

Noise

I am concerned that the proposed development may be subject to elevated levels of noise from road traffic noise from the M62 and Oxford Road as well as from the adjacent farm. Therefore, **before determining the application**, 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 in gardens (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-noiseconsultants.co.uk/Pages/Links.htm> (01736 852958) or the Institute of Acoustics <http://www.ioa.org.uk> (01727 848195) for a list of members.

Odour

I am concerned that the proposed development may be subject to elevated levels of odour from the adjacent poultry farm. Therefore, **before determining the application**, it is recommended that the applicant provides the Local Planning Authority (LPA) with an odour report by a suitably competent person.

Contaminated Land

I have reviewed the Phase I Contaminated Land Report submitted by the applicant (by Mugen Geo Ltd, dated April 2018). The report does not recommend any further intrusive investigation. Due to the sensitive end use of the development I recommend the following:

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.

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).

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:

6 June 2018

Officer:

Alexandra Garry 01484 221000