

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201822744
Name of Planning Officer dealing with the matter:	Rebecca Drake
Application Number:	2018/93486
Proposed Development:	Demolition of existing outbuildings and erection of extensions and alterations to existing garage to create dwelling.
Location:	Corn Mill Bottom, Long Lane, Shelley, Huddersfield, HD8 8JJ
Date Required By Planning:	07/12/2018

COMMENTS

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.

Sewage/Foul Water Treatment

The applicant has not specified how they intend to dispose of sewage/foul water at the proposed development site. When it comes to foul water disposal we prefer to see the following in order of preference:

- 1) Mains Drainage Connection
- 2) Package Treatment Plant
- 3) Septic tank with proper soak away

If connection to Mains Drainage is not practicable the applicant needs to justify this and provide details of the proposed disposal method, ideally option 2 - package treatment plant. The applicant will need to submit a report giving details of the packaged sewage treatment plant to be installed, & that it be agreed in writing with the LPA, before development commences. In particular the following information should be included:

- 1 Location of the tank. If the location is near to any well, stream or river it is recommended that the Environment Agency be consulted about the application.
- 2 The capacity of the tank and number of persons using the tank.
- 3 Adequate means of vehicular access should be provided to allow the tank to be emptied.

The installation shall be installed and maintained in accordance with the agreed details.

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 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:		Officer:	Alexandra Garry 01484 221000
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