

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2018/94181 -
31-37, Beast Market & 1, Southgate, Huddersfield, HD1 1QF
Alterations to convert hotel (C1) to 12 student studios (within a Conservation Area)
Date Responded:
31 Jan 2019

Responding Officer:
Richard Hume

Responding Ref:
WK/201901352

Air Quality

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. The development is also in an area of poor air quality and proposes to introduce relevant receptors to elevated pollutant levels. Therefore conditions are necessary to require an Air Quality Impact Assessment regarding the introduction of receptors into area of poor air quality. Because it is uncertain that air quality issues can be adequately addressed, this needs to be provided prior to the development being determined. Also a condition requiring electric vehicle charging facilities is necessary.

Noise

The proposed development is adjacent to a busy highway and is also in close proximity to a number of town centre licensed premises. There is therefore a likelihood that noise from road traffic, entertainment and people in the street will have an adverse impact on future residents. Because of this noise mitigation measures will be required, and because these may not be straight forward I consider that this information needs to be provided before the application can be determined.

Contaminated Land

The car parking area to the proposed development is on land that is considered to be potentially contaminated due to its former use and the proposed residential use is one which is sensitive to land contamination. However, the development relates mainly to internal alterations to the existing building with any groundworks being either minor or not required. In addition it appears unlikely that all external areas will be provided with hardstanding so there will be no soft landscaped areas. Consequently contaminated land risks are considered to be low and therefore just a condition relating to unexpected contamination is required.

Recommended Conditions
Air Quality Impact Assessment

Before determining the application, an Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:-

- An assessment of the existing air quality situation at the development
- A prediction of the future air quality situation at the development
- The air quality mitigation measures that are necessary to ensure that future occupiers of the development are provided with an air supply that does not exceed the National Air Quality Objectives.

The approved air quality mitigation measures shall be installed and operational prior to the development being brought into use and retained in working order thereafter.

EVC1 Electric Vehicle Charge Points - Condition

Before any alterations to the electrical system are carried out a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space
- One Standard Electric Vehicle Charging Point for every 10 unallocated residential parking spaces

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

EVF1 Electric Vehicle Charge Points – Footnote

- A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be acceptable.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

NA2 Noise Report Required Before Determining the Application

Before determining the application, an acoustic report by a suitably competent person shall be submitted to the Local Planning Authority

The report shall:-

- a) Determine the existing noise climate
- b) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including alternative ventilation if the mitigation measures require windows to be kept closed).

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-noise-consultants.co.uk/Pages/Links.htm> (01736 852958) or the Institute of Acoustics <http://www.ioa.org.uk> (01727 848195) for a list of members.

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.