

Consultation Response from KC Environmental Health – Pollution & Noise Control		
2019/90902		
271 Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB		
Outline application for demolition of dwelling and erection of 92 dwellings		
Date Responded: 05/04/2019	Responding Officer: Michael Pogson	Responding Ref: WK/201906292
<p>I have reviewed the application and supporting information and make the following comments and recommended conditions.</p> <p>Contaminated Land</p> <p>I have reviewed the JPG Phase 1 Contaminated Land report ref: MT/DS/4730.v4 dated December 2018 and agree with the general findings of this report that further site investigation is required and therefore recommend the following conditions.</p> <p>CLC2 <i>Submission of an Intrusive Site Investigation Report (Phase II Report)</i></p> <p>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.</p> <p>CLC3 <i>Submission of Remediation Strategy</i></p> <p>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.</p> <p>CLC4 <i>Implementation of the Remediation Strategy</i></p> <p>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.</p> <p>CLC5 <i>Submission of Validation Report</i></p> <p>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</p>		

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.

CLC 7 Footnote to be applied to all applications

All contamination reports shall be prepared in accordance with CLR11, PPS23 and the Council's Advice for Development documents or any subsequent revisions of those documents.

Noise

I have reviewed the ENS Noise Report reference: NIA/6337/15/6195/v3 dated 13/11/2018 and agree that no further mitigation measures are required other than standard building regulations in order to protect occupiers of the proposed development from noise.

Air Quality

I have reviewed the REC Air Quality Impact Assessment reference: AQ106623r2 Dated January 2019 and agree with the findings of this report that Air Quality should not be a barrier to this development.

This application has been assessed in accordance with the West Yorkshire Low Emission Strategy Planning Guidance. The size of the development is more than that of prescribed values set out in this document, which is why it is regarded as a medium development. We are satisfied the air quality impact assessment meets medium development requirements and are satisfied with the conclusions.

We therefore require the following conditions:

Sustainable Transport Conditions

1. Before 2019/90902 development commences 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. 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

- One Standard (3.5-7kW or 16-32A) electric vehicle charging point should normally be provided for each residential unit with dedicated parking space.
- One Standard (3.5-7kW or 16-32Amp) electric vehicle charging point should normally be provided for every ten unallocated residential parking spaces (including hotels).
- Standard charging points for single residential properties should meet the requirements specified in the latest version of "Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles. The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. Charging points that provide Mode 3 charging and have Type 2 sockets would be acceptable.
- The installation must comply with all applicable electrical requirements in

force at the time of installation.

2. Produce a Travel Plan including mechanisms for discouraging high emission vehicle use and encouraging modal shift (i.e. public transport, cycling and walking) as well as the uptake of low emission fuels and technologies.

Construction Site Noise

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.