Consultation Response from KC Environmental Health – Pollution & Noise Control		
2020/92037 **411 Leeds Road, Huddersfield, HD2 1XT**		
Change of use from office B1(a) to dwelling and erection of first floor rear extension		
Date Responded: **23rd September 2020**	**Responding Officer:** **Joanne Cooper**	**Responding Ref:** **WK/202018074**

In regards to the change of use from Office to Residential for 411 Leeds Road in Huddersfield there are a few matters to address from an Environmental Health perspective.

Noise

The site is situated on a busy main road and in close proximity to existing commercial use, both of which will likely cause noise which has an impact on the amenity of the proposed residential use. As such, the applicant would need to provide a noise impact assessment in order to consider the existing noise sources and measures which may need to be taken to protect future site users from the effects of excessive noise.

The development is also likely to have an impact on nearby noise sensitive receptors during the construction and renovation stage. In this regard I have listed a condition below for the appropriate construction working times to be adhered to in order to limit the impact of the works on nearby premises.

Air Quality

As the application considers a change of use from Office to Residential we would expect the new use to comply with the West Yorkshire Low Emissions Strategy and therefore the installation of electric vehicle charging points as appropriate for the site. I have listed a condition below for what would be expected for this location.

Land Contamination

There is no current land contamination associated with the site in question. There a limited groundworks to be undertaken for the change of use, and it is expected that land contamination would not be encountered for this site. If land contamination is encountered we would expect it to be investigated as per the condition for unexpected contamination listed below.

<u>Conditions</u>

Noise

NC9 Noise Assessment Report and Mitigation Scheme - Condition
Before construction or renovation work commences a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are

likely to affect the proposed development, including road traffic and commercial premises, shall be submitted to and approved in writing by the Local Planning Authority.

The report shall:

a) Determine the existing noise climate

b) Predict the noise climate in gardens (daytime), 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 ventilation if required).

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.

CSC1 Construction Site Working Times - Condition
Noisy construction related activities shall not take place outside the hours of:
07.30 to 18.30 hours Mondays to Fridays
08.00 to 13.00 hours Saturdays
With no noisy activities on Sundays or Public Holidays

CSF1 Construction Sites working times – Footnote
Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists, or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Air Quality

EVC1 Electric Vehicle Charging Points - Condition
Before new use begins 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 providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space

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.
Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

EVF1 Electric Vehicle Charging Points – Footnote

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is 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 socket outlet would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Land Contamination

CLC6 Reporting of Unexpected Contamination - Condition
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 groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area 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 approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the 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.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework