

Consultation Response from KC Environmental Health – Pollution & Noise Control		
2021/91270		
30 Leeds Road, Dewsbury, WF12 7BG		
Change of use from dwelling (C3) to offices (Class E)		
Date Responded: 25 May 2021	Responding Officer: Kevin Ellam	Responding Ref: WK/202116756
I have reviewed the information submitted by the applicant and recommend the following planning conditions: AIR QUALITY In an application of this nature it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and <i>Air Quality & Emissions Technical Planning Guidance</i> from the West Yorkshire Low Emissions Strategy Group. A condition requiring charging points is therefore necessary. EVC1 <i>Electric Vehicle Charging Points - Condition</i> A scheme to be provided 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:- - One Standard Electric Vehicle Charging Point for every 10 unallocated commercial 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 <i>Electric Vehicle Charging Points – Footnote</i> - 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 - At non-residential developments, the requirement for one electric vehicle charging point for every 10 parking spaces may initially be reduced to one charging point for every 20 parking spaces with the remainder provided at an agreed trigger point. - 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 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. HOURS OF USE No activities shall be carried out on the premises, including deliveries to or dispatches from		

the premises, outside the hours of 08.00 and 21.00 Monday to Sunday.

CONSTRUCTION

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 13.00hours, 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.