

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/93687 75, New North Road, Edgerton, Huddersfield, HD1 5ND		
Change of use from (D1) nursery to (F1) education and public worship or religious instruction, internal and external alterations, installation of rear disabled access ramp (Listed Building within a Conservation Area)		
Responding Date: 14 th October 2021	Responding Officer: Shirley Reynolds	Responding Ref: WK/202133285
<u>Comments</u> We have reviewed the above application and supporting documents. Noise We acknowledge the supplementary document Planning Statement and Design & Access Statement dated September 2021. This document clarifies the intended use and the numbers of users of the site: - 2.3.4. This centre will operate primarily to provide two main services including (1) religious classes for children in the afternoon/evenings and (2) provide prayer facilities to local Muslims. 2.3.5. The madrasa will facilitate religious education for a maximum of 40 children at any one time. These will be carried out in the afternoon and evenings between 4pm-8.30pm during weekdays. 2.3.6. Prayers will be held 5 times per day with an expected attendance of 5-7 for each prayer time. Approximately 30 people are expected at Friday midday prayers. 2.3.7. As the prayer times are based on daylight hours in summer months the last prayer is later in the evening and the morning prayer is before sunrise. 2.3.8. The proposed opening hours are 6am-11.30pm each day. The proposed building is surrounded by residential properties with noise sensitive receptors, no detail has been given regarding mitigation to the amenity of these receptors from noise associated with the proposal. The proposed hours of use from 06:00-23:30 seven days a week could give rise to significant loss of amenity to nearby noise sensitive receptors for this reason a condition is recommended. Contaminated Land The proposed site is not on land identified as historically contaminated. Whilst the main proposal appears to be limited to internal alterations. The external area of the site is to be repurposed to form car parking which could result in exposure to unexpected contamination therefore a condition is recommended. Electric Vehicle Charging Points 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. <u>Recommended Conditions</u>		

NA1 Noise Report Required Before Determining the Application (new noisy development near existing residential)

Before the application can be determined, details of a noise assessment by a suitably competent person must be submitted in writing to the Local Planning Authority. The report shall include:

- a) an assessment of all noise emissions from the proposed development
- b) details of existing background and predicted future noise levels at the boundary of noise sensitive premises
- c) a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development with noise attenuation measures as appropriate
- d) a written scheme of any necessary noise attenuation measures and demonstrate how nearby residents will be protected from noise from the proposed development

The assessment shall be appropriate for all times of day and night when the development will operate. The report should include any supporting calculations.

If the 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.

NF4 Competent Person - Footnote

All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

CLC6 Reporting of Unexpected Contamination - Condition

In the event that contamination, or the presence of coal 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 by a suitably competent person 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. No part of the site shall be brought into use until such time as that part of 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

EVC1 Electric Vehicle Charging Points - Condition

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:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-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.

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 LP20, LP24 and LP47 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
- At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for at least 5% of 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.