

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2022/92957 - Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield, HD7 5QS

Discharge conditions 3 (external facing materials). 4 (roofing materials). 5 (boundary treatment). 8 (demolition), 11 (BEMP), 13 (noise), 17 (Electric Vehicle Charging), 18 (Construction Management Plan), 19 (CEMP), 29 (waste collection) on previous permission 2021/94664 for demolition of existing building and development of the former Dyeworks comprising 9 apartments, 4 bungalows and 2 maisonettes (within a Conservation Area)

Responding Date:
08 November 2022

Responding Officer:
Mohammed Nasim

Responding Ref:
WK202234823

Note – We note that the application description does not include Condition 14. However, from the application cover letter we understand the applicant has applied to discharge this condition. Therefore, these comments relate to Conditions 13 (Noise), 14 (Remediation Strategy), 17 (Electric Vehicle Charging) and 18 (Construction Management Plan) ONLY

Comments
Condition 13 (Noise)

The applicant has submitted an unreferenced Noise Assessment authored by Echo Acoustics dated 06 July 2022. Noise monitoring was conducted between 1430hrs on Wednesday 20 April and 1055hrs on Friday 22 April 2022 and the results are shown in table and adjusted for distance in table 3. The dominant source is likely to be road traffic noise.

The data from Table 3, were used to calculate internal noise levels in habitable rooms with windows directly, or obliquely, facing Manchester Road and the results of this are presented in Table 4. Due to the elevated levels, glazing is specified in para 4.17 with diagrammatic specifications for each type of property given in tables 10 and 11.

The assessment shows that it will be necessary to keep windows in habitable room closed and therefore, an alternative means of providing both background and cooling ventilation will be required. It states that this is typically achieved through the provision of whole-house passive input ventilation (PIV) or mechanical ventilation, either as whole-house systems (MVHR) or as through-wall solutions in individual rooms but does not specify which system should be installed. This information will be required.

Condition 14 (Remediation Strategy)

As part of our comments to previous permission 2021/94664, we reviewed Combined Stage 1/2 Geo-Environmental Report by ARP dated 12th March 2021 (ref: HIG/01/r1). Within that report there was a Contamination Remediation Statement (ref: HIG/01rem). In our response dated 11th May 2022 we stated:

‘we do not accept the Contamination Remediation Statement (ref: HIG/01rem) which can be found in the appendix of the Combined Stage 1/2 Geo-Environmental Report. We asked for additional clarification relating to the additional sampling at the locations TP2 and TP11. This does not appear to have been provided. At this stage, the approach must be confirmed.’

In the current application to discharge Condition 14, it appears that the same Remediation Strategy has been submitted. Therefore, our comments remain unchanged, and the condition must remain.

17 (Electric Vehicle Charging)

The applicant has submitted an un referenced and undated plan from Highstone showing the proposed EVCP locations. The plan indicates two '*Wallbox E Home Car charger, or similar specification on the market at the time of installation*' (as indicated by the pink markers). A Wallbox eHome data sheet has also been submitted which shows all models will meet with the requirements of the condition.

With regard to the allocation of parking spaces, the applicant is reminded of the requirements of the condition which states -

- 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
- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of residential parking spaces that are not allocated to specific dwellings

The allocation of parking and the associated number of EVCPs will need to be stated.

18 (Construction Management Plan)

The applicant has submitted an undated Demolition and Construction Method Statement from Highstone Ref PP-11512916. Whilst it covers some aspects of the condition, it fails to address others. Reference is also made to notifying planning at Harrogate Council which may indicate it is a non-site specific document. The applicant is reminded of the requirements of the condition which is repeated below.

18. No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide:

- *A timetable of all works;*
- *Details of vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;*
- *Details of the parking of vehicles of site operatives and visitors;*
- *Details and location of signage;*
- *Details of loading and unloading of plant and materials;*
- *Details of storage of plant and materials used in constructing the development;*
- *Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;*
- *Measures to control and monitor the emission of dust and dirt during construction;*
- *A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*
- *Details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the*

site including times of deliveries);

- *Details of artificial lighting used in connection with all construction related activities and security of the construction site;*
- *Site manager and resident liaison officer contact details (including their remit and responsibilities); and*
- *Details of engagement with local residents and occupants or their representatives.*

The development shall be carried out strictly in accordance with the approved CEMP and no change there from shall take place without the prior written consent of the Local Planning Authority.

Recommendations

Condition 13 (Noise)

Further information will be required on the alternative ventilation and therefore, we recommend the condition is not discharged at this time.

Condition 14 (Remediation Strategy)

We do not accept the Contamination Remediation Statement, dated 12th March 2021(ref: HIG/01rem) and therefore, we recommend the condition is not discharged at this time.

17 (Electric Vehicle Charging)

The submitted information does not meet with the requirements of the condition and therefore, we recommend the condition is not discharged at this time.

18 (Construction Management Plan)

The submitted information does not meet with the requirements of the condition and therefore, we recommend the condition is not discharged at this time.