

Consultation Response from KC Environmental Health – Pollution & Noise Control		
2022/93192		
Empire House, Lewisham Road, Slaithwaite, Huddersfield, HD7 5AL		
Erection of detached communal room with glazed link (within a Conservation Area)		
Date Responded: 12 October 2022	Responding Officer: Kevin Ellam	Responding Ref: WK/202234459
I have reviewed the information submitted by the applicant and recommend the following planning conditions: CONTAMINATED LAND This site has been identified on our mapping system as potentially contaminated land due to its proximity to former quarries (Sites 13/14 and 15/14). Contaminated land conditions are therefore necessary. 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. CLC 7 Contaminated land - Footnote All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2019. Reports must be prepared in accordance with the following guidance: • <i>Land Contamination Risk Management (LCRM)</i> • BS 10175:2011+ A2:2017 <i>Investigation of Potentially Contaminated Sites. Code of Practice</i> • <i>Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020</i> by the Yorkshire and Lincolnshire Pollution Advisory Group 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 13.00 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.