

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2022/93679 Field House, 15 Wellington Street, Dewsbury, WF13 1BQ
Discharge condition 10 (CMP) on previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area)
Responding Date:
2nd May 2023

Responding Officer:
SR

Responding Ref:
WK202312594

Comments

We have reviewed application 2022/93679 and make the following comments and recommendations. Condition 10 Construction Management Plan (CMP) includes highway safety aspects that are outside the remit of Environmental Health, this response therefore only relates to the actions that will be taken to minimise adverse impacts on amenity to nearby sensitive receptors by way of construction related dust, noise and lighting.

The development is situated on a busy ring road, it concerns the conversion of an existing building rather than a traditional open construction site.

Hours of Operation

The programme has an estimated time scale of 60 weeks and the hours of work are listed as, Monday to Friday: 7.30 am – 6:30 pm / 8.00 am – 1pm Saturdays, with no construction activities on Sundays or Bank Holidays, this meets our current guidance.

Fugitive Dust

The development includes asbestos removal, strict adherence to the specific Regulations and guidance must be followed at all times, the Health and Safety Executive (HSE) enforce this. When it is safe to proceed with works on site the methods to control fugitive dust include: -

Skips will be covered.

Chutes will be used to ensure debris is delivered into skips minimising dust creation.

Water suppression techniques to be employed at source.

Localised extraction on power tools.

No risk assessment has been included to demonstrate the anticipated risk rating from dust production at the site, for example if exterior building cleaning is to be carried out, are windows to remain in place and closed during strip out? It is therefore difficult to assess if screening of the building will be required to protect nearby residents and pedestrians. Without this information we would expect screening to be placed on scaffolding.

Construction Noise

The hours of work are within our agreed guidance.

We would require site-specific information in relation to responsible persons on site, their contact details and how this information will be communicated with local residents, typically a site of this nature would have this information clearly displayed on the site hoardings and included within the CMP document.

Construction External Artificial Lighting

The CMP indicates that glare and nuisance will be considered and minimised when setting up

construction related lighting.

Summary

For the reasons listed below we are unable to accept the current CMP: -

- information on dust screening to the building façade is required.
- responsible person information, monitoring/record keeping details are absent.
- a comprehensive CMP should include a brief description of the complaint procedure.

Recommendations

We are unable to recommend the discharge of the elements of condition 10 that fall within the remit of Environmental Health at this time.