

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2023/92023 - Propermaid Ltd, 4, Marsh Gardens, Honley, Holmfirth, HD9 6AP

Change of use from general industry B2 to storage and distribution B8

**Responding Date:
07 February 2024**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202302892**

Comments

This is a retrospective application for change of use to an internet based business selling household goods. The submitted planning letter from Acumen dated 05 July 2023 states goods are delivered to the premises by wagons that visit the site two or three times a week, and then goods are delivered to the customers with five or six courier vans leaving the premises a day. Considering its previous use as a bakery with associated vehicle movements, we see no change in this aspect. However, there are residential premises in the immediate area and we would recommend a condition to control the hours of use in order to protect their amenity along with a delivery management plan.

Recommended Conditions

HUC3 Hours of Use Combined Open for Customers, Deliveries and Dispatches – Condition

The use hereby permitted shall not be open for Customers, Deliveries and Dispatches outside the hours of:

- 0800hrs to 1800hrs Monday to Saturday
- 1000hrs to 1600hrs Sunday and Bank Holidays

and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries to the premises shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NC12 Noise Management Plan – Condition

Before the premise is brought into use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the deliveries/dispatches and the actions that will be taken to prevent a loss of amenity. The approved Noise Management Plan shall be implemented before use commences and retained thereafter.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.