

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/92595 - Oak Leas Manor, Spring Lane, New Mill, Holmfirth, HD9 7EH**
**Change of use and alterations, including new car park to create events/wedding venue**
**Responding Date:  
19 February 2024**
**Responding Officer:  
Mohammed Nasim**
**Responding Ref:  
WK202403319**
**Comments**
**Noise**

The proposal is to use the existing buildings on site to create a wedding/events venue. Due to the location with low background noise levels, we have concerns about the level of noise from the site on the amenity of neighbouring properties. No detail is provided on the proposed hours of use, the use of any amplified equipment nor how noise will be managed. We note some objectors have mentioned the use of fireworks and we ask that this be addressed too. We recommend a condition for a Noise Management Plan to be submitted in the interests of protecting amenity.

The undated and unreferenced Planning Statement from AK Planning states the gated south entrance will be used for weddings and a condition is recommended to secure this in the interests of protecting the amenity of the residential properties to the north of the site. This refers to guests and any taxi services, deliveries etc.

**Electric Vehicle Charging Points (EVCPs)**

The Planning Statement states there will be a total of 60 car parking spaces available. 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 *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy Group. A condition requiring charging points is therefore necessary.

**Recommended Conditions**
**NC12 Noise Management Plan - Condition**

Before the premises are 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 use of the property. This includes, but is not limited to, amplified music, use of the external spaces inc the car park, use of fireworks etc. 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.

**EVC1 Electric Vehicle Charging Points – Condition**

Before first occupation, a scheme outlining the specific facilities for charging electric vehicles and other ultra-low emission vehicles for 10% of the total parking spaces at the premises

must be submitted to and approved in writing by the Local Planning Authority. This scheme must meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document. The approved facilities for charging electric vehicles must be installed before occupation and retained for use 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, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

**EVF1 Electric Vehicle Charging Points – Footnote**

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.