

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/90237 - adjacent, Britannia Road, Golcar, Huddersfield, HD3 4QB		
Discharge conditions 3 (construction environmental management plan), 4 (public right of way), 5 (retaining walls), 6 (Phase II Report), 7 (Remediation Strategy), 9 (Remediation Validation Report), 18 (Japanese Knotwood) on previous permission 2021/92062 for erection of 9 dwellings and associated works		
Date Responded: 20 th February 2024	Responding Officer: SR (CEMP) NH (Con Land)	Responding Ref: WK/202404463
Conditions 4, 5 and 18 are outside the remit of Environmental Health. Condition 3 - Construction Environmental Management Plan (CEMP) In support of the discharge of condition 3 a Construction (Environmental) Management Plan titled Land Off, Britannia Road, Golcar, HD3 4QB by SCProperty has been submitted. The document has been assessed in relation to the following areas which are within the remit of Environmental Health. • Noise and vibration from construction activities and vehicle movements • Dust from construction activities • Stray light and glare from artificial lighting used on site • Communications The CEMP informs the period of construction at the site should take in the region of 12 to 15 months, a resident liaison person has been appointed and a written complaints procedure is in place. Controls for fugitive dust, noise and construction related artificial lighting have been listed. We have concerns that the construction hours of work are listed as: Section 1c. 8.00 am to 6.00 pm – Monday to Friday 8:00 am to 6:00 pm – Saturday No working on Sundays and Public Holidays Whilst we largely accept the CEMP we cannot recommend discharge until the document clearly indicates construction hours in line with those recommended by Kirklees Council, or the developer gives justification for the extended construction hours for our consideration. For information our standard construction times are as follows: 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 Condition 6, 7 and 9 – Contaminated Land Conditions We have received a Phase 2 Site Investigation Report, authored by Your Environment, dated March 2021 (ref: YEX1601) and a Land Remediation statement authored by Eco Control Solutions in support the application to discharge Conditions, 6, 7 and 9. The reports include geo-technical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the reports.		

Environmental Health have already reviewed this document as part of our comments for previous permission 2021/92062. We raised several points in our response dated 18th August 2021, that require clarification.

We understand that works have commenced onsite. We require clarification on these points raised in our response dated 18th August 2021, and a statement that confirms the status of the site, before we can further consider the application to discharge Conditions 6, 7, and 9 on previous permission 2021/92062. For these reasons, Conditions 6, 7 and 9 must remain until further notice.

Recommendations

Condition 3 - Construction Environmental Management Plan (CEMP)

Due to the reason outlined above we are unable to recommend discharge of condition 3 at this time.

Condition 6, 7 and 9 – Contaminated Land Conditions

We understand that works have commenced onsite. We require clarification on these points raised in our response dated 18th August 2021, and a statement that confirms the status of the site, before we can further consider the application to discharge Conditions 6, 7, and 9 on previous permission 2021/92062. For these reasons, Conditions 6, 7 and 9 must remain until further notice.