Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/90852 Sycamore Grange, Sycamore Avenue, Golcar, Huddersfield, HD3 4ST		
Prior notification for demolition of building		
Responding Date: **10th April 2024**	**Responding Officer:** **SR**	**Responding Ref:** **WK202409870**

Comments

We have reviewed application 2024/90852 and make the following comments and recommendations.

Contaminated Land

The application informs, demolition is to include asbestos removal, we would remind the applicant that removal of asbestos should be undertaken in accordance with the appropriate regulations.

The application informs "the works will reduce the risk for additional groundworks to remediate the site." It is likely contaminated land issues will need to be considered with any future development to ensure the site is safe and suitable for its intended use and assumptions should not be made until the relevant assessments have been undertaken.

Noise

Demolition noise can give rise to loss of amenity to neighbouring noise sensitive receptors, for this reason a condition is necessary to limit the hours of operation for the site.

Fugitive Dust Control/Air Quality

We recommend the proposed contractors method statement includes a detailed dust management plan to control fugitive dust emissions during the demolition phase of the development.

This information will ensure the proposed development does not cause harmful dust pollution within neighbouring sensitive locations and to safeguard the amenities of the occupiers of nearby properties in accordance with parts 2, 9 & 15 of the NPPF and LP20, LP24, LP47 of the Local Plan.

Recommended Conditions

CSC1 Construction/Demolition Site Working Times - Condition

No construction related noise shall be audible beyond the site boundary outside the hours of:
07.30 to 18.30 hours Mondays to Fridays
08.00 to 13.00 hours, Saturdays
With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

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.