

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2024/92081 - land adj, 36, Oxford Road, Dewsbury, WF13 4LL**

Discharge of details reserved by conditions 3 (Remediation Strategy), 5 (CEMP:Biodiversity), 6 (CEMP), 7 (Arboricultural Method Statement), 8 (highway condition survey), 9 (Drainage strategy), 10 (Temporary drainage), 11 (BEMP) and 15 (oil / petrol inteceptor) of previous permission 2023/92712 for erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

**Date Responded:**  
**31<sup>st</sup> July 2024**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202423406**

Condition 5, 7, 8, 9, 11 and 15 are outside the remit of Environmental Health.

**Condition 3 – Remediation Strategy**

No remediation strategy has been received in support of the application to discharge Condition 3. Therefore Condition 3 must remain until further notice.

**Condition 6 – Construction Environmental Management Plan (CEMP)**

A Construction Management Plan authored by Majestic Site Management dated 6th June 2024 (ref: MSM/TOH/001) has been received in support of the application to discharge Condition 6. 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

We have reviewed the document and do not accept the contents. Specifically, there is insufficient site-specific information regarding the control of dust, noise, and vibration. The applicant must demonstrate what control measures will be put in place and show alignment with good practice guidance.

For these reasons Condition 6 must remain until further notice.

**Recommendations**
**Condition 3 – Remediation Strategy**

No remediation strategy has been received in support of the application to discharge Condition 3. Therefore Condition 3 must remain until further notice.

**Condition 6 – Construction Environmental Management Plan (CEMP)**

We do not accept the Construction Management Plan authored by Majestic Site Management dated 6th June 2024 (ref: MSM/TOH/001) and recommend Condition 6 remain until further notice. New information is required to satisfy the condition. Environmental Health should then be consulted by the LPA for additional comments.