

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

2024/92137 Huntsman Inn Greenfield Road, Holmfirth, HD9 3XF

Demolition of existing pergola and log store and erection of single storey infill extension, replacement pergola, alterations to car park and associated works

Responding Date:
9th August 2024

Responding Officer:
SR

Responding Ref:
WK202425358

Comments

We have reviewed the application and supporting information, we offer the following comments.

Contaminated Land

The proposed development site is not shown on potentially contaminated land, the development is an extension that connects directly with the existing earlier building.

In support of the application a Ground Investigation Report, dated June 2024, ref: CCG-C-24-14645, has been submitted. The report is Geotechnical in nature and is beyond the remit of Environmental Health, our response is in relation to contaminated land only. We acknowledge the report provided.

3 soil samples were undertaken in the area that is to form the infill extension of the existing structure. The report confirms slightly elevated levels of a PAH in one location. The location will be covered by the new extension.

As groundworks are proposed we recommend conditions in relation to unexpected contamination.

Noise

The Design and Access Statement, Ref: 1284, dated July 2024 accompanying the application clarifies the construction times, as these are in line with Kirklees standard hours a condition is not necessary.

The Statement informs there will be no intensification of the current use of the business, more planting will screen the outside seating area. We accept the information, but remind the applicant that should complaints arise, Kirklees Council has powers under Section 80 of the Environmental Protection Act 1990 to control nuisance, including noise.

Recommended Conditions

CLC6 Reporting of Unexpected Contamination – Condition

If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter

remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

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. Any other necessary consent must be obtained from the appropriate authority.