

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

2024/92515 Victoria Tower Lumb Lane, Castle Hill, Almondbury, Huddersfield, HD4 6TA

Discharge of details reserved by conditions 3 (Construction (Environmental Management Plan), 8 (access road works), 18 (kitchen waste water), 20 (archaeological investigation), 29 (biodiversity) and 30 (public right of way) of previous permission 2018/93591 for erection of restaurant/café/bar, six guest rooms, exhibition/interpretation room, WCs, terrace, car parking and ancillary accommodation

Responding Date:
2024

Responding Officer:
SR

Responding Ref:
WK2024

Comments

We have reviewed the application in relation to conditions 3 and 18 which are partly within the remit of Environmental Health.

Condition 3 Construction Environmental Management Plan (CEMP)

In support of the discharge of condition 3 a Construction Management Plan by One 17, dated 1/9/2023, ref: 3287 has been submitted. Environmental Health comment on construction related noise, fugitive dust and lighting only, the planner is advised to consult other interested parties.

The plan outlines site working hours which are within Kirklees agreed times. The responsible person has been identified; site hoardings will contain contact details.

Construction Noise

The plan confirms the controls within BS5228 will operate on site. Section 6.3 and the site plan within the document, lists site specific controls.

Construction Related Fugitive Dust

The plan confirms that controls within "Guidance on the assessment of dust from demolition and construction" produce by the Institute of Air Quality Management will be implemented on site listing site specific controls within Section 6.2 and the site plan.

Construction Related External Artificial Light

The plan informs external lighting will be kept to a minimum and used only at times during construction hours to protect safety of staff during darker periods. Some low level security light will be in operation.

Condition 18 Dishwashing/Kitchen Waste Grease Trap

The plan by One17 titled Drawing 3287(SK)110, shows the location of the KGB Series Grease Trap Interceptor to be installed.

This is acceptable to Environmental Health; the condition requires the approved system shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Recommendations

Condition 3 Construction Environmental Management Plan (CEMP)

We accept the Construction Management Plan by One 17, dated 1/9/2023, ref: 3287.

However, condition 3 remains in place for the whole of the period of the construction phase, until completion and therefore cannot be fully discharged until all construction work at the site is completed.

The applicant is reminded that 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

Condition 18 Dishwashing/Kitchen Waste Grease Trap

We accept the details of the interceptor to be installed. The condition requires installation prior to first operation of the development and retention throughout the lifetime of the development.