

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/92551 - Devour at Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth, HD9 7TB		
Discharge of details reserved by conditions 7 (ventilation), 8 (air conditioning) on previous permission 2019/94096 for erection of extension to former mill building		
Responding Date: 26 September 2024	Responding Officer: Mohammed Nasim	Responding Ref: WK202428953
<p><u>Comments</u></p> <p><u>Condition 7 (Ventilation)</u></p> <p>The applicant has submitted an undated and unreferenced odour report from HVAC Technical Solutions which uses the EMAQ Guidance documents Risk Assessment to determine the level of odour control required. Based on the scoring, odour mitigation measures are specified as Phase 1 and Phase 2 along with advice to implement a service maintenance contract with an initial 6 month service interval. The odour aspect of the condition is accepted. However, the condition requires details to control any noise emissions and this has not been provided.</p> <p>The condition is repeated below to assist the applicant –</p> <p><i>7. Prior to the installation or erection of any extract ventilation systems within the site outlined in red on the hereby approved Dwg. No. 3327 (0-) 180 Revision A, details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the methods of treatments of emissions and filters to remove odours, control of noise emissions and specific design details of the system including of any external flue. The works specified in the approved scheme shall thereafter be installed, retained, operated at all times when the required by the development and maintained in accordance with the manufacturer's instructions unless otherwise approved in writing by the Local Planning Authority. Reason: In the interests of the protection of residential amenity from any adverse noise and odours arising from the operation of the development and to accord with Policies LP51 and LP52 of the Kirklees Local Plan and Policies in Chapters 12 and 15 of the National Planning Policy Framework.</i></p> <p><u>Condition 8 (Air Conditioning)</u></p> <p>The applicant has submitted data sheets for condensing units but the condition requires the submission of detail to predict the noise levels that would be generated through the operation of any fixed mechanical plant and this has not been provided.</p> <p>The condition is repeated below to assist the applicant –</p> <p><i>8. Before the installation of any external plant such as air conditioning units, cooling units etc at the site outlined in red on the hereby approved Dwg. No. 3327 (0-) 180 Revision A, other than that approved as part of condition 7, details of said plant shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall set out the need for the additional plant, its siting, appearance and the predicated noise levels that would be generated through its operation. The additional plant shall thereafter operate in accordance with the approved details, and be maintained and in accordance with the manufactures recommendations. Reason: In the interests of the protection of residential amenity from any adverse noise and odours arising from the operation of the development</i></p>		

and to accord with Policies LP51 and LP52 of the Kirklees Local Plan and Policies in Chapters 12 and 15 of the National Planning Policy Framework.

Recommendations

Condition 7 (Ventilation)

The findings of the odour report are accepted but it does not address all aspects of the condition i.e. noise. We therefore recommend the condition is not discharged until all of the requirements of the condition are met.

Condition 8 (Air Conditioning)

We recommend the condition is not discharged until all of the requirements of the condition are met.