Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/93346 Hawkroyd Bank Recreation Ground, Hawkroyd Bank Road, Netherton, Huddersfield, HD4 7JW		
Demolition of existing buildings and erection of club house		
Responding Date: **5th December 2024**	**Responding Officer:** **SR**	**Responding Ref:** **WK202438277**

Comments

We have reviewed the application and supporting information, we offer the following comments. The application concerns a new build clubhouse to replace the existing facility, housing changing rooms and a small function suite served by a kitchen and bar. The openable doors open out towards the fields.

Noise

Looking at the size of the proposal and the proposed operating times we do not have serious concerns regarding an increase to existing noise in the locality, we do however acknowledge that there are sensitive receptors surrounding the larger field. With this in mind we recommend conditions to secure the proposed opening times and a condition for a noise management plan.

Contaminated Land

The proposed building is not shown to be on land identified as potentially contaminated and it is not within a Coal Authority high risk development area. There are historic quarries in the wider locality that may have been infilled and groundworks are proposed, we therefore recommend a condition in relation to unexpected contamination.

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. 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. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

HUC1 Hours of Use Open for Customers - Condition

The premises, shall not be open for business, outside the hours of:
07:00 to 20:00 Monday to Friday and
07:00 to 21:00 Saturdays.
07:00 to 16:00 Sundays or Bank Holidays

Reason: To ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NC12 Noise Management Plan– Condition

Before the premise is brought into use, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the future use of the function room and the actions that will be taken if site users fail to observe the required control measures. The approved noise management plan shall be implemented before use commences and retained thereafter.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NF5 Noise Mitigation Scheme – Footnote

A satisfactory noise mitigation scheme should ensure the noise emitted from the future use of the function room is inaudible at the boundary of noise sensitive residential properties during

the opening times.

Recommendations

FS1 Food Safety - Footnote

Because a kitchen and bar form part of the proposal, the applicant is reminded that Registration will be required under Food Safety legislation. It is recommended that prior to development commencing the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety team can be contacted on 01484 22100 (ask for food safety) or by email at food.safety@kirklees.gov.uk.