

# Consultee Comments for Planning Application 23/00413/OUT

## Application Summary

Application Number: 23/00413/OUT

Address: Land And Buildings At Manor Farm North Back Lane Kilham East Riding Of Yorkshire YO25 4SG

Proposal: OUTLINE - Erection of 6 dwellings (plots 1-4 with semi-detached garages) following demolition of redundant farm buildings (access, layout and scale to be considered)

Case Officer: Mrs Mandy Cooper

## Consultee Details

Name: . Public Protection Environmental Control District

Address: Bridlington Town Hall, Quay Road, Bridlington, East Riding Of Yorkshire YO16 4LP

Email: Not Available

On Behalf Of: Public Protection

## Comments

ENVIRONMENTAL CONTROL DISTRICT

I acknowledge receipt of the above planning consultation on 14 April 2023.

This response has been provided on behalf of the EC District team. A separate response will be provided by the EC Specialist team.

I have no objections to the application in principle. However, I have concerns that the development may give rise to noise and dust during the demolition and construction phases, due to the proximity of neighbouring residential properties.

I would seek to restrict the hours of working during the demolition phase to 08:00 18:00 Monday to Friday and 08:00 13:00 Saturdays with no other working outside these times unless previously agreed by the LPA. I would also seek to restrict hours of working and delivery times during the construction phase to 07:00 18:00 Monday to Friday and 07:00 13:00 Saturday with no other working outside these times unless previously agreed by the LPA. Deliveries to and from the site shall only be within these times. I would also recommend that a plan to mitigate dust emissions from the site be submitted. I am happy for these matters to be documented within a CEMP.

Conditions

I would recommend the following condition be imposed:

Prior to the commencement of any works, a Construction Environmental Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the demolition and construction phases

the operational hours of the site and delivery times during the demolition phase and construction phase

the control of dust including arrangements to monitor dust emissions from the development site during the demolition phase and construction phase

measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Environmental Management Plan, unless otherwise approved in writing by the Local Planning Authority.