

Consultee Comments for Planning Application

ZA23/25595/HH

Application Summary

Application Number: ZA23/25595/HH

Address: 32 The Hawthorns Sutton In Craven Keighley BD20 8BP

Proposal: Demolition of garage and construction of 2 storey side and single storey rear extensions

Case Officer: Mr Sam Binney

Consultee Details

Name: Mrs Gemma Demaline

Address: Belle Vue Mills, Skipton BD23 1RT

Email: Not Available

On Behalf Of: Environmental Health Department (Craven)

Comments

PLANNING CONSULTATION

APPLICATION NO ZA23/25595/HH

PROPOSAL Demolition of garage and construction of 2 storey side and single storey rear extensions

LOCATION 32 The Hawthorns Sutton In Craven Keighley BD20 8BP

DATE 11th January 2024

ORIGINATOR Gemma Demaline (Environmental Health Officer)

TEAM Environmental Protection

CC -

I have been asked to comment on the above application and have the following comments.

Contaminated land

Although the site is currently used as a domestic garden there is potential for made ground due to the existing house on site as such I would recommend the following informative:

Unforeseen Land Contamination - Informative

The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework, and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing.

Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Construction noise

Due to the proximity of existing noise sensitive properties I recommend the following noise condition relevant to the construction of the dwelling:

Except in case of emergency no demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 08:00-13:00 on Saturdays.

The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

GEMMA DEMALINE

Environmental Health Officer (Environmental Protection)