

**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201216750
Name of Planning Officer dealing with the matter:	Sarah Longbottom
Application Number:	2012/62/92106/E
Proposed Development:	Erection of sub-terranean dwelling and associated works
Location:	Denby Lane, Upper Denby, Huddersfield, Kirklees
Date Required By Planning:	1/8/12

COMMENTS
This site is located near to land which has been identified on our mapping system as potentially contaminated land due to its previous use as a quarry. Therefore, we recommend the following conditions. CLC6 <i>Reporting of Unexpected Contamination</i> In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works on site shall not recommence until either (a) a Remediation Strategy 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 Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until

such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.

SEPTIC TANKS

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Before planning permission is granted I would recommend that the applicant submit a report giving details of the septic tank to be installed. In particular the following information should be included:

- 1 Location of the tank. The site selected should not be so near to any inhabited building as to be liable to become a source of nuisance or a danger to health (a minimum of 15m is desirable. It is preferable if it is over 20m). It is essential that no well, stream or river etc is liable to be polluted. If the location is near any such source it is recommended that the Environment Agency be consulted about the application.
- 2 The capacity of the tank and number of persons using the tank.
- 3 Adequate means of vehicular access should be provided to allow the tank to be emptied.
- 4 Details of the necessary porosity and percolation tests carried out to establish suitability of land if to be used for soakaway/land drainage of effluent. It is important these tests are carried out before planning permission is granted. Failure to carry out the tests could result in permission for a development being granted when the land is incapable or not suitable for soakaway drainage. It is strongly recommended that no planning permission is granted for a development involving septic tank drainage unless these tests have been carried out and the land found to be satisfactory.

The installation shall be installed and maintained in accordance with the agreed details.

Date:

19/7/12

Officer:

Kevin Spink ext 6431