

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201603005
Name of Planning Officer dealing with the matter:	Farzana Tabasum
Application Number:	2016/62/90367/W
Proposed Development:	Erection of agricultural workers dwelling and change of use of agricultural land to domestic.
Location:	Harrison Lane, Meltham, Holmfirth, Kirklees
Date Required By Planning:	2nd March 2016

COMMENTS

Overall I have no objections to this application as it is temporary in nature and it will be conditioned that the property is only for the use of the farmer concerned.

Contaminated Land

After some initial concerns about ground gases due to the close proximity of unknown infilled land/quarry nearby, I have since discussed the foundation design with Mr Johnson (Architect/Agent) and seen plans of the design. I am now satisfied that there is sufficient underfloor venting to prevent any build -up of ground gas (if present) and therefore there is no need to recommend any conditions regarding investigation of land contamination.

Foul Water Disposal

I have looked at the proposed package treatment plant (Balmoral Hydroclear 6) and it looks to be a suitable unit in terms of capacity for this application. I therefore recommend that the following condition is applied to any consent granted:

The package treatment plant to be installed shall be the **Balmoral Hydroclear 6**, and this shall be installed as per the submitted plan (planning reference 574112). I f this unit cannot be

installed, the applicant should submit details of the new sewage treatment plant to be installed, and that it be agreed in writing with the LPA before development commences. In particular the following information should be included:

- 1 Location of the tank. If the location is near to any well, stream or river 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.

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

Date:	18-02-2016	Officer:	Kevin Moore
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