

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201624608
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2016/92111
Proposed Development:	Erection of 13 dwellings
Location:	Batley Fire Station, Carlinghow Lane, Carlinghow, Batley, WF17 8DN
Date Required By Planning:	11th November 2016

COMMENTS
<p>I have reviewed the Phase 2 contaminated land report by PSA Design (ref G2172 –GR-02-O). I broadly agree with its methodology, findings and recommendations.</p> <p>I have reviewed the remediation strategy by Calabrian (ref 5062/1). I broadly agree with its methodology, findings and recommendations.</p> <p>Therefore I recommend the following conditions;</p> <p>CLC5 <i>Submission of Validation Report</i></p> <p>Following completion of the 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority.</p>

CLC6 *Reporting of Unexpected Contamination*

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.

Date:

Officer:

Matt Roberts Ext 860