KIRKLEES COUNCIL
INVESTMENT & REGENERATION

PNC1B

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201620398
Name of Planning Officer dealing with the matter:	John Ritchie
Application Number:	201692857
Proposed Development:	Discharge of conditions 3. (materials) 4. (highways) 7. (materials) 8. (soakaway) 9. (land contamination) 22. (arboricultural method statement) on previous permission no.2015/92638 for erection of 2 pairs of semi-detached dwellings (4 no. new dwellings
Location:	Station Road, Station Road, Meltham, Holmfirth, HD9 4NL
Date Required By Planning:	23rd September 2016

COMMENTS

Contaminated Land

I have now reviewed the submitted Phase II report as well as the previously submitted Phase I report (both ARC Environmental Ltd). These reports contain sufficient information to enable me to recommend that all Contaminated Land Conditions can now be discharged on the original consent 2015/92638 (9 to 13 inclusive)

It is still possible that contamination could be discovered during re-development, therefore if possible, please add the following condition to any consent granted:

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:	26 September 2016	**Officer:**	Kevin Moore Ext 70841