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/201706058
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2017/90710
Proposed Development:	Erection of 2 semi-detached dwellings with detached garage
Location:	1 Park Side, Flockton, Wakefield, WF4 4AD
Date Required By Planning:	11th April 2017

COMMENTS

Contaminated Land

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.

Sustainable Transport

Paragraph 35 of the national Planning Policy guidance states that "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to……incorporate facilities for charging plug-in and other ultra-low emission vehicles.."

We would like this development to encourage the use of ultra-low emission vehicles such as electric vehicles therefore we would like the following placed as a condition.

Sustainable Transport Condition
Before development commences, a scheme to show how the development shall incorporate facilities for charging plug-in electric vehicles shall be submitted to and approved in writing by the LPA. All works which form part of the approved scheme shall be completed prior to occupation of the development.

Footnote:
We would be satisfied with 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking).

Date:	18 April 2017	**Officer:**	Alexandra Garry Ext 70832