

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201708097
Name of Planning Officer dealing with the matter:	Emma Thompson
Application Number:	2017/91036
Proposed Development:	Erection of detached dwelling to create annex accommodation associated with 6, Upper Batley Low Lane, Upper Batley, Batley, WF17 0AL (within a Conservation Area)
Location:	6 Upper Batley Low Lane, Upper Batley, Batley, WF17 0AL
Date Required By Planning:	4th May 2017

COMMENTS
The proposed development is not on land that is considered to be contaminated by its former use. However is still considered appropriate to require a condition to address any unexpected contamination that may be encountered during the construction of the development. In an application of this nature it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles is provided in accordance with the <i>Air Quality & Emissions Technical Planning Guidance</i> from the West Yorkshire Low Emissions Strategy Group (WYLES). RECOMMENDED CONIDITIONS 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.

Electric Vehicle Charge Points - Condition

Before building works commence a scheme detailing the facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Electric Vehicle Charge Points – Footnote

- One electric vehicle charging should normally be provided for each residential unit with dedicated parking space.
- The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps

Date:	11 May 2017	Officer:	Richard Hume Ext 70909
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