

Greg Rankin

From: Richard Hume
Sent: 22 December 2017 16:42
To: DCAdmin
Cc: Louise Bearcroft
Subject: 2017/94032 - Erection of 5 detached at SE 418344426227 Land adj, 4, Snelsins Road, Cleckheaton, BD19 3UE
Attachments: PNC KP20A WK_201726180 22_12_2017 16_36_21 9224.doc

Hi Louise

2017/94032 - Erection of 5 detached at SE 418344426227 Land adj, 4, Snelsins Road, Cleckheaton, BD19 3UE

My comments are attached.

Actually the noise is unlikely to be a problem because of the distance from the M62 and not in direct line of sight.

Regards

Richard

RICHARD HUME
Environmental Health Officer, Pollution & Noise Control

Kirklees Council (Environmental Health), Flint Street, Fartown, Huddersfield, HD1 6LG
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**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201726180
Name of Planning Officer dealing with the matter:	Louise Bearcorft
Application Number:	2017/94032
Proposed Development:	Erection of 5 detached dwellings Location:SE 418344426227 Land adj, 4, Snelsins Road, Cleckheaton, BD19 3UE
Location:	Snelsins Road, Cleckheaton, Kirklees
Date Required By Planning:	22/12/2017

COMMENTS
Contaminated Land A Geotechnical and Geo-Environmental Site Investigation Report by Eastwood & Partners dated 28 Sept 2017 (ref: 41408-002) has been submitted. This response relates only to the contaminated land issues and not the geotechnical issues also included in the report. The report determined that the site has not been previously developed but there have been a number of potentially contaminative uses in the vicinity of the site. A coal seam is inferred to outcrop mid site therefore likelihood of shallow mine working across half the site. The report recommends an intrusive survey to assess the possible gas risk from coal workings. The report then details an intrusive survey comprising of trial pits, bore holes and soil samples. This finds a shallow but intact coal seam approximately 2.5m thick but concludes that there no ground gas risk as the seam has not been worked. Slightly elevated levels of some contaminants were found in samples but considered to be low risk. Asbestos at a very low concentration was found in a single sample at TP05, the report recommends 100mm clean cover for garden areas in the vicinity of TP05. I consider that the report is a satisfactory combined Phase 1 and 3 Contaminated Land

Report and agree with its conclusions. As some remediation works are recommended conditions regarding this are necessary.

Air Quality

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 *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy Group (WYLES).

Recommended Conditions

CLC3 *Submission of Remediation Strategy*

Development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

CLC4 *Implementation of the Remediation Strategy*

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

CLC5 *Submission of Validation Report*

Following completion of any measures identified in the approved Remediation Strategy or any approved revised 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.

CLC 7 *Footnote*

All contamination reports shall be prepared in accordance with CLR11, PPS23 and the Council's Advice for Development documents or any subsequent revisions of those documents.

EVC1 *Electric Vehicle Charge Points - Condition*

Before building works commence a scheme detailing the dedicated 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.

EVF1 *Electric Vehicle Charge Points – Footnote*

- One electric vehicle charging should normally be provided for each residential unit with dedicated parking space.
- One electric vehicle charging point should normally be provided for every ten unallocated residential parking spaces (including hotels).
- at non-residential developments, one electric vehicle charging point should normally be provided for every 10 parking spaces. This may be initially be reduced to 1 charging point for every 20 parking spaces with the remainder provided at an agreed trigger point
- 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
- The charging point should provide Mode 3 charging and have a Type 2 socket

Date:	22 Dec 2017	Officer:	Richard Hume 01484 221000
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