

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201814266
Name of Planning Officer dealing with the matter:	Nick Hirst
Application Number:	2018/92216
Proposed Development:	Erection of 5 dwellings
Location:	land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL
Date Required By Planning:	10 Aug 2018

COMMENTS

Contaminated Land

A Preliminary Geo-Environmental Risk Assessment by Delta-Simons dated March 2018 (ref: 17-1148.02) has been submitted. The report includes geotechnical information which is outside the remit of Environmental Health therefore only contaminated land issues are considered in this response.

The report identifies that a tramway once ran across the site which is likely to have resulted in some made ground and possible contamination. Also historical landfill near to the site may present a ground gas and contamination risk. The report recommends a Phase 2 intrusive investigation of the site to include investigations to determine the thickness and composition of the made ground, the presence of contaminants and the risks from ground gas.

I consider that this is a satisfactory Phase 1 Contaminated Land report and agree with its recommendations. Contaminated land conditions are therefore 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

Contaminated Land

CLC2 *Submission of an Intrusive Site Investigation Report (Phase 2 Report) -*

Groundworks shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

CLC3 *Submission of Remediation Strategy*

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) groundworks 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 groundworks in the affected area (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. 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. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site 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. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

CLC 7 *Contaminated land - 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.

Air Quality

EVC1 *Electric Vehicle Charge Points - Condition*

Before xxxxxxxxxx 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.

EVF1 *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
- The charging point should provide Mode 3 charging and have a Type 2 socket

Date:	10 Sep 2018	Officer:	Richard Hume 01484 221000
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