

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

Response from Pollution & Noise Control

PNC Reference No:	WK/201824260
Name of Planning Officer dealing with the matter:	Sarah Longbottom
Application Number:	2018/93906
Proposed Development:	Demolition of barn/workshop and erection of detached dwelling with attached garage
Location:	4-5 Mazebrook, Drub, Cleckheaton, BD19 4BT
Date Required By Planning:	01/01/2019

COMMENTS
I have reviewed this application and supporting information and make the following comments and recommended conditions. Sustainable Transport This development has been assessed in accordance with the West Yorkshire Low Emission Strategy Planning Guidance. The size of the development is less than that of prescribed values set out in this document, which is why it is regarded as a minor development. We therefore require the following condition: Electric Charging Points Condition Install 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking) Please note: A minimum of 16A continuous current demand as listed in the OLEV document is required to each charging point.

Waste Water Treatment

The application and Drawing number TSDL-MWA-01-GF-DR-A-0005A details a Package Treatment Plant as providing waste water treatment at the proposed development. I am aware that the proposed development is located within 90m of a Yorkshire Water Combined Sewer at Drub Lane. The applicant has provided no rationale as to why the proposed development cannot be connect to mains sewerage. I therefore recommend the following condition:

Foul Water Treatment Condition

Before planning permission is granted I would recommend that the applicant submit a report giving details of the Package Treatment Plant to be installed. In particular the following information should be included:

- 1 A costed feasibility study for the connection to mains sewerage.
- 2 The capacity of the Packaged Treatment Plant and number of persons using the Plant.
- 4 Adequate means of vehicular access should be provided to allow for plant maintenance.
- 5 Details of where the outflow of the Packaged Treatment Plant is to discharge to. If the Plant is to discharge to a watercourse consent from the Environment Agency may be required. If it is planned to discharge to a soakaway or land drainage details of necessary porosity and percolation tests carried out to establish suitability of land.

It is important these tests are carried out before planning permission is granted. Failure to carry out the tests could result in permission for a development being granted when the land is incapable or not suitable for soakaway drainage. It is strongly recommended that no planning permission is granted for a development involving discharge of outflow to a soakaway or land drainage unless these tests have been carried out and the land found to be satisfactory.

Date:	18/12/2018	Officer:	Michael Pogson 01484 221000 Ext 70895
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