

<b>Consultation Response from KC Environmental Health – Pollution &amp; Noise Control</b>		
<b>2019/90502</b>		
<b>Fernside Avenue, Almondbury, Huddersfield, Kirklees</b>		
<b>Erection of 10 dwellings</b>		
<b>Date Responded:</b> <b>26-03-2019</b>	<b>Responding Officer: Dion Gervin</b>	<b>Responding Ref:</b> <b>WK/201904465</b>
<p>I have reviewed the information submitted and have a few recommendations in response to this application. In align with our departmental policies if there are 10 or more residential properties with garden space proposed then we require a minimum of a phase 1 to be submitted with any application. I therefore recommend that a Preliminary Risk Assessment (Phase I Desk Study Report) is submitted and have detailed a recommended condition below.</p> <p>In align with the West Yorkshire Low Emission Strategy electrical vehicle charging points are required. I have recommended a condition for this below.</p> <p><b><u>Recommended conditions</u></b></p> <p><b>CL21 Submission of a Preliminary Risk Assessment (Phase I Report)</b></p> <p>Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> To identify and remove unacceptable risks to human health and the environment and in accordance with Policies.....and the NPPF.</p> <p><b>CL22 Submission of an Intrusive Site Investigation Report (Phase II Report)</b></p> <p>Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CL21), development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> To identify and remove unacceptable risks to human health and the environment and in accordance with Policies ...XX.....and the NPPF.</p> <p><b>CL23 Submission of Remediation Strategy</b></p> <p>Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CL22), 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.</p> <p><b>Reason:</b> To identify and remove unacceptable risks to human health and the environment and in accordance with Policies...XX.....and the NPPF.</p>		

## **CL24 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 (CL23). 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. 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.

**Reason:** To identify and remove unacceptable risks to human health and the environment and in accordance with Policies...XX.....and the NPPF.

## **CL25 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 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.

**Reason:** To identify and remove unacceptable risks to human health and the environment and in accordance with Policies...XX.....and the NPPF.

## **Air quality**

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:

Install 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking)

### **Please note:**

A 13A EV charge point does not comply with current government guidance (published 03 November 2016), which is the "Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)" from the Office for Low Emission Vehicles (OLEV). This document gives minimum specifications for various charging speeds. A minimum of 16A continuous current demand as listed in the OLEV document is required.