

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2020/91736 - Former Stable Block/Menage, Deer Hill End Road, Meltham, Holmfirth, HD9 5PU		
Demolition of existing stable and erection of detached dwelling		
Date Responded: 20 August 2020	Responding Officer: Natalie Heaney	Responding Ref: WK/202019670
Foul Water Drainage The proposed application information states that it is unknown both how foul sewage is to be disposed of and whether a connection to the existing drainage system is possible. Our records indicate the development is c.120 to 130 metres from the nearest sewer. If no mains drainage is feasible, then the application should not be determined until adequate provision for foul drainage has been demonstrated. Noise The proposed development is situated near to working farms which may significantly negatively impact the residential amenity of the end users. Noise conditions relating to noise assessment are therefore necessary. Electric Vehicle Charging Points The submitted documents propose a new residential property with two parking spaces. In an application of this nature it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and <i>Air Quality & Emissions Technical Planning Guidance</i> from the West Yorkshire Low Emissions Strategy Group. A condition requiring charging points is therefore necessary. Odour The proposed development is situated near to working farms which may adversely affected by odour. It is unclear in the submitted documents the type of farms within the vicinity. Further clarification is required. Conditions relating to odour assessments may be required. Contaminated Land I do not consider there to be any significant environmental health impacts with this development. However, contaminated land conditions necessary for the event of unexpected contamination which may be encountered during the clearance, excavation and construction phases on site Recommendations STA1 Adequate Provision for Foul Drainage – Before determining the application It is understood that a mains drainage system is not available for the development. No detailed information has been provided regarding the proposals for providing an adequate system of foul water drainage which will be required by the building regulations. To ensure that it is feasible for the building regulations to be met and also avoid the possible need for a further planning application relating to the construction of a septic tank it is recommended that before determining the application the applicant provides detailed information to show how a satisfactory foul drainage system is to be provided for the proposed development. The submitted information needs to demonstrate that the requirements of The Building		

Regulations 2010 Approved Document H, Drainage and Waste Disposal can be met and if a small sewage treatment plant (i.e. septic tank or package treatment plant) is proposed that the “General binding rules for small sewage discharges” can also be met. The details must therefore include the following information:-

- a) The location of the tank (which must not be so near to any inhabited building as to be liable to become a danger to health or a source of nuisance (a minimum of 7m is required but over 20m and down slope is preferable) or in an area where there is a risk of flooding).
- b) The discharge details for the tank (which must not present any risk of contamination to any watercourse, underground water or drinking water supply).
- c) Details showing how adequate means of vehicular access will be provided to allow the tank to be periodically emptied and maintained.
- d) Calculations demonstrating that the tank will be of adequate capacity for the highest number of persons that may use the tank.
- e) If an existing tank is to be used, details of its condition / state of repair demonstrating that it is operating correctly and is impermeable to liquids
- f) Details of the necessary porosity and percolation tests carried out to establish the suitability of land that is to be used for any soakaway/land drainage of effluent.

STA Adequate Provision for Foul Drainage - Footnote

Specialist advice should be sought for the design and installation of a small sewage treatment system which should meet the relevant standards. These are currently:-

- BS EN 12566:2016 - Small wastewater treatment systems for up to 50 PT.
- BS 6297:2007 +A1:2008 - Code of practice for design and installation of drainage fields for use in wastewater treatment

Any discharge from a waste-water treatment system is likely to require a consent from the Environment Agency who may need to be consulted on the application

NA2 Noise Assessment Report Required Before Determining the Application (new noise sensitive use next to existing noise sources)

Before the application can be determined, details of an assessment of all significant noise sources likely to affect the proposed development including the adjacent operational farm by a suitably competent person (see note) must be submitted in writing to the Local Planning Authority. The report shall:

- a) Determine the existing noise climate
- b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences. If the noise attenuation measures include windows

being kept closed then details of alternative ventilation over background ventilation will be required.

If levels predicted in the report are unacceptable, it may be necessary to refuse the application. Otherwise, it may be necessary to specify attenuation measures as conditions of consent.

NF4 Competent Person - Footnote

All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

EVC1 Electric Vehicle Charging Points - Condition

Before the electrical system is installed 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. The scheme shall meet at least the following minimum standard for numbers and power output:

- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space

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.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

EVF1 Electric Vehicle Charging Points – Footnote

- A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Odours Impact Assessment Report Before Determining the Application

Before determining the application, an Odour Impact Assessment Report shall be submitted in writing to the Local Planning Authority. The report shall:-

- detail all of the potential source of odour in the vicinity of the application premises
- determine the potential of adverse impact on the proposed development from these potential sources of odour

- detail the necessary odour mitigation measures that are required to ensure the future occupiers of the development are not adversely affected by sources of odour in the vicinity

If odour levels predicted in the report are unacceptable, it may be necessary to refuse the application. Otherwise, it may be necessary to specify mitigation measures as conditions of consent.

CLC6 Reporting of Unexpected Contamination - Condition

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 groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area 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 approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the 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.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework

CLC 7 Contaminated land - Footnote

All contamination reports shall be prepared in accordance with *Model Procedures for the Management of Land Contamination – Contaminated Land report 11* (CLR11), National Planning Policy Framework (NPPF) and the Council's Advice for Development documents or any subsequent revisions of those documents.