

<b>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control)</b>		
<b>2020/91919 - The Co Operative Food, 19 Northgate, Almondbury, Huddersfield HD5 8RX</b>		
<b>Demolition of existing supermarket and erection of block of 6 flats with associated parking (within a Conservation Area)</b>		
<b>Date Responded:</b> 30 Jul 2020	<b>Responding Officer:</b> Richard Hume	<b>Responding Ref:</b> WK/202017758
<p><b>Electric Vehicle Charging Points</b></p> <p>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 &amp; Emissions Technical Planning Guidance</i> from the West Yorkshire Low Emissions Strategy Group. A condition requiring charging points is therefore necessary.</p> <p><b>Contaminated Land</b></p> <p>The proposed development is not on land that is considered to be contaminated from its historical use. However, contamination cannot be ruled out and the proposed future use is one which is sensitive to land contamination issues. A condition relating to the required actions if unexpected contamination is found is therefore necessary.</p> <p><b><u>Recommended Conditions</u></b></p> <p><b>EVC1 Electric Vehicle Charging Points - Condition</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space</li> <li>• One Standard Electric Vehicle Charging Point for every 10 unallocated residential parking spaces</li> </ul> <p>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.</p> <p><b>Reason:</b> 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.</p> <p><b>EVF1 Electric Vehicle Charging Points – Footnote</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Standard charging points for single residential properties that meet the requirements specified in the latest version of “<i>Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)</i>” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous</li> </ul>		

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.

#### **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.