

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2021/90019 - Land South of Helme Lane, Meltham, Huddersfield HD9 5QN
Variation of condition 2. (plans and specifications) on previous permission no. 2018/92937 for erection of 50 dwellings and associated works
Date Responded:
25 Jan 2021

Responding Officer:
Richard Hume

Responding Ref:
WK/202101905

There are no Environmental Health concerns regarding the variation of condition 2 and therefore we have no objections. Since approval the original application the situation regarding some of the conditions that we previously recommended has changed. These changes are detailed below and recommendations for revised conditions provided should that be necessary.

Contaminated Land

For the original application we accepted the contaminated land reports submitted at that time which concluded that there were no significant land contamination risks at the site and therefore remediation was not necessary. We however considered that a condition relating to unexpected contamination was necessary. That condition should be retained.

Electric Vehicle Charging Points

For the original application we recommended a condition requiring a scheme regarding the provision of electric vehicle charging points. Since then, in application 2020/90311 for discharge of conditions, the applicant has provided details of the proposed charging points in:

- Technical layout plan Phase 2 by Chris Gothard Architectural Ltd, Dated Feb 2019 (ref: 2290 Dwg No. TH01 rev D)
- Manufacturers information sheet for a Wallpod:EV

These were considered to be satisfactory proposals and we recommended that they were accepted. A condition requiring the charging points to be installed in accordance with those proposals should replace the original condition.

Noise

For the original application we recommended a condition requiring a noise assessment and details of any necessary noise mitigation measures. Since then the applicant has provided information regarding that condition including in application 2020/90311 for discharge of conditions. This previously submitted information was considered to provide a satisfactory assessment of the noise climate for the site, showing that some noise mitigation measures were necessary to protect the future occupiers of the site.

An Updated Acoustic Fence Detail and Ventilation Strategy Report by WYG dated 27 Jan 2020 (ref: A109776-1 Meltham) provided satisfactory proposals for:

- the location height and specification of acoustic barriers
- the provision of alternative ventilation for plots that need to keep windows closed to achieve satisfactory indoor noise levels.

The original noise condition therefore needs to be replaced with condition requiring the agreed noise mitigation measures to be installed.

Recommended Conditions

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. No part of the site shall be brought into use until such time as that part of 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 (to be applied to all applications with CL conditions)

All contamination reports shall be prepared in accordance with guidance in:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group

EVC2 Installation of Agreed Electric Vehicle Charging Points – Condition

Before the development is brought into use the dedicated facilities that will be provided for charging electric vehicles shall be installed and made operational in accordance with the proposals detailed in:

- Technical layout plan Phase 2 by Chris Gothard Architectural Ltd, Dated Feb 2019 (ref: 2290 Dwg No. TH01 rev D)
- Manufacturers information sheet for a Wallpod:EV

That is an electric vehicle charging point will be provided at every plot, each charging point will have an output of 3.6 or 7.2kW and provide Mode 3 charging via a Type 2 connection. Once installed the charging points 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 LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

NC1 Implement Agreed Noise Mitigation Measures – Condition

Before any plot is first brought into use, all works which form part of the sound attenuation scheme for that plot, as specified in the Updated Acoustic Fence Detail and Ventilation Strategy Report by WYG dated 27 Jan 2020 (ref: A109776-1 Meltham) shall be completed. The installed noise attenuation measures shall be retained thereafter.