

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/91932 - Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET		
Reserved matters application pursuant to outline permission 2016/92298 for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8) relating to Phase 4 - the construction of 2 x industrial warehouse units with ancillary office accommodation (approximately 6021m ² and 4046m ²) with parking and landscaping, including the discharge of Condition 6 (Bio-diversity Enhancement Management Plan), Condition 17 (Site Investigations), Condition 18 (Tree Survey), Condition 19 (Public Rights of Way), Condition 29 (Noise Attenuation) and Condition 31 (Electric Vehicle Charging Points).		
Date Responded: 9 th November 2021	Responding Officer: Natalie Heaney	Responding Ref: WK/202118381
Condition 6, 18 and 19 is outside the remit of Environmental Health. Comments from Environmental Health regarding Condition 29 are to follow in due course. Condition 17 – Site Investigation Condition 17 was recommended by the Coal Authority. Environmental Health risks are covered by Condition 30 (unexpected contamination) of outline permission 2016/92298. So Environmental Health have no further comment at this time. Condition 31 – Electric Vehicle Charging Points The following documents have been provided in to discharge Condition 31: • Pod Point Twin Datasheet by Pod Point dated September 2017 (reference: PP-D-150120-4). • Proposed Site Plan Unit 1 - Ellis Healey Architecture dated April 2021 (Drawing No. 2115 PL104) • Proposed Site Plan Unit 2 - Ellis Healey Architecture dated April 2021 (Drawing No. 2115 PL105). From the documents submitted, Unit 1, will have 60 no. parking spaces and it is proposed that 4 electric vehicle charging points will be installed. At Unit 2, 40 no. parking spaces are proposed and a further 2 electric vehicle charging points will be installed. Therefore, the proposals are for 6 electric vehicle charging points to serve 60 car parking spaces. The model of electric vehicle charging points proposed is the Pod Point Twin. The data sheet provided lists two different models that provide Mode 3 charging with a continuous output of least 32A (7kW) and have either a Type 1 or 2 socket outlet. Part of Condition 31 requires details of electric vehicle charging points. These must be installed on the basis of 1 charging point per 10 spaces. Having assessed the information against the requirements of Condition 31, an acceptable number of charging points have been proposed. However, it is unclear which model of the Pod Point Twin chargers is proposed for		

installation. It is also unclear what other on-site low emission mitigation strategies are proposed as per the requirements of Condition 31.

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 Air Quality & Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. Standard electric vehicle charging points need to be capable of providing a continuous 16A, Mode 3 charging supply via a Type 2 socket. A continuous 32A supply would be more likely to be future proof.

Recommendations

Comments from Environmental Health regarding Condition 29 are to follow in due course.

The information provided fails to satisfy the requirements of Condition 31 (Electric Vehicle Charging Points). Until additional satisfactory information is submitted that details the type of electric vehicle charging point to be provided and the additional on-site low emission strategies to be implemented, we recommend that Condition 31 remains until further notice.