

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/91946 - Brenntag UK Ltd, Union Mills, Oxford Road, Gomersal, Cleckheaton, BD19 4JW		
Discharge of conditions 4, 5, 6, 7 & 8 on previous permission no. 2019/93797 for erection of extension to existing warehouse and formation of new car park		
Date Responded: 16th August 2021	Responding Officer: Natalie Heaney	Responding Ref: WK/202119615
Conditions 4, 5, 6 are outside the remit of Environmental Health. Condition 7 – Unexpected Contamination Condition 7 concerns the finding of any contamination encountered during the development that has not previously been identified by the developer prior to planning permission being granted. To discharge Condition 7, a supporting statement has been provided titled ‘<i>FAO Kirklees Council,</i>’ by HB Projects Ltd dated 10th May 2021 (no reference). Under Condition 7 it is indicated in the document that ‘<i>WAC tests were undertaken with no contamination present.</i>’ We acknowledge that in the previously assessed Roberts Environmental Ltd Geo-Environmental Assessment Report dated October 2019 (ref: 190811.R.001) Waste Acceptable Criteria (WAC) testing had been completed on five samples from the site. One of which was identified as hazardous. However, it must be realised that the Waste Acceptable Criteria (WAC) test is to determine the type of landfill that site-won material can be disposed in i.e., non-hazardous, or hazardous landfill. The test is used for waste management purposes. Our concerns lie with the environmental health risks at the associated development. As per the agreed Phase II report and Condition 7, a watching brief should be maintained, and should any visual or olfactory evidence of contamination become apparent then this must be reported. At the time of writing, no information has been received to confirm the presence (or absence) of any unexpected contamination not previously considered in the agreed Phase II report. Furthermore, from the documents provided we understand that works on the warehouse extension have not commenced. Until the development is complete, and groundworks remain, contaminated land may be encountered. For that reason, we do not currently recommend the discharge of Condition 7. Condition 8 – Electric Vehicle Charging Points To discharge Condition 8, the following documents were received: • A supporting statement titled ‘<i>FAO Kirklees Council,</i>’ by HB Projects Ltd dated 10th May 2021 (no reference). • A plan titled ‘<i>Car Park Area Plan – Proposed</i>’ by dated 10th May 2021 HB Projects Ltd dated 10th May 2021 (drawing no. Plan P21-3278-00-01J). The plan shows the location of 3 electric vehicle charging points to be provided in 3 of the 31 spaces. However, no information is provided concerning the charging point specification. We expect the applicant to demonstrate that the electric vehicle charging points to be employed will meet the requirements specified in the latest version of “<i>Minimum technical</i>		

specification - Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles. Charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have a Type 2 socket outlet would be acceptable.

For that reason, the information provided about electric vehicle charging points is considered unacceptable at this stage, so we recommend that Condition 8 remains. Further information concerning the charging point specification is necessary.

Recommendations

Until the development is complete, and groundworks remain, contaminated land may be encountered. For that reason, we do not currently recommend the discharge of Condition 7.

For that reason, the information provided about electric vehicle charging points is considered unacceptable at this stage, so we recommend that Condition 8 remains. Information concerning the charging point specification is required.