

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/90035 - Land adj, 7, West Lane, Gomersal, BD19 4DL**
**Discharge conditions 3,4,5,10,12,13,14,15,16,18 on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area)**
**Date Responded:**  
**27<sup>th</sup> March 2023**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202302839**

Conditions 3, 10, 12, 13, 14, 15, 16 and 18 are outside the remit of Environmental Health.

**Condition 4 – Electric Vehicle Charging Points**

To discharge Condition 4, a Wallpod: EV Homesmart EV data sheet has been received. The document shows a Type 2, Mode 3 charging socket with either 3.6kW (16amp) (for the EVHS2010 model) or 7.2kW (32amp) (for the EVHS2020 model) charging speeds.

The information satisfies the technical requirements of Condition 4. However further information is necessary to wholly satisfy the condition.

**Condition 5 – Preliminary Risk Assessment (Phase I Desk Study Report)**

To discharge Condition 5, a Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001) has been received. The report is in the format of a combined Phase 1 and Phase 2 report and includes geotechnical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspects of the report.

The Phase 1 aspect of the Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001) is considered acceptable for the purpose of discharging Condition 5.

**Recommendations**
**Condition 4 – Electric Vehicle Charging Points**

The Wallpod:EV Homesmart EV data sheet shows charging points that meet the technical requirements of Condition 4. However, confirmation that the EVCPs shown are to be installed at each dwelling is required to wholly satisfy the condition. Should the applicant be able to confirm this to the Planning Officer then we would consider the information satisfactory. However, the condition must remain until the charging points are installed and made operational.

**Condition 5 – Preliminary Risk Assessment (Phase I Desk Study Report)**

The Phase 1 aspect of the Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001) is considered acceptable for the purpose of discharging Condition 5.

**INFORMATION**

The Phase 2 aspect of the Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated November 2022 (ref: E21/7885/R001) would be considered acceptable for the purpose of discharging Condition 6. However, the applicant does not appear to have applied to discharge Condition 6. In any future application to discharge

Condition 7, the applicant must provide clarification on the proposals for testing of site-won and imported materials and unexpected contamination. Further information may be necessary. A stand-alone report must be submitted to the LPA for approval before groundworks can commence as per the requirements of the condition.