

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/90327 - adj, Hebble House, 10, Hebble Court, Thornhill Lees, Dewsbury, WF12 0AY		
Discharge conditions 2, 3, 6, 9, 12 on previous permission 2020/93742 for erection of 3 detached dwellings		
Date Responded: 16February 2023	Responding Officers: NH & MN	Responding Ref: WK/202303702
<u>Note</u> – These comments relate to Conditions 3, 6 and 12 ONLY. Condition 3 - Remediation Strategy To discharge Condition 3, the following documents have been submitted: - Letter titled 'Contaminated Land (Ground Gas) ref 2020/93742 Hebble Court, Thornhill Lees, Dewsbury WF12 0AY: EPS Ref UK21.5618 (Issue 2)' by EPS, dated 31st March 2022 - Remedial Strategy & Implementation Plan by EPS Ltd, dated 17th October 2022 (ref: UK21.5618c) The letter was previously reviewed and accepted under 2020/93742. Therefore, we have no further comments to make on this document. The Remediation Strategy includes geo-technical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspects of the report. The report proposes the installation of CS2 ground gas measures (ground gas membrane and 150mm passive ventilated void) to achieve a total score of 3.5. The report also proposes in the areas of soft landscaping and gardens, to remove made ground to facilitate a 600mm clean cover layer. Imported materials will be required and the specification for imported fill is provided in section 5.1.1 of the report. We accept the Remedial Strategy & Implementation Plan by EPS Ltd, dated 17th October 2022 (ref: UK21.5618c). Condition 6 – Ventilation The applicant has submitted a Noise Assessment from Acoustic Tests dated 28 January 2023 Ref APF/C/AFA774/REV1 and para 5.5 states full information regarding the proposed MVHR system is not yet available. However, the submitted drawings from Regavent dated 23 August 2022 Ref 4356221 show the installation of a 250R Regavent Loft Mounted MVHR System and upon checking the specification (250R Data sheet (regaventilation.co.uk)), it states the unit is 'Acoustically lined, complete with anti-vibration mounting bracket to provide virtually silent operation'. The Noise Assessment states desirable criteria should be easily achievable with a correctly installed MVHR system and it is imperative the system is installed competently. The submitted information is accepted. Condition 12 – Electric Vehicle Charging Points To discharge Condition 12, a ROLEC data sheet has been received. Several products are listed and they all provide Type 2 charging with an output of up to 7.4kW (32A). This satisfies		

the technical part of the condition. The plan provided with the original permission 2020/93742 confirms that 3 charging points will be installed. We accept the information provided however we cannot recommend the discharge of the condition until the charging points are installed and made operational.

Recommendations

Condition 3 - Remediation Strategy

We accept the Remedial Strategy & Implementation Plan by EPS Ltd, dated 17th October 2022 (ref: UK21.5618c) and recommend that the condition is discharged.

Condition 6 - Ventilation

We accept the information provided. However we recommend the condition is not discharged until the ventilation system is installed and made operational.

Condition 12 - Electric Vehicle Charging Points

We accept the information provided. However we recommend the condition is not discharged until the charging points are installed and made operational.