

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/91251 - adj, 18, Wells Road, Thornhill, Dewsbury, WF12 0LE**
**Discharge conditions 6 (parking), 7 (retaining walls/ structures), 8 (wastes), 9 (bat box) 10 (evc), 11 (Phase I Desk Study Report), 17 (drainage) on previous permission 2021/90209 for erection of detached dwelling**
**Date Responded:  
8<sup>th</sup> June 2023**
**Responding Officer:  
NH**
**Responding Ref:  
WK/202314249**

We note the applicant has applied to discharge Conditions 6, 7, 8, 9, 10, 11 and 17.

Conditions 6, 7, 8, 9 and 17 are outside the remit of Environmental Health.

**Condition 10 – Electric Vehicle Charge**

To discharge Condition 10, The Site Plan by Faisal Building Solution (No Date, Ref: E20054) shows the proposed installation of a charging point. Electric vehicle charging provisions for new residential buildings are now a requirement under Building Regulations. Notwithstanding, the condition should remain until the construction is complete.

**Condition 11 – Phase I Desk Study Report**

To discharge Condition 11, a Desk Study Report by Your Environment, dated November 2022 (ref: YEX3503 Rev.1) has been received. The report 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.

Potential historical notable land uses include but are not limited to a colliery, an unspecified depot, a refuse heap and tramway sidings. From this, the report identifies several potential pollutant linkages that may impact the development and states ‘the risk with respect to Human Health ranges between a Low a Moderate risk.’ In conclusion, the report recommends an intrusive investigation that should include soil, groundwater and gas assessment.

**Recommendations**
**Condition 10 – Electric Vehicle Charge**

The Site Plan by Faisal Building Solution (No Date, Ref: E20054) shows the proposed installation of a charging point and is accepted. Notwithstanding, the condition should remain until the construction is complete.

**Condition 11 – Phase I Desk Study Report**

The Desk Study Report by Your Environment, dated November 2022 (ref: YEX3503) satisfies the requirements of Condition 11, therefore Condition 11 should be discharged.