

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/91870 - Rough Nook Farm, 112, Mill Moor Road, Meltham, Holmfirth, HD9 5LW**

**Discharge conditions 2 and 3 (materials), 4 (retaining walls), 5 (drainage), 6 (watercourses), 8 (temporary surface water drainage), 9 (outfall details), 10 (adoptable road details), 12-16 Phase 1 & 2 Ground Investigation Reports), 17 (EV charging points), 18 (construction traffic), 20 (EDS) on previous permission 2018/94006 for variation condition 2 (plans/specification) on previous permission 2017/93015 for erection of 19 dwellings (C3) with associated parking with vehicular access**

**Date Responded:**  
**7<sup>th</sup> August 2023**
**Responding Officer:**  
**RM**
**Responding Ref:**  
**WK/202321404**

Conditions 2, 3, 4, 6, 8, 9, 10, 18 and 20 are outside the remit of Environmental Health.

**Conditions 12 – 16 Contaminated Land Conditions**

Conditions 12 to 16 on previous permission 2018/94006 related to several critical stages of the assessment and remediation process for contaminated land. These conditions require the submission of a Phase 1 report, and where necessary a Phase 2 report and a Remediation Strategy. Note that these are pre-commencement conditions. Once remediation (where necessary) has been agreed, then remediation must be undertaken as per the requirements of Condition 15 and to verify that remediation has been completed successfully a validation report must then be submitted.

In support of these conditions, we have received a Phase II Ground Investigation Report by JNP Group dated August 2018 (ref: B21957 R002). We accepted the report previously as part of application 2019/93274. However, we have concerns as part of the wider development, that stockpiles of contaminated material have been mixed with topsoil. In addition, the reports provided are outdated and do not clearly identify the site. Therefore, we require supplementary information to confirm, to a high degree of confidence, that no contamination exists at the site. All reports must be authored in accordance with good practice guidance.

**Condition 17 - EV charging points**

The supporting documents indicate a Wallpod: EV Type 2, Mode 3 Charging Socket That provides either 3.6kW (16A) or 7.2kW (32A) charging speed is proposed. This would meet the technical requirements of the condition. It is unclear whether these are to be applied to all properties. However, we cannot recommend the discharge of the condition until these are installed at all dwellings and made operational.

The planning officer must be satisfied that the EVCPs described are going to be installed to all properties intended for construction under this permission.

**Recommendations**
**Conditions 12 – 16 Contaminated Land Conditions**

Conditions 12, 13, 14, 15, and 16 must remain until further notice as the information provided in support of these conditions, fails to satisfy the requirements of the conditions.

**Condition 17 - EV charging points**

The technical information is satisfactory however, we cannot recommend the discharge of the condition until these are installed at all dwellings and made operational. The planning officer

must be satisfied that the EVCPs described are going to be installed to all properties intended for construction under this permission.