

<b>Consultation Response from KC Environmental Health – Pollution &amp; Noise Control</b>		
<b>2019/93274</b>		
<b>Rough Nook Farm, 112 Mill Moor Road, Meltham, Holmfirth, HD9 5LW</b>		
<b>Discharge of conditions 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19 and 21 on previous permission no. 2017/93015 for erection of 19 dwellings (C3) with associated parking with vehicular access</b>		
<b>Date Responded:</b> <b>7<sup>th</sup> November 2019</b>	<b>Responding Officer:</b> <b>Joanne Cooper</b>	<b>Responding Ref:</b> <b>WK/201921361</b>
<p>I have reviewed the information supplied by the applicant and have been provided with documentation regarding the discharge of conditions 13 and 14 related to land contamination investigation and condition 18 for the provision of electric vehicle charging points.</p> <p>Conditions 15, 16 and 17 also relate to land contamination however the information to discharge these is still pending, subject to the discharge of conditions 13 and 14 below.</p> <p><b>Land Contamination</b></p> <p>Condition 13 – Phase 1 Preliminary Risk Assessment</p> <p>I have been supplied with the following report by the applicant:</p> <ul style="list-style-type: none"> <li>Phase I Geo-Environmental Assessment for Mill Moor Road prepared for Pennine Developments Ltd. Ref: B21957 R002 dated June 2018</li> </ul> <p>I am satisfied that the Phase I preliminary risk assessment has adequately considered the potential sources for land contamination for this site and recommended the intrusive ground investigation detailed below as well as basic gas protection measures.</p> <p>Condition 13 can therefore be discharged.</p> <p>Condition 14 – Phase 2 Ground Investigation Report</p> <p>I have been supplied with the following report by the applicant:</p> <ul style="list-style-type: none"> <li>Phase II Ground Investigation Report for Land Off Mill Moor Road prepared for Pennine Developments Ltd. Ref: B21957 R002 dated August 2018</li> </ul> <p>I am satisfied that there has been a thorough and accurate assessment into the ground conditions on this site. Section 8.4 of the aforementioned report references arsenic encountered in the south western part of the site in the made ground where gardens will be located. Section 8.6.4 recommends that an Options Appraisal and Remediation Strategy is submitted to the Local Planning Authority in order to address the risk posed from the arsenic in the ground. This would be accepted as part of Condition 15 – Remediation Strategy for land contamination. The report also makes a recommendation for basic gas protection measures which would protect from any harmful ground gas which may be present but undetected on the site.</p>		

Condition 14 can therefore be discharged.

### **Air Quality**

Condition 18 – Electric Vehicle Charging Points

I have been supplied with the following information by the applicant:

- Technical Specification for Rolec Wallpod:EV Electric Vehicle Charging Socket – Type 2, Mode 3 charging Socket 3.6kW (16A) or 7.2 kW (32A)
- Drawing 2492-PH2-51 Proposed EV Charging Point Plan for Vogue Homes dated July 2019

The information supplied by the applicant is sufficient in meeting the requirements of Condition 18 and the West Yorkshire Low Emissions Strategy. The electric vehicle charging points shall be installed in accordance with the documentation provided.

Condition 18 can therefore be discharged.