

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92034 - adj, 655, Halifax Road, Hightown, Liversedge, WF15 8HE
Discharge condition 4 (parking), 6 (materials), 8 (Phase I Desk Study Report), 9 and 10 Phase II Intrusive Site Investigation Report, 13 (charging electric vehicles), 16 (drainage) on previous permission 2019/93380 for erection of detached dwelling with associated parking and amenity space
Date Responded:
3rd August 2023
Responding Officer:
NH
Responding Ref:
WK/202321401

Conditions 4, 6 and 16 are outside the remit of Environmental Health.

Condition 8 – Phase I Desk Study Report

A Desktop Study Report by YourEnvironment, dated 21st February 2022 (ref: YEX2354) has been received in support of the application to discharge Condition 8. The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the document.

The report outlines the probable geo-environmental conditions of the site and identifies several potential sources of pollutants, pathways and receptors. Notably on-site and off-site sources of contamination have been identified resulting in the recommendations to undertake a Phase II investigation to characterise the site.

We accept the Desktop Study Report by YourEnvironment, dated 21 February 2022 (ref: YEX2354). The report wholly satisfies the requirements of Condition 8 therefore we recommend that Condition 8 is discharged.

Condition 9 – Phase 2 Investigation

A Report on a Phase 2 Geo-environmental Investigation by Rogers Geotechnical Services dated January 2023 (ref: C2764/22/E/4214) has been received in support of the application to discharge Condition 9. The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the documents.

The report describes an intrusive investigation undertaken at the site. The work included trial pits, ground gas and groundwater monitoring and the retrieval and laboratory analysis of soil samples to characterise the site and test the potential pollutant linkages identified in the Phase 1 report.

The investigation confirmed the presence of PAH-impacted made ground and topsoils across the site, accompanied with a Characteristic Situation Level 2 ground gas regime, suggesting the need for remediation to make the site safe to the intended use. Whilst we agree with the report conclusions, we seek further clarity regarding the referenced vapour risk in the revised conceptual site model and additional commentary on the observed concentrations of PAH observed at WS02.

Overall, we accept the Report on a Phase 2 Geo-environmental Investigation by Rogers Geotechnical Services dated January 2023 (ref: C2764/22/E/4214) but require additional information to fulfil the requirements of Condition 9.

Condition 10 – Remediation Strategy

Condition 10 on previous permission 2019/93380 is a pre-commencement condition that requires the submission and approval of a Remediation Strategy. No remediation strategy appears to have been included in the supporting information. However, from the investigation report provided, remediation is necessary at this site. Therefore, we recommend that Condition 10 remains until further notice.

Condition 13 – Electric Vehicle Charging Point (EVCP)

A Proposed Ground Floor Setting Out Plan by Studio 91 Architecture dated April 2023 (Drawing no. BR-201) has been received in support of Condition 13. The plan shows the proposed installation of a Ohme Home Pro EV charging point.

The supporting documents do not appear to include a technical specification for the proposed EVCP. Therefore, it is unclear whether the EVCP will meet the requirements of the condition. To wholly fulfil the requirements of Condition 13, the applicant needs to provide the Local Planning Authority (LPA) evidence that the proposed EVCP unit will meet the conditions prescribed minimum technical requirements. Once the LPA has received satisfactory technical information, Condition 13 should not be discharged until the EVCP is installed and made operational.

Recommendations**Condition 8 – Phase I Desk Study Report**

We accept the Desktop Study Report by YourEnvironment, dated 21st February 2022 (ref: YEX2354). The report wholly satisfies the requirements of Condition 8 therefore we recommend that Condition 8 is discharged.

Condition 9 – Phase 2 Investigation

We require clarification on several points raised following our review of the Report on a Phase 2 Geo-environmental Investigation by Rogers Geotechnical Services dated January 2023 (ref: C2764/22/E/4214). Therefore, Condition 9 must remain until further notice.

Condition 10 – Remediation Strategy

No remediation strategy appears to have been included in the supporting information. Therefore, we recommend that Condition 10 remains until further notice.

Condition 13 – Electric Vehicle Charging Points

We acknowledge the information provided however we require additional information to wholly satisfy the requirements of the condition. Therefore Condition 13 must remain until further notice.