

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92700 Land at, Whitley Road, Whitley, Dewsbury, WF12 0LZ
Reserved matters application for erection of one dwelling pursuant to outline permission 2020/93432 (APP/Z4718/W/21/3274396) for erection of residential development
Date Responded:
18th December 2023
Responding Officer:
RM
Responding Ref:
WK/202338114

The following comments relate to Plot 2 only of the outline permission 2020/93432 (APP/Z4718/W/21/3274396) for erection of residential development.

Contaminated Land

A Phase 1 Environmental Desk Study Report by Rogers Geotechnical Services Ltd (RGS Ltd) (ref: C3619/23/E/5958) (Dated: 22/11/2023) has been submitted in support of the application. 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.

The Phase I report provides an in-depth appraisal of the site history and previous surrounding land uses, since the 1800s, and includes a comprehensive conceptual site model. It classifies the site as being a Low–Medium risk with possible sources of contamination and pollution linkages associated with potential off-site sources. It recommends further intrusive site investigation for metals, semi-metals, non- metals, hydrocarbons and asbestos, and states that gas monitoring is not necessary unless a credible source of ground gas is discovered during any intrusive investigation.

We accept the information that has been provided in the Phase 1 Report by RGS Ltd, however this only meets part of the requirements of condition 9 of the outline application 2020/93432 and therefore we recommend that condition 9 remains.

We note that the report does not recommend ground gas monitoring in the first instance and refers to the findings of a site investigation undertaken at the site. In any future ground investigation, we would expect a period of ground gas monitoring to be undertaken in accordance with best practice guidance.

Electric Vehicle Charging Points (EVCPs)

From the information provided the proposals include the provision for 2no. car parking spaces. In an application of this nature, it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and Air Quality & Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. No information has been submitted therefore, condition 8 of the outline application 2020/93432 must remain.

Loss of amenity caused by the construction of the development

There is a potential for loss of amenity to the occupiers of nearby properties from noise and vibration from the construction phase of the development. Therefore, we recommend that condition 10 of the outline application 2020/93432 relating to construction hours must remain.

