

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2023/93370 22 & 24 Prospect Terrace, Hightown, Liversedge, WF15 6PW

Discharge conditions 3 (materials), 5 (lighting), 6 (bird boxes), 9 (evc), 10-14 (Phase 1/2 Report), 18 (external materials) on previous permission 2023/90299 for demolition of two dwellings and erection of two detached dwellings with two detached garages

Responding Date:
29th November 2023

Responding Officer:
SR

Responding Ref:
WK202337336

Comments

Our response is in relation to conditions 9 EVCP, 10-14 Contaminated Land, only which are within the remit of Environmental Health.

Condition 9 Electric Vehicle Charging Points (EVCP's)

To discharge Condition 9 the applicant has submitted a covering letter. This identifies the type and location of the EVCP's that have been installed. We would remind the applicant that approval under the Building Regulations may also be required for the EVCP, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

We accept the information provided and make the following recommendation.

Condition 10 - Preliminary Risk Assessment (Phase I Desk Study Report)

A report titled 'Engineering Desk Study' by Soil and Structures dated 2nd May 2023 (ref: 20297) was previously provided in support of the previous permission. Given the new information provided in support of application 2023/93370, we now accept this report and recommend the discharge of Condition 10.

Condition 11 - Phase II Intrusive Site Investigation Report

To satisfy the requirements of Condition 11, we have received an Undated Summary document titled Planning Conditions, Application Number: 2023/90299, and an email from Soil and Structures dated 2nd October 2023. The documents include geotechnical information, which is outside the remit of Environmental Health. This consultation response only relates to the land contamination aspects of the documents.

We accept the information provided in support of Condition 11 and recommend that the condition is discharged.

Condition 12 – Remediation Strategy

The report titled 'Engineering Desk Study' by Soil and Structures dated 2nd May 2023 (ref: 20297) was previously provided in support of the previous permission and recommended the provision of ground gas protection measures in line with an Amber 1 ground gas regime. Therefore, a detailed remediation strategy will be necessary for this site. No remediation strategy has been provided in support of the application to discharge Condition 12. Therefore, Condition 12, 13 & 14 must remain until further notice.

Recommendations

Condition 9 Electric Vehicle Charging Points (EVCP's)

We accept the information submitted and recommend discharge of condition 9.

Condition 10 - Preliminary Risk Assessment (Phase I Desk Study Report)

A report titled 'Engineering Desk Study' by Soil and Structures dated 2nd May 2023 (ref: 20297) is accepted and therefore we recommend the discharge of Condition 10.

Condition 11 - Phase II Intrusive Site Investigation Report

We accept the information provided in support of Condition 11 and recommend that the condition is discharged.

Condition 12 – Remediation Strategy

No remediation strategy has been provided in support of the application to discharge Condition 12. Therefore, Condition 12, 13 & 14 must remain until further notice.