

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/93597 - east of, Mill Lane, and Heaton Grange, Hanging Heaton, Batley, WF17 6EN
Reserved matters application pursuant to outline permission 2020/93777 for erection of residential development (19 dwellings)
**Date Responded:
26th February 2024**
**Responding Officer:
NH**
**Responding Ref:
WK/202403685**
Construction Environmental Management Plan

Condition 9 on outline permission 2020/93777 requires the submission and approval of a Construction Environmental Management Plan (CEMP) prior to development commencing. No CEMP appears to have been received in support of the current application. Therefore, we recommend that Condition 9 of outline permission 2020/93777 remain.

Noise

Condition 10 on outline permission 2020/93777 requires the submission and approval of a noise assessment report. No noise report appears to have been received in support of the application. We note the inclusion of proposed site plans that refer to a buffer zone and timber fence, however in the absence of a suitable noise report, we recommend that Condition 10 of outline permission 2020/93777 remain.

Contaminated Land

Conditions 11, 12, 13 and 14 on outline permission 2020/93777 requires the submission and approval of contaminated land reports. No contaminated land reports appear to have been received in support of the current application. Therefore, we recommend that all contaminated land conditions (11 through to 14 inclusive) of outline permission 2020/93777 remain unchanged.

Electric Vehicle Charging Points

Condition 15 on outline permission 2020/93777 requires the submission and approval of an electric vehicle charging point scheme before the electrical system is installed. From the Climate Change statement supplied with this application, we understand that all dwellings will have an electric vehicle charging point. Given that the installation of electric vehicle charging points for residential properties are now a requirement of Building Regulations, we consider the information received sufficient to satisfy the requirements of the condition.

Recommendations

Insufficient information has been submitted to satisfy Conditions 9, 10, 11, 12, 13, 14 and 15 of the outline permission 2020/93777, therefore these conditions remain necessary.