Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91602 - 156, Upper Road, Batley, WF17 7BJ		
Discharge conditions 1-20 on previous permission 2022/91343 for conversion of public house to form two dwellings, erection of garages and one detached dwelling, demolition of external outbuildings and associated works		
Date Responded: **12th June 2024**	**Responding Officer:** **NH**	**Responding Ref:** **WK/202417898**

Our comments related to those within the remit of Environmental Health only.

Condition 10 – Phase I
No Phase I report has been received as part of the application to discharge Condition 10. We understand that Condition 10 has already been discharged as part of application 2023/90041. We have no additional comments to make in relation to this condition.

Condition 11 – Phase II
The applicant has provided a Phase II Interpretative Report by RB Geotechnical, dated April 2024 (ref: RBG312). The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report.

The Phase II investigation identified shallow soil contamination, in particular elevated levels of TPH, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-c,d)pyrene and dibenzo(a,h)anthracene. The investigation also revealed elevated carbon dioxide and ground gas flow rates. Consequently, the site was characterised as a Characteristic Situation Level 2 site. Based on the findings, RB Geotechnical recommend a detailed remediation strategy and remediation of the site to address the soil and ground gas issues.

We accept the Phase II Interpretative Report by RB Geotechnical, dated April 2024 (ref: RBG312) and we recommend that Condition 11 is discharged.

Condition 12 - Remediation Strategy
No remediation strategy has been received as part of the application to discharge Condition 12. However, the Phase II Interpretative Report by RB Geotechnical, dated April 2024 (ref: RBG312) has identified contamination at the site and we consider remediation necessary to make the site safe for occupation. For these reasons, we recommend that Condition 12 remain until further notice.

Condition 13 – Remediation
Condition 13 must remain until all groundworks are completed.

Condition 14 – Validation Report
No validation report has been received as part of the application to discharge Condition 14 and we are yet to accept a remediation strategy for Condition 12. Therefore, it is unclear how we can consider the discharge of Condition 14 at this time. For these reasons, we recommend that Condition 14 remain until further notice.

Condition 15 – Electric Vehicle Charging Points

We acknowledge the Proposed Site Plan (drawing no. DWG-0121) dated May 2024 and the statement in the Discharge of Conditions Document by Archismart Design Ltd received in support of Condition 15. These documents confirm that a Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) will be installed at each residential unit that has a dedicated parking space.

The information above is acknowledged and accepted, however as the EVCPs have not yet been installed and need to be retained to comply with the condition, we recommend the condition remain in perpetuity.

Condition 16 – Noise
No noise assessment has been received in support of the application. Therefore, Condition 16 must remain until further notice.

Recommendations
Condition 10 – Phase I
No Phase I report has been received as part of the application to discharge Condition 10. We understand that Condition 10 has already been discharged as part of application 2023/90041. We have no additional comments to make in relation to this condition.

Condition 11 – Phase II
We accept the Phase II Interpretative Report by RB Geotechnical, dated April 2024 (ref: RBG312) and we recommend that Condition 11 is discharged.

Condition 12 – Remediation Strategy
The Phase II Interpretative Report by RB Geotechnical, dated April 2024 (ref: RBG312) has identified contamination at the site and we consider remediation necessary to make the site safe for occupation. For these reasons, we recommend that Condition 12 remain until further notice.

Condition 13 – Remediation
Condition 13 must remain until all groundworks are completed.

Condition 14 – Validation Report
No validation report has been received as part of the application to discharge Condition 14 and we are yet to accept a remediation strategy for Condition 12. Therefore, it is unclear how we can consider the discharge of Condition 14 at this time. For these reasons, we recommend that Condition 14 remain until further notice.

Condition 15 – Electric Vehicle Charging Points
We accept the proposals for the EVCP given in documents provided. As the EVCPs have not yet been installed and need to be retained to comply with the condition, we recommend the condition remain in perpetuity. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.

Condition 16 – Noise
No noise assessment has been received in support of the application. Therefore, Condition 16 must remain until further notice.