

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91844 Foxhall Environmental Services Ltd, Owler Lane, Birstall, WF17 9BW		
Redevelopment of site to include erection of 3 light industrial units, prefabricated offices and waste transfer station shed and open storage		
Responding Date: 8th September 2025	Responding Officer: SR	Responding Ref: WK202526287
<u>Comments</u>		
<u>Pre Determination information required</u>		
<u>Contaminated Land</u>		
<p>The proposed development site is identified on our mapping system as potentially contaminated land (our site ref: 225/2, Transport depot, Waste oil burner EPA E9), it has also been identified as a coal high risk development area, is being used as a waste transfer site and shot blasting facility.</p> <p>In support of the application a Coal Mining Risk Assessment by Enviro Solution, dated the 7th of May 2025, version 1 and a Phase 1 Preliminary Risk Assessment by Foxhall Environmental Ltd, dated April 2025 have been submitted.</p> <p>Phase 1 Preliminary Risk Assessment We do not accept the Phase 1 report provided; several potential source-pathway-receptor linkages have been identified within the preliminary conceptual site model but these have been describes in Section 7 as low risk. The preliminary conceptual site model has not included the coal risk identified within the Coal Mining Risk Assessment. The report has not detailed an intrusive site appraisal.</p> <p>General note: the appendices appear to be missing from the report.</p> <p>Coal Mining Risk Assessment It would appear there is potential for shallow coal to exist below the site surface, Environmental Health consider mine gas and combustion risk only. Section 4 of the report discusses mitigation, we believe the 4no rotary boreholes suggested should form part of an intrusive site investigation to characterise the site. Moving forward any future phase 2 site intrusive investigation should assess results from the borehole data, including any relevant gas monitoring data.</p> <p>We do not accept the Phase 1 report; due to identified source-pathway-receptor links, we require the submission of full contaminated land phase 1 and 2 reports that fully assess risk to both onsite and offsite receptors, before the application is determined.</p> <p><u>Electric Vehicle Charging Points (EVCPs)</u> It appears that there will be provision for parking at the development therefore 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 <i>Air Quality & Emissions</i></p>		

Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. We recommend the following condition.

Recommended Conditions

Electric Vehicle Charging Points – Condition

Before the development is brought into use, 10% of parking spaces which may be phased with 5% initial provision and the remainder at an agreed trigger level, must be provided with dedicated facilities for charging electric vehicles. These must be installed and made operational in accordance with the current *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy (WYLES) Group. Once installed the charging points shall be retained for use thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

EVF1 Electric Vehicle Charging Points – Advisory Footnote

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- To futureproof the development, we would encourage the applicant to provide these in accordance with the current *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy (WYLES) Group