

Consultee Comments for Planning Application 15/00590/OUT

Application Summary

Application Number: 15/00590/OUT

Address: Hebble Brook Business Park Hays Lane Mixenden Halifax Calderdale HX2 8UL

Proposal: Residential Development (Outline)

Case Officer: Thomas Shiels

Consultee Details

Name: Mr R Carroll

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On Behalf Of: Environmental Health Services - Pollution Section (E)

Comments

I have considered the Environmental Health issues concerning this application and I would make the following comments:

This application is an outline and therefore the layout and details of the development are not yet known. I would therefore like to recommend the following;

1. Before the relevant works a scheme of the provisions to be made for the storage and collection of wastes including recyclable wastes arising from the development, compatible with the requirements of the Councils waste collection service, shall be submitted in writing to the Local Planning Authority for its approval. The scheme shall account for
 - a) suitable location of waste store(s) relative to all dwellings of the development hereby permitted, and
 - b) the design and construction of each waste store so as to minimise loss of amenity from vermin, odour, flies and animal attack; and to provide sufficient space for receptacles for the separate storage of household waste and recyclable wastes, and
 - c) waste collection point(s), level accessways between the stores and collection point(s), and unobstructed vehicular access to the waste collection point(s);

The provisions shall be constructed in accordance the scheme so approved prior to the first occupation of the development, and maintained thereafter. (PL56)

I believe paragraph 35 of the NPPF supports the incorporation of facilities for electrically powered vehicles and in my view this development should allow for this.

2. In connection with any garage, driveway, vehicle hardstanding or car-port hereby approved for construction within the boundary of a dwelling, there shall be installed in an appropriate location a suitable facility to permit the recharge of an electrical batterypowered vehicle that may be used in

connection with that dwelling. Unless otherwise required by the location the installation(s) shall comply with IEE regulations and BSEN 62196-1 for a mode 3 system.

A phase 1 contaminated land report has been submitted and it outlines a number of further investigations required to demonstrate if the site is suitable for use. One may take the view that a phase 2 investigation is required before this application is determined, as only then would suitability of this site for residential use be clear in respect of any contamination concerns. At the very least one would want the necessary reassurance submitted with other documents at the detailed application stage.

If the planning officer wishes to follow this latter route I would recommend the following condition.:

3. Prior to the submission of detailed application a Phase 2 contaminated land report in respect of this site shall be submitted to the LPA for its approval. The applicant shall take cognisance of the findings of the Phase 1 report for this site and carry out such other investigations as are necessary to determine the suitability of the site for the residential use envisaged. The Phase 2 report shall detail the findings of these investigations and the remediation that would be necessary.

Miss Diane Marsh
Environmental Health Officer
Housing, Environment and Renewal