Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/91552 - 33, Belle Vue Street, Healey, Batley, WF17 8DD		
Discharge conditions 3 (materials), 5 (Phase I Desk Study Report), 14 (wastes) on previous permission 2021/92271 for erection of 2 semi-detached dwellings		
Date Responded: **10th March 2023**	**Responding Officer:** **Natalie Heaney**	**Responding Ref:** **WK/202306148**

Conditions 3 and 14 are outside the remit of Environmental Health.

Condition 5 - Phase I Desk Study Report
Further to our comments dated 8th February 2023, a letter titled Ground Gas Risk Assessment by Michael D Joyce Associates LLP dated February 2023 (ref: 4278) has been submitted. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report.

Environmental Health must be satisfied, at all the relevant stages, that satisfactory reports have been submitted to demonstrate that the development is suitable for use. We acknowledge the document and agree with the assessment for mine gases. However, we still have concerns about landfill gas risk. Notwithstanding, the report advises the installation of a Rhinoplast ground gas barrier.

To move forward in the absence of ground gas monitoring, to confirm that the end-users will be afforded the necessary protection, we request the applicant provides further information in relation to the installation of the ground gas membrane referred to in the report. Photographic evidence of installation, verification of installation, as well as information in relation to the floor and substructure design and any ventilation measures at the properties is also requested.

Condition 5 should remain. We are unable to comment further on this condition at this time. The applicant must provide additional information.

Recommendations
Condition 5 - Phase I Desk Study Report
Condition 5 should remain. We are unable to comment further on this condition at this time. The applicant must provide additional information.

Kirklees COUNCIL

