Kirklees Council
Planning and Development Service
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Date: 03-Mar-2023
Our Ref: 2022/92509

Dear Sir/Madam

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge condition 3 (Phase One Contamination Report) on previous permission 2021/93344 for demolition of existing buildings and erection of five dwellings with associated access, parking and landscaping works (modified proposal)
9-11, Belle Vue Street, Healey, Batley, WF17 8DD
Application Number: 2022/92509

I write with reference to your application to discharge the conditions for the above development as submitted on 16-Aug-2022.

Condition 3 (Preliminary Risk Assessment (Phase I Desk Study Report)

The agent has submitted:

- Phase I: Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions Ltd, dated April 2022 (ref: GES 2247-22 PI).

KC Environmental Health have been consulted as part of the application and have reviewed the submitted information.

The report states that in terms of on-site and off-site historical land uses within 250m of the site, 'potentially contaminative land uses comprise of, nurseries, brickworks, unspecified mills, unspecified pits, unspecified ground workings and unspecified quarries.' Notably, the report also identifies 'a refuse tip 116 m northwest of the site' and 'an inert / industrial / commercial landfill site 89 m northwest.'

The reports recommends that ground gas and groundwater monitoring is completed. The report recommends 'six return gas and groundwater monitoring visits over a period of three months' to determine the ground gas and groundwater conditions.
KC Environmental Health generally agree with the findings but would expect a minimum of six ground gas and groundwater visits over three months for the monitoring. If any potential ground

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gas source is found to be worse than anticipated, then the monitoring period should be extended accordingly. All ground gas monitoring must be undertaken in accordance with best practice guidance. Officers therefore accept the report and deem that **Condition 3 is discharged,** however condition 4 is deemed applicable and needs to be discharged accordingly.

Yours faithfully

Mathias Franklin
Head of Planning and Development