

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/91555 - Taylor Hill Centre, Close Hill Lane, Newsome, Huddersfield, HD4 6LE**
**Discharge of conditions 3 (contamination/presence of coal), 4 (bat and bird boxes), 5 (great crested newts) on previous permission 2022/93143 for demolition of existing storage shed and erection of Animal Centre and associated workshop teaching space at Taylor Hill Centre, Close Hill Lane, Newsome, Huddersfield, HD4 6LE.**
**Date Responded:**  
**30<sup>th</sup> May 2023**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202316283**

Conditions 4 and 5 are outside the remit of Environmental Health.

**Condition 3 – Unexpected Contamination/Presence of Coal**

We note that the applicant has applied to discharge Condition 3 on previous permission 2022/93143 and that development has not commenced. Yet no supporting information has been provided. It is therefore unclear why the applicant has applied to discharge this condition. We expect this condition to remain until the development is complete.

If development has commenced, and contamination or coal has been encountered, then as per the requirements of the condition, groundworks must cease immediately, and the LPA must be notified in writing. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

**Recommendations**
**Condition 3 – Unexpected Contamination/Presence of Coal**

As detailed above, Condition 3 must remain until the development is complete.