Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/91800 - Oldfield Nook, 171, Scholes Lane, Scholes, Cleckheaton, BD19 6LY		
Discharge conditions 5 (Remediation Strategy), 6 (Remediation), 7 (Validation Report) on previous permission 2016/90646 for erection of 4 detached dwellings (within the curtilage of a Listed Building within a Conservation Area)		
Date Responded: 16th November 2023	**Responding Officer:** NH	**Responding Ref:** WK/202330002

Conditions 5, 6 and 7 - Contaminated Land Conditions
The applicant seeks to discharge Conditions 5 (Remediation Strategy), 6 (Remediation), 7 (Validation Report) on previous permission 2016/90646. The following documents have been received in support of the application:

- A Remediation Strategy authored by YourEnvironment, dated June 2019 (ref: YG0119-9)
- Remediation Statement authored by Eastwood Consulting, dated 8th February 2022 (ref: AJK/DD/46917-002)

The Remediation Strategy by YourEnvironment, dated June 2019 (ref: YG0119-9) has been reviewed by this service previously as part of application 2019/91550. We accepted the document in our response dated 19th June 2019. However, we were not able to recommend the discharge of Conditions 6 and 7 at the time. We recommended that if no imported material was required at the site, then a statement would be sufficient to later recommend the discharge Conditions 6 and 7.

The Remediation Statement authored by Eastwood Consulting, dated 8th February 2022 (ref: AJK/DD/46917-002) does not appear to be a remediation strategy in the usual sense, instead this is a statement to confirm that no remediation was necessary at the site. The report confirms that materials have neither been imported to nor removed from the site. The report also explains that no evidence of contamination was apparent during the construction works and that construction is now complete.

Recommendations
Conditions 5, 6 and 7 - Contaminated Land Conditions
The Remediation Statement authored by Eastwood Consulting, dated 8th February 2022 (ref: AJK/DD/46917-002) confirms that the site is suitable for the intended use and therefore we recommend the discharge of the remaining contaminated land conditions 5, 6 and 7 associated with previous permission 2016/90646.