

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/91870 - Rough Nook Farm, 112, Mill Moor Road, Meltham, Holmfirth, HD9 5LW
Discharge conditions 2 and 3 (materials), 4 (retaining walls), 5 (drainage), 6 (watercourses), 8 (temporary surface water drainage), 9 (outfall details), 10 (adoptable road details), 12-16 (Phase 1 & 2 Ground Investigation Reports), 17 (EV charging points), 18 (construction traffic), 20 (EDS) on previous permission 2018/94006 for variation condition 2 (plans/specification) on previous permission 2017/93015 for erection of 19 dwellings (C3) with associated parking with vehicular access
Date Responded:
9th April 2024
Responding Officer:
NH
Responding Ref:
WK/202406146
Conditions 12 – 16 Contaminated Land Conditions

Conditions 12 to 16 on previous permission 2018/94006 related to several critical stages of the assessment and remediation process for contaminated land. These conditions require the submission of a Phase 1 report, and where necessary a Phase 2 report and a Remediation Strategy. Note that these are pre-commencement conditions. Once remediation (where necessary) has been agreed, then remediation must be undertaken as per the requirements of Condition 15 and to verify that remediation has been completed successfully a validation report must then be submitted.

Further to our comments dated 7th August 2023, we have received an email from Vogue Homes dated October 17th 2023. We acknowledge the previous comments raised by EH. In relation to Conditions 14, 15 and 16 we maintain our position that we require additional information in relation to contaminated land.

Recommendations
Conditions 12 – 16 Contaminated Land Conditions

To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework, we recommend that Conditions 14, 15 and 16 remain until further notice.

We request the submission of a remediation strategy that includes additional sampling to demonstrate the site is suitable for the intended use. This is because of the time elapsed since the original investigation, our concerns related to the nearby development and the sensitive end-use.