

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/92058 - Land adj, 20, Quarryside Road, Mirfield, WF14 9QQ**
**Discharge of conditions 11.(land contamination) 12. & 13. (Phase II Intrusive Site Investigation Report) on previous permission no. 2020/90264 for erection of detached dwelling**
**Date Responded:  
14<sup>th</sup> September 2023**
**Responding Officer:  
NH**
**Responding Ref:  
WK/202326625**
**Condition 12 – Phase 2 Investigation**

Further to our comments dated 20<sup>th</sup> July 2023, we have received an email dated Friday 8<sup>th</sup> September 2023 from the agent. The email advises '*that imported materials will not be required but if at some point in the future the situation changes I will ensure that they are suitably certified.*' It is also understood that the front of the property will be hardstanding and the rear will be lawned. We accept this information and request that the following is included in full on any decision letter issued.

**Recommendations**
**Condition 12 – Phase 2 Investigation**

The Phase II: Ground Investigation & Updated Risk Assessment by GeoEnviro Solutions dated June 2023 (ref: 3292-23 PI) and the email dated Friday 8<sup>th</sup> September 2023 from the agent.

The approved report does not consider any proposals for imported material. Should any materials be brought onto site as part of the development, we expect these to be demonstrated as suitable for use in accordance with The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Verification Requirements for Cover Systems (Version 4.1 – June 2021) guidance, before their importation. Failure to comply with this guidance is likely to result in delays in any future planning application to discharge Conditions 15 and 16.

We remind the applicant that as per Condition 15 in the event that contamination not previously considered in the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority.

However, the details provided are considered acceptable at this time for the purpose of satisfying the requirements of condition 12.