

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/90792 - Former Whiteley Engineering Works Site, St. Peg Lane, Cleckheaton, BD19 3SH
Use of land for storage and fit-out of acoustic containers with generator units and associated electrical equipment, with reinstatement of former access to St. Peg Lane, erection of security fence and siting of security and welfare cabins
**Date Responded:
07 May 2024**
**Responding Officer:
MN and NH**
**Responding Ref:
WK/202410934**
Contaminated Land

Our records indicate the site is on potentially contaminated land and historic landfill. The site is also adjacent to potentially contaminated land and historic landfill.

We have received and reviewed a Phase 1 Environmental Due Diligence Report by Jones Hargreaves dated July 2023 (ref: Phase 1 Env) in support of the application. The report includes geotechnical information, which is outside the remit of Environmental Health.

The report identifies the former land uses including asbestos works, a mill, sheet metal works and engineering works and acknowledges that the past uses of the site have likely led historical contamination within the underlying soils. However, the authors consider the hardstanding across the site to provide a level of mitigation between the potentially impacted material and site users and as such for the continuation of the external storage use state this is not of significant environmental concern. Overall, a low to moderate risk is assigned to the site based on the continuation of the current use for storage.

The report notes that should any groundworks be required to facilitate the use of the site as a storage yard, then careful consideration would be required with respects to Health and Safety and Environmental controls applied to excavation works. This is to ensure that site workers are not exposed to contaminated soils that are likely to exist beneath the site. The hardstanding present across the site should be maintained where possible.

Comments

We acknowledge the submission of the report. We have reached out to the Planning Officer to seek clarification from the agent regarding the proposed groundworks, the foundation arrangements for all structures across site and service provisions to the proposed structures. We are also unclear about the electrical distribution pod identified on site. We require this information to continue our assessment of the application.

Give the historic landfill on-site and adjacent to the site and the nature of the potentially contaminated land, we withhold further comment at this time, and we require this information **before the application is determined**. This is 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.

Recommendations

At all stages of development, the LPA must ensure that satisfactory reports have been submitted to demonstrate that the site can be safely developed and is suitable for the intended use. 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

require additional information related to contaminated land **before the application is determined.**

Any other Environmental Health comments/recommendations will depend on the submission of additional contaminated land information. Therefore, we recommend further consultation with Environmental Health on receipt of new information.