Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91299 Springfield Works Stocks Lane, Batley, WF17 8PA		
Erection of single storey extension		
Responding Date: **8th October 2024**	**Responding Officer:** **SR**	**Responding Ref:** **WK202431256**

Comments

We have reviewed the application and supporting information, we offer the following comments. The application concerns an extension to the existing structure to provide additional office space and staff facilities.

Contaminated Land

The proposed development consists of additional capacity to an existing structure, which will connect directly via doors and window openings. We have reviewed the submitted Coal Risk Assessment which appears to be geotechnical in nature, Environmental Health only consider the contaminated land aspects of the report. The report informs that only a small portion of the site lies within a Coal Authority high risk area and concludes that there are no probable unrecorded shallow workings below the site. We accept the information however a watching brief must be maintained during groundworks; we therefore recommend a condition in relation to unexpected contamination.

Recommended Conditions

CLC6 Reporting of Unexpected Contamination – Condition

If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works 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.

Reason: 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.

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.