

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2024/91602 - 156 Upper Road, Batley, WF17 7BJ**
**Discharge conditions 1-20 on previous permission 2022/91343 for conversion of public house to form two dwellings, erection of garages and one detached dwelling, demolition of external outbuildings and associated works**
**Date Responded:**  
**12<sup>th</sup> June 2024**
**Responding Officer:**  
**NH and MN**
**Responding Ref:**  
**WK/202422633**

Our comments relate to Contaminated Land and Noise only.

**Condition 12 - Remediation Strategy**

Further to our comments dated 12th June, we have received a Remediation Strategy authored by RB Geotechnical dated March 2024 (ref: RBG396 - Issue 001) in support of the application to discharge Condition 12. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report.

The report proposals the removal of 450mm of soil and the placement of 450mm of imported soils. Soils will be tested for their suitability for use in accordance with YALPAG guidelines. The final report will include photographs and depth verification.

Gas protection measures are also required, and the report recommends that these are a pressure relief system or subfloor void ventilation in addition to a suitable gas protective barrier to meet the standards of CS2. The report states that these should be designed and verified in accordance with good practice guidance.

We accept the remediation strategy and recommend that Condition 12 be discharged.

**Condition 13 – Remediation**

Condition 13 must remain until all groundworks are completed.

**Condition 14 – Validation Report**

No validation report has been received as part of the application to discharge Condition 14. Therefore Condition 14 should remain until further notice.

**Condition 16 – Noise Report**

The applicant has submitted a Noise Impact Assessment authored by ENS dated 24 June 2024 ref NIA/10591/22/10730/v1/Upper Road, Batley detailing the neighbouring environment. Background noise monitoring was conducted from 4 monitoring positions (MPs) as shown in Appendix 2 on Thursday the 6<sup>th</sup> of October through to Friday the 7<sup>th</sup> of October 2022 and again on Monday the 10<sup>th</sup> of October 2022. A summary of the findings is given in table 3.1. Para 3.05 states the dominant source was road traffic.

In order to meet with the internal requirements of BS8233, a scheme of sound insulation works is shown in table 5.1. Of note is the need for mechanical ventilation to the former public house building and a recommendation for an individual room ventilator, such as the Titon Sonair unit is made. In order to meet with the external requirements of BS8233, a recommendation for a 2m high fence to the external amenity area is made and a specification is given as per paras 5.10 & 5.11.

The findings of the report are accepted.

**Recommendations**

**Condition 12 – Remediation Strategy**

We accept the Remediation Strategy authored by RB Geotechnical dated March 2024 (ref: RBG396 - Issue 001) and recommend that Condition 12 be discharged.

**Condition 13 – Remediation**

Condition 13 must remain until all groundworks are completed.

**Condition 14 – Validation Report**

No validation report has been received as part of the application to discharge Condition 14. Therefore Condition 14 should remain until further notice.

**Condition 16 – Noise Report**

The findings of the report are accepted. However, we recommend the condition is not discharged until all of the mitigation measures outlined in the submitted Noise Impact Assessment authored by ENS dated 24 June 2024 ref NIA/10591/22/10730/v1/Upper Road, Batley have been implemented and retained thereafter.