

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2024/92016 Land Adjacent, The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR**
**Discharge of details reserved by conditions 5 (materials), 6 (boundary treatment), 7 (Phase I Desk Top Study), 12 (bin storage/locations), 13 (evc) on previous permission 2023/93657 for erection of two detached dwellings with detached garages; alterations to public house with dwelling above to form one dwelling; erection of single and two storey extension to 201a Halifax Road**
**Responding Date:**  
**15<sup>th</sup> February 2025**
**Responding Officer:**  
**SR**
**Responding Ref:**  
**WK202504834**
**Comments**
**Condition 7 (Phase I Desk Study Report)**

This response is in relation to condition 7 only. Our earlier response in September 2024 required further information as it did not consider the historic landfill located approximately 100m from the site.

A revised Phase 1 Environmental Desk Study Report by RGS dated February 2025 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. We have reviewed the report and make the following comments and recommendations.

The site history and environmental setting since 1854 have been listed, a site walk over was undertaken in June 2024. The report now recognises a nearby landfill.

Potentially contaminative sources identified are listed as the following: -

- Possible ground gas migration from historical landfill.
- Possible made ground from historic construction on site.

A conceptual site model is presented in Table 8 and it is concluded that an intrusive investigation is necessary to confirm the potential source-pathway-receptor linkages identified.

We accept the report. We anticipate an updated conceptual site model to be presented following the recommended gas monitoring and a better understanding regarding made ground at the site, the results of which should be included with the intrusive investigation report in support of further contaminated land discharge of condition applications.

**Recommendations**
**Condition 7 (Phase I Desk Study Report)**

We accept the Phase 1 Environmental Desk Study Report by RGS dated February 2025 and recommend the discharge of Condition 7. The applicant is reminded that all other contaminated land conditions remain.

