

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/92228 - Batley Shopping Centre, Alfreds Way, Batley, WF17 5DR
Discharge of details reserved by conditions 4 (site investigations), 6 (Phase I Desk Study Report), 7 (groundworks), 8 (Phase II Intrusive Site Investigation Report), 14 (drainage) on previous permission for 2023/93630 for erection of detached 2 storey building to form 3 retail units on the ground floor with shisha lounge above
Date Responded:
27th August 2024
Responding Officer:
NH
Responding Ref:
WK/202426026

Condition 4 was recommended by the Coal Authority. We acknowledge the overlap between contaminated land and the coal legacy at this site. However, our concerns can be addressed under the conditions recommended by Environmental Health for this application, specifically Conditions 6, 7, 8, 9, and 10.

Condition 6 – Preliminary Risk Assessment (Phase I Desk Study Report)

A Phase 1 report authored by Solmek dated April 2020 (ref: S200312) has been received in support of an application to discharge Condition 6. The report includes geotechnical information, which is outside the remit of Environmental Health.

Solmek has identified several potential sources of contamination at the site, including made ground from past infilling activities, construction and demolition waste, iron works, and mills. Additionally, there is a potential risk from historic coal working that has been identified. The report recommends an intrusive site investigation.

We accept the Phase 1 report authored by Solmek dated April 2020 (ref: S200312) provided and recommend the discharge of Condition 6.

Condition 7 – Phase II Intrusive Site Investigation Report

Condition 7 on previous permission for 2023/93630 requires the submission and approval of a Phase II Intrusive Site Investigation Report. No Phase II Intrusive Site Investigation Report appears to have been provided in the supporting documents. For that reason, we cannot consider the discharge of Condition 7 at the time of writing.

Condition 8 – Remediation Strategy

A Remediation Method Statement has been received in support of the application to discharge Condition 8. However, we are unable to review and comment on the document fully, in the absence of a Phase II report to satisfy Condition 7. For that reason, Condition 8 must remain until further notice.

Recommendations

We recommend that the LPA consult with Environmental Health upon receipt of any new information.

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