

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**

**2024/92701 South Pennine Boat Club, Wood Lane, Mirfield, WF14 0ED**

**Discharge of details reserved by condition 4 (Phase I Report) on previous permission 2024/90013 for erection of extension and alterations to enclose dry dock**

**Responding Date:**  
8<sup>th</sup> October 2024

**Responding Officer:**  
SR

**Responding Ref:**  
WK202431450

**Comments**

**Condition 4 (Phase I Report)**

In support of the discharge of condition 4 a phase 1 report by EPG, ref: SPBC-DS, dated the 11<sup>th</sup> of September 2024 has been submitted.

The site history and environmental setting since 1851 have been listed, with photographic history and site activity comprehensively annotated. A site walk over was undertaken on the 3<sup>rd</sup> of August 2024, with no signs of contamination or fly tipping observed (photographic evidence provided).

Potentially contaminative sources identified are listed as the following: - heavy metals and complex hydrocarbons in the form of polycyclic aromatic hydrocarbons.

It is therefore evident that there have been potentially contaminative uses on the site.

Section 3.6 of the preliminary conceptual site model concludes *“It is considered that the risk of direct exposure to contamination during works on the northwest/southeast sides of the existing structure is negligible. There remains a low risk of direct exposure to contamination during excavation works within the workshop footprint, and a very low to negligible risk of carbon dioxide and/or hydrocarbon vapours accumulating within the enclosed workshop.”*

Despite the very low, low to negligible risk, the report goes on to suggest site remediation, including testing of soils and a vapour barrier in addition to a reinforced concrete slab. We would require clarification of this position with an application for the discharge of condition 5.

Therefore, in order to move the application forward we accept the phase 1 report.

**Recommendations**

**Condition 4 (Phase I Desk Study Report)**

We accept the phase 1 report by EPG, ref: SPBC-DS, dated the 11<sup>th</sup> of September 2024, and recommend the discharge of Condition 4. The applicant is reminded that all other contaminated land conditions remain.