

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2024/93485 - Shaw Cross House, Shaw Cross Business Park, Shaw Cross, Dewsbury, WF12 7RF**
**Discharge of details reserved by conditions 4 (Phase I Desk Study Report) , 5 and 6 (Phase II Intrusive Site Investigation Report), 9 (Charging Facilities) 10 (Public Sewerage Infrastructure ) on permission 2023/93273 for erection of two storey rear extension and extension to car park**
**Date Responded:**  
**14<sup>th</sup> January 2025**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202440698**

Condition 10 is outside the remit of Environmental Health.

**Condition 4 – Phase I Desk Study Report**

A Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment authored by Michael D Joyce Associates LLP (April 2024, 4377) has been received in support of the application to discharge Condition 4. The report includes elements outside the remit of Environmental Health. Our response relates to contaminated land matters only.

From the report, it is evident that there have been potentially contaminative uses on the site (and/or adjoining land), which could impact the development and/or the environment. These include a former colliery, colliery spoil, and historic landfill. Potential pollutant linkages have been identified by MDJA and as a result, a Phase 2 investigation has been recommended.

We accept this information and recommend that Condition 4 be discharged.

**Condition 5 – Phase II Intrusive Site Investigation Report**

A Phase 2 Site Investigation Report authored by Solmek (July 2024, S240612) has been received in support of the application to discharge Condition 5. The report includes elements outside the remit of Environmental Health. Our response relates to contaminated land matters only.

The report describes fieldwork conducted in June 2024. Trial pits and boreholes were used to ascertain ground conditions, and three samples were retrieved for chemical analysis. Two boreholes were also equipped with gas monitoring standpipes. The ground conditions were identified as made ground over clay and sandy soils. The chemical analysis results were screened against commercial criteria and confirmed no exceedances. For ground gas monitoring, the report states that six monitoring visits will be conducted over three months, with results to be presented in an additional report.

We acknowledge the report provided; however, we require the results of the ground gas monitoring before we can fully consider the discharge of Condition 5. Therefore, we recommend that Condition 5 remain in effect until further notice. In any future application to discharge Condition 5, the applicant must also confirm whether any imported materials will be used as part of the development and whether any gas protection measures were implemented as part of the original building.

**Condition 9 – Charging Facilities**

A proposed site plan by Martin Walsh Architectural (drawing no. HSSB MWA XX XX DR A 0003 P2) has been received in support of the application to discharge Condition 9. The

drawing shows four electric vehicle charging points in the extended car park area, which is accepted. However, no technical specifications have been provided to confirm that the charging points meet the minimum requirements as specified in the West Yorkshire Low Emission Strategy (WYLES) guidance. Therefore, further information is required before we can consider the application further.

### **Recommendations**

#### **Condition 4 – Phase I Desk Study Report**

We accept the Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment authored by Michael D Joyce Associates LLP (April 2024, 4377) and recommend that Condition 4 is discharged.

#### **Condition 5 – Phase II Intrusive Site Investigation Report**

A Phase 2 Site Investigation Report authored by Solmek (July 2024, S240612) has been received in support of the application. However, insufficient information has been provided at this time regarding all potential pollutant linkages. Therefore, we recommend that Condition 5 remain until further notice.

#### **Condition 9 – Charging Facilities**

No technical specifications have been provided to confirm that the charging points meet the minimum requirements as specified in the West Yorkshire Low Emission Strategy (WYLES) guidance. Therefore, further information is required before we can consider the application further.