

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

2024/93510 - 10 & 12, Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA

Discharge of details reserved by conditions 5 (boundary treatments), 7 (Phase II Intrusive Site Investigation Report), 8 (Remediation Strategy), 9 (Site Remediation), 10 (Verification Report), 13 (coal mining activity) on previous permission 2023/92732 for demolition of existing dwellings and erection of two detached dwellings

Date Responded:
19th February 2025

Responding Officer:
NH

Responding Ref:
WK/202504838

Conditions 5 and 13 are outside the remit of Environmental Health.

Condition 10 – Verification Report

Following our recent comments, we have reviewed the Engineered Soil Capping Report and the appended laboratory document. We acknowledge the receipt of the document; however, we find that it does not comply with the requirements outlined in the good practice guidance.

It is essential that any verification report submitted in support of Condition 10 is authored according to good practice guidance and by a competent person as defined in Annex 2 of the National Planning Policy Framework. Therefore, at this time, we cannot recommend the discharge of Condition 10 and recommend that it remain in place.

Recommendations

Condition 9 – Site Remediation

Insufficient evidence has been received to confirm the development is complete. Therefore, this condition must remain until further notice.

Condition 10 – Verification Report

Insufficient evidence has been received to confirm the approved remediation has been implemented in accordance with the agreed strategy. Therefore, this condition must remain until further notice.