

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/90033 - Adjacent to 916 Halifax Road, Hartshead Moor, Cleckheaton, BD19 6LR		
Erection of 11 dwellings with access from Halifax Road and associated works.		
Responding Date: 02 July 2025	Responding Officer: SR & MN	Responding Ref: WK202518065
<p><u>Comments</u> We have reviewed the application and any necessary submitted supporting documents and make the following comments and recommendations.</p> <p><u>Contaminated Land</u> Environmental Health have been consulted on the submitted Phase 1 Environmental Desk Study Report by RGS, ref: C4305/24/E/6601.rev1, dated 24/05/2024. 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.</p> <p>The site history and environmental setting since 1854 have been listed, noting demolition of buildings on site has been undertaken historically. A site walk over was undertaken on the 13th of May 2024. Observations found grass and other small vegetation, with several large trees. In the south-east, north and centre of the site. Greenhouses observed in the north of the site. However, there were no other visible signs of contamination present during the time of the walkover.</p> <p>Geological information suggests the site may be affected by worked shallow coal and made ground from previous demolition may be present.</p> <p>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.</p> <p>Potentially contaminative sources identified are listed as the following: -</p> <ul style="list-style-type: none"> • Possible ground gas migration from made ground. • Possible made ground from historic construction on site. • Possible mine gas due to probable shallow coal mining workings. <p>We accept the report and recommend the following conditions.</p> <p><u>Construction Related Noise</u> The area generally is residential in nature and we recommend a condition to ensure construction noise associated with the proposal does not cause loss of amenity to existing residents.</p> <p>Recommended Conditions</p>		

CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition

Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC3 Submission of Remediation Strategy - Condition

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC4 Implementation of the Remediation Strategy - Condition

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC5 Submission of Verification Report - Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

CSC1 Construction Site Working Times - Condition

No construction related noise shall be audible beyond the site boundary outside the hours of:
07.30 to 18.30 hours Mondays to Fridays
08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

CSF1 Construction Sites working times – Footnote

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.