

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

**2025/90515 - Greenside Mill, Savile Road, Skelmanthorpe, Huddersfield, HD8 9EE**

**Discharge of details reserved by condition 9 (Remediation Validation Report) on previous permission 2018/91787 for outline permission for demolition of existing buildings and structures and erection of residential development**

**Date Responded:**  
**17<sup>th</sup> March 2025**

**Responding Officer:**  
**NH**

**Responding Ref:**  
**WK/202506011**

**Condition 9 - Validation Report**

Environmental Health consider the documents received in support of the application.

For Environmental Health to recommend the discharge of contaminated land conditions, we must be satisfied, at all the relevant stages, that satisfactory reports have been submitted to demonstrate that the development is suitable for use. We acknowledge a verification report received in support of the current application, despite pre-commencement conditions not being discharged for this site. We will not consider a validation report until a suitable Phase 2 and where necessary a suitable remediation strategy has been received and approved. The site must be fully characterised in its current state. This advice has been repeated in our response for the concurrent application 2023/93622.

Under the National Planning Policy Framework, it is the developer's responsibility to confirm that the site is safe and suitable for its intended use. Moving forward, in the first instance, we expect a detailed risk assessment and thorough investigation of the site in its current condition to confirm there is no risk to the end-users. Any reports must be authored by a competent person and adhere to legislation and good practice guidance. This information must be submitted to the Local Planning Authority for approval in writing. The Planning Officer will reconsult Environmental Health when new reports are authored.

**Recommendations**

**Condition 9 - Validation Report**

For the reasons above, to ensure safe development and occupation of the site, we recommend that contaminated land condition 9 remain until further notice.