

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90708 - Land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Discharge of details reserved by conditions 3 (Construction (Environmental) Management Plan), 6 (Temporary surface water management details), 8 (Proposed internal adoptable roads), 9 (Permanent site entrance details), 16 (Surface water attenuation details), 17 (Details of Swale/ditch management), 19 (Phase II Site Investigation details), 20 (Remediation Strategy), 25 (Noise Impact Assessment), 30 (Arboricultural Method Statement/ Tree Protection Plan), 34 (Biodiversity Gain Plan) of permission 2024/91260 for Variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout

Responding Date:
 5th September 2025

Responding Officer:
 SR

Responding Ref:
 WK202525817

Comments

Following our response dated the 14th of August 2025 we have been consulted in relation to condition 20 only.

Condition 20 - Remediation Strategy

We have commented on the remediation strategy on 3 previous occasions: -_14th May 2025, 3rd of July 2025 and the 14th of August 2025. In our last response we required information in relation the gas protection measures.

Since then, a plan, drawing no: - SD22-FN-12 and a letter from Lithos Consulting dated 31/10/2019 has been submitted. The applicant has also confirmed *“All foundations on site will have a 2000 gauge DPM due to the radon being within 3-5% as well as Beam and Block floors with ventilated subfloor voids, as shown on our foundation schedule and detail attached. This combination meets the point score requirement indicated within the gas risk assessment”*

The gas protection measures have been outlined.

Recommendations
Condition 20

On the basis of the professional judgement of the Lithos Consulting and the evidence and interpretations presented, we recommend discharge of the condition 20.