

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------|
| <b>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                              |
| <b>2025/91202 Unit 800 Bretton Park Industrial Estate Bretton Park Way, Savile Town, Dewsbury, WF12 9BS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                              |
| <b>Erection of three storey office extension, alteration of hard surfaced area to car park, with associated works including landscaping.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                              |
| <b>Responding Date:</b><br><b>3<sup>rd</sup> December 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Responding Officer:</b><br><b>SR</b> | <b>Responding Ref:</b><br><b>WK202537258</b> |
| <p><b><u>Comments</u></b></p> <p>Following our comments dated the 28<sup>th</sup> of October 2025, we have been reconsulted on additional clarification information in relation to contaminated land and air quality.</p> <p><b><u>Contaminated Land</u></b></p> <p>Environmental Health do not comment on geotechnical matters these comments only relate to contaminated land. An additional Technical Note: Ground Gas Risk Assessment by JPG, ref: 6359-JPG-XX-XX-RP-G-0604-S2-P01, dated 18 November 2025, has been submitted. The consultant has provided further information in regard to the original remediation of the site and the atmospheric pressures at site during the monitoring. The consultant has concluded that the combination of gas results during monitoring and their interpretation of previous remediation of the site is sufficient to characterise the site as a CS1. Reaffirming, no additional protection is required within the new footprint.</p> <p>On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase I Geoenvironmental Desk Study Report, authored by JPG, ref: 6359-JPG-XX-XX-RP-G-0601-S2-P01, dated 11 February 2025, Phase 2 Geo-environmental Investigation authored by JPG, ref: 6359-JPG-XX-XX-RP-G-0603-S2-P01, dated April 2025 and the supplementary Ground Gas Risk Assessment by JPG, ref: 6359-JPG-XX-XX-RP-G-0604-S2-P01, dated 18 November 2025; Environmental Health have no objection to the proposal. In order to ensure controls in relation to unexpected contamination, we make the following recommendations.</p> <p><b><u>Air Quality</u></b></p> <p>An email dated the 18<sup>th</sup> of November 2025 from KPP Architects Ltd, accepts that construction dust requires control and that provision for 10% of parking to be provided with EVCP's as per the West Yorkshire Low Emission Strategy (WYLES) document. We therefore recommend the following conditions.</p> <p><b><u>Recommended Conditions</u></b></p> <p><b>CLC6 Reporting of Unexpected Contamination – Condition</b></p> <p>If contamination, or evidence of coal workings is encountered during the development, all works 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 in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation</p> |                                         |                                              |

measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been 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 190 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 2021. 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.

#### **EVC1 Electric Vehicle Charging Points – Condition**

Before first occupation, a scheme outlining the specific facilities for charging electric vehicles and other ultra-low emission vehicles for parking at the premises must be submitted to and approved in writing by the Local Planning Authority. The scheme must meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document; 10% of parking spaces which may be phased with 5% initial provision and the remainder within 5 years of occupation. The approved facilities must be installed before occupation and retained for use thereafter.

**Reason:** In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

#### **CEMPC Construction Environmental Management Plan - Condition**

Prior to construction commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of

nearby properties by effectively controlling:

- Noise & vibration arising from all construction related activities. This should also include suitable restrictions on the hours of working on the site including times of deliveries.
- Dust arising from all construction related activities, which should include measures to monitor and record the emissions of dust during construction

Details of the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included.

The agreed plan shall be adhered to throughout the construction of the development.

**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.

For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document "*Guidance on the assessment of dust from demolition and construction*" Version 2.2 2024.