

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91478 land at Olney Street, Slaithwaite, Huddersfield, HD7 5EG		
Erection of 1 pair of semi-detached dwellings with associated parking and amenity space		
Responding Date: 15 th September 2025	Responding Officer: SR	Responding Ref: WK202527502
<u>Comments</u> This response is in relation to contaminated land only. In our last comments dated the 6th of August 2025, we were unable to accept the Phase 2 Environmental Report by RGS dated July 2025, ref: C5257/25/E/8069, due to incomplete gas monitoring. In support of the application an additional Gas monitoring Report by RGS, ref: C5257/25/E/GM, dated 28/08/2025 has been submitted. The report has been updated to inform 6 monitoring visits have been undertaken, results are presented with commentary. The report author has interpreted the monitoring and concluded that the site can be characterised as Characteristic Situation Level 1. We accept the updated information. The Phase 2 Environmental Report by RGS dated July 2025, ref: C5257/25/E/8069 offered a preliminary remediation strategy, as all information on final site was not available at the time of production. Site remediation will be required due to contamination risk found, the details of which were presented in the preliminary conceptual site model, within the Phase 2 report. We therefore recommend the following conditions, to be applied to any decision notice. Recommended Conditions CLC3 Submission of Remediation Strategy - Condition 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.

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.