

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

2025/91781 Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JY

Discharge of details reserved by conditions 9 (cycle parking), 10 (evc), 11 (waste), 12 (drainage), 13 (drainage), 14 (surface water), 15 (Phase II report), 19 (external materials), 20 (boundary treatments), 21 (external lighting), 23 (BNG) and 24 (BGP) of previous permission 2023/92887 for change of use of egg production unit to research and development or industrial uses falling within E(g)(ii) and (iii) Use Class, and associated elevational alterations and provision of access, gates, forecourt, parking areas and landscaping

Responding Date:
17th July 2025

Responding Officer:
SR

Responding Ref:
WK202521020

Comments

Environmental Health have been consulted regarding the discharge of condition 15 (Phase II report), only.

The letter accompanying the application by idplanning, dated June 2025, titled Discharge Of Condition Application, relating to Egg Production Unit at Bradley Villa Farm – Ref: 2023/92887, informs: -

“Condition 15 – Intrusive Ground Report

Condition 15 of the approval secured details of a Phase II Intrusive Site Investigation Report. Details required to discharge the condition in 2023/92887 are submitted as follows;

Given the building exists as does the majority of the drainage and the external works are limited it is maintained that an intrusive ground investigation is not required. An updated Preliminary Geoenvironmental Investigation (4929/1) by Lithos is submitted confirming this point.

Overall, it is clearly demonstrated that the requirements of condition 15 are secured through the documents submitted. As such, Condition 15 can be discharged on the above basis.”

In our response to the original application dated the 22nd of March 2024 we reviewed a Preliminary Geoenvironmental Investigation by Lithos, Report no: 4929/1, Date: February 2024 and advised: - *“Our records indicate an area of tipping to the northwest of the site which does not appear to have been considered in the report. Furthermore, the potential risks from contamination associated with the current use do not appear to be fully explored.”* We went on to recommend conditions in relation to contaminated land.

Having reviewed the reports submitted with the original application and the current application to discharge condition 15, we are unable to find any updated information. Furthermore, we telephoned Lithos, the company who prepared the report (17/07/2025 @ 14:29), who confirmed a revised document has not been authored.

Our comments dated 22nd of March 2024 are still valid, no new information has been supplied for consideration. We therefore do not accept the submitted Preliminary Geoenvironmental Investigation by Lithos, Report no: 4929/1, Date: February 2024, in relation to the discharge of condition 15.

Condition 15 must remain.