

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 (electric vehicle charging), 11 (waste storage and collection), 12 (temporary drainage), 13 (drainage scheme), 14 (flood routeing), 15 (Phase II report), 19 (external materials), 20 (boundary treatments), 21 (external lighting), 23 (BNG assessment) and 24 (Biodiversity Gain Plan) 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:
9th February 2026

Responding Officer:
SR

Responding Ref:
WK202602292

Comments

Condition 15 (Phase II report)

Following our previous comments dated the 17th of July 2025 a letter by ARP Geotechnical Ltd, ref: PSK/01/I1/WW, dated the 13th of January 2025 containing supplementary investigation information has been submitted. We have reviewed the additional information and make the following comments.

A Site investigation was undertaken by ARP Geotechnical Ltd on 18th of December 2024. Six trial pits (TP1 to TP6) were excavated, to depths of between 0.2m and 1.4m at which point sandstone bedrock was recorded. Six samples, comprising made ground, top soil and cohesive soil were taken and sent for organic and inorganic assessment. No asbestos was detected, None of the samples of topsoil or natural clay strata returned results with exceedances of the screening values with regards to a commercial development. The consultant has considered the organic contaminants found within the made ground samples, concluding, remedial measures are not considered necessary for the made ground, given the commercial nature of the development. The report author reminds of the need to reconsult should unexpected contamination be encountered during development and the requirements for ensuring any imported materials are acceptable.

Having considered the new information in relation to contaminated land we make the following recommendations.

Recommendations

Condition 15 Phase II Intrusive Site Investigation Report

On the basis of the professional judgement of ARP Geotechnical Ltd, ref: PSK/01/I1/WW, dated the 13th of January 2025 and the evidence and interpretations presented in the Supplementary letter ref: PSK/01/I1/WW, dated the 13th of January 2025, Environmental Health have no objection to the discharge of condition 15.