

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

2025/92161 Land adj 17 Whitehall Road West, Birkenshaw, BD11 2LS

Discharge of details reserved by conditions 4-8 (intrusive investigations), 11 (Remediation Strategy and Verification Report), 12 (CEMP), 13 (noise), 14 (Arboricultural Method Statement), 15 (CMP), 16 (highway), 17 (visibility), 18 (Safety Audit), 19 (estate streets), 20 (waste collection), 21 (surface water attenuation), 24 (bin storage), 25 (bicycle storage), 26 (drainage), 28 (drainage), 29 (CEMP: Biodiversity),-30 (landscape), 34 (solar panel array), 35 (materials), 38 (boundary treatments) on previous permission 2024/92281 for erection of 23 dwellings

Responding Date:
4th March 2026

Responding Officer:
SR

Responding Ref:
WK202605732

Comments

Following our response dated the 26th of November 2025 we have been reconsulted on additional commentary submitted for condition 7 and 8. A letter report by Groundtech Consulting dated the 9th of February 2026 has been submitted. The consultant has confirmed that all relevant earlier reports have been considered and a Revised Illustrative Conceptual Site Model (CSM), ref: GRO-24205-P04 presented for the whole site.

The consultant has concluded stockpiling of topsoil with segregation will be undertaken, further verification analysis of the site won topsoil will be undertaken. The consultant has acknowledged the combustion element of earlier comments. We anticipate protection of service trenches/garden use and cross contamination of stockpiling proposals to be reflected within a future remediation strategy.

Recommendations

Conditions 7&8

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the letter report by Groundtech Consulting dated the 9th of February 2026, RSK Environment Ltd 'Site Investigation' (Ref. 350520-R01 (00)) dated November 2022, the ARP Geotechnical Ltd 'Combined Stage 1/Stage 2 Geo-Environmental Report (Ref. ORH/20r1) dated 11th August 2023 and the Groundtech Consulting Ltd 'Coal Mining Risk Assessment' (Ref. GRO-24208-5354) dated 16 August 2024; Environmental Health have no objection to the discharge of conditions 7&8.

Condition 9, 10 and 11

No remediation strategy/validation report have been provided for comment, these conditions remain.