

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2025/92294 - Dewsbury and District Hospital, Halifax Road, Dewsbury, WF13 4HS**
**Variation of condition 2 (plans and specifications) on previous permission 2023/91345 for erection of single storey building with roof top plant area to provide outpatient theatres, treatment rooms and consultant rooms with link to Boothroyd building, including demolition and remodelling of existing ramp and associated landscaping and drainage**
**Responding Date:  
22 September 2025**
**Responding Officer:  
Mohammed Nasim**
**Responding Ref:  
WK202527887**
**Comments**
**Contaminated Land**

The submitted Planning Statement from Berrys details the variation but there does not appear to be any changes which would require a change to the recommended conditions.

**Noise**

The submitted Planning Statement from Berrys details the variation, part of which includes changes to the roof top plant. We have reviewed the updated Environmental Noise Assessment authored by Noise.co.uk dated 06 September 2024 Ref 22418-1-R1 and our comments remain as previous under the 2023/91345 permission.

We have no objection to the variation but ask that the conditions previously recommended remain which are shown below for reference.

**Recommended Conditions**

**16.** Where site remediation is recommended in the Combined Phase 1 and 2 report authored by KGS (ref: 9202-001-R-01 revision 2), the Gas Monitoring Summary Report authored by Key GeoSolutions Ltd, dated August 2023 (ref: 9202-002-R-01-0), and the Response to Comments Raised by Kirklees Environmental Health authored by Key GeoSolutions Ltd, dated October 2023 (ref: 9202-003-R-01-0), further 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 the aims of Chapter 15 of the National Planning Policy Framework.

**17.** Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (16). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the approved Preliminary Risk Assessment or the approved 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 the aims of Chapter 15 of the National Planning Policy Framework.

**18.** 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 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 the aims of Chapter 15 of the National Planning Policy Framework.

**19.** The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment is at least 5dB below the background sound level at any time. 'Rating level' and 'background sound level' are as defined in BS 4142:2014+A1:2019.

**Reason:** To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.