

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

**2025/92741 - 298 Whitechapel Road, Scholes, Cleckheaton, BD19 6HW**

**Discharge of details reserved by conditions 4 (Remediation Strategy), 9 (CMP), 10 (visibility splays), 11 (estate roads), 12 (noise) on previous permission 2022/91299 for erection of residential development of nine dwellings**

**Responding Date:  
03 December 2025**

**Responding Officer:  
SR – Contaminated Land  
MN - Noise**

**Responding Ref:  
WK202534800**

**Comments**

Note – These comments relate to Condition 4 (Remediation Strategy) and Condition 12 (Noise) ONLY.

**Condition 4 (Remediation Strategy)**

In support of the discharge of condition 4 a Remediation Method Statement by Haigh Huddleston Associates, dated the 11<sup>th</sup> of June 2025, ref: E21/7893/MD/03 has been submitted. We have concerns that the hotspot area for lead is not to be removed from site or definitively secured beneath hardstanding. The hotspot area appears to partly incorporate the garden area of Plot 3 where the clean cover proposal will not be sufficient.

We remind the applicant of the proposed strategy within the agreed Phase 2 report: - *“10.3.4 It is recommended that the fill from TP01, and any similar material from the western field, is removed from site to a suitably licensed waste facility. Waste transfer tickets should be retained for inclusion in a validation report.”*

**Condition 12 (Noise)**

A Noise Impact Assessment by ENS dated 15 May 2025 Ref NIA-12030-25-12247-Whitechapel Road (final).docx has been submitted. It identifies the location of the proposal along with the neighbouring uses.

Noise monitoring was carried out on Monday the 7<sup>th</sup> through to Tuesday the 8<sup>th</sup> of April 2025 from 3no. measurement positions as shown in Appendix 2 and a summary of the findings is given in table 3.1. Comment is made the ambient noise climate at the site is dominated by distant road traffic on the M62 motorway and local traffic on Whitechapel Road, with no other significant noise sources noted.

In order to meet with the internal requirements of BS8233, glazing and acoustic vents to bedrooms and other habitable rooms is specified in para 4.2. Whilst not within our remit, a recommendation is made that all plots are provided with a decentralised mechanical extract ventilation (dMEV) system with comment made that internal noise levels due to mechanical ventilation plant should not exceed 26 dB(A) in bedrooms and 30 dB(A) in living rooms.

Externally, mitigation in the form of solid timber or brick walls is recommended to plots 4-9 as shown in Appendix 3 and a minimum specification and construction methodology is given. A caveat is given by the author stating whilst the guideline levels may still be exceeded in areas in close proximity to the M62, BS8233 recognises that the upper guideline limit of 55 dB LAeq (0700-2300) may not be achievable, stating that *‘However, it is also recognized that these*

*guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.'* This reasoning is accepted.

The submitted information is accepted.

**Recommendations**

**Condition 4 (Remediation Strategy)**

Environmental Health do not support the discharge of condition 4 at this time.

**Condition 12 (Noise)**

The submitted information is accepted. However, this is a compliance condition and it cannot be discharged as all of the mitigation measures recommended within the Noise Impact Assessment by ENS dated 15 May 2025 Ref NIA-12030-25-12247-Whitechapel Road (final).docx will need to be implemented and retained thereafter.