

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

2025/92806 37 Wyke Lane, Oakenshaw, BD12 7EE

Discharge of details reserved by conditions 5 (Phase I Desk Study Report), 6 (Phase II Intrusive Site Investigation Report), 7, 8, 9 (Remediation Strategy) on previous permission 2025/92095 for demolition of existing stable/store building and erection of detached single storey dwelling with associated works

Responding Date:
11th November 2025

Responding Officer:
SR

Responding Ref:
WK202534792

Comments

Condition 5 (Phase I Desk Study Report)

Environmental Health have been consulted in relation to the discharge of the conditions relating to contaminated land. In support of the application a Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment by Michael D Joyce Associates LLP, dated October 2025, ref: 4503 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health, this response is in relation to contaminated land only.

The report provides a site history since 1854. A site walkover was undertaken on the 3rd of October 2025 it confirms the site contains a building, described as a blockwork stable with a sheet metal roof, no visual signs of contamination including asbestos were noted.

The site is underlain by the Clifton Rock Sandstone, of the Carboniferous Pennine Lower Coal Measures. The report author summarises the information from a mining report obtained from the the Mining Remediation Authority, (report is reproduced in full in Appendix 2).

A conceptual site model is presented in section 9; the report author concludes; “ *the overall risk is assessed to be low. At this stage, it is not considered that there is likely to be any significant risk. An intrusive investigation in respect of contamination is therefore not considered to be a current necessary requirement.*”

We have reviewed the report and make the following recommendation.

Recommendations

Condition 5 (Phase I Desk Study Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment by Michael D Joyce Associates LLP, dated October 2025, ref: 4503, Environmental Health have no objection to the discharge of conditions 6.

6 (Phase II Intrusive Site Investigation Report), 7 Remediation Strategy

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 1 Geoenvironmental Risk Assessment and Coal Mining Risk Assessment by Michael D Joyce Associates LLP, dated October 2025, ref: 4503, Environmental Health have no objection to the discharge of conditions 6&7

Environmental Health are unable to discharge conditions 8&9 as they include the provision for unexpected contamination being encountered during construction and therefore must remain until the development is completed.