

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2025/92836 The Priory Whitechapel Road, Cleckheaton, BD19 6HR**
**Discharge of details reserved by conditions 5 (bat roosting), 6 (building contract), 7 (WSI), 8 (CEMP: Biodiversity), 9 (Phase II Intrusive Site Investigation Report), 13 (materials), 14 (security measures), 15 (boundary treatments), 16 (lighting), 18 (bin collection) on previous permission 2025/90655 for demolition of existing pub and erection of two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works**
**Responding Date:**  
**5<sup>th</sup> November 2025**
**Responding Officer:**  
**SR**
**Responding Ref:**  
**WK202534353**
**Comments**

Environmental Health have been consulted in relation to the discharge of condition 9 (Phase II Intrusive Site Investigation Report). In support of the discharge of the condition a Phase 2 Geoenvironmental Report by RGS, dated the 31<sup>st</sup> of January 2025, ref: 4800/24/E/7331, 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 submitted report informs us that only 2 gas monitoring visits have been undertaken and that a further 4 are required, adding an addendum report will be issued at a later date. We would remind the applicant that any further gas monitoring must include visits undertaken during periods of falling atmospheric pressure. We also advise that condition is a pre commencement condition and 10 requires the submission and approval of a remediation strategy prior to development commencing.

Environmental Health will not part review a phase 2 report, there is insufficient information at the current time to characterise the gas risk at the site, on this basis we are unable to complete our review and therefore condition 9 must remain. Should a complete Phase 2 report be submitted the planning officer is advised to reconsult Environmental Health.