

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:  
19 February 2026

Responding Officer:  
Hannah Kent

Responding Ref:  
WK202603930

## COMMENTS

Environmental Health were previously consulted on the discharge of condition 9 (Phase II Intrusive Site Investigation Report). The submitted information was incomplete, and we were therefore unable to consider the submission to advise on the discharge of the condition.

### Condition 9 states:

Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

The applicant has now provided further information, and submitted the following for the discharge of condition 9 (Phase II Intrusive Site Investigation Report):

- Phase 2 Geoenvironmental Report, Report Ref: C4800/24/E/7330, dated the 31<sup>st</sup> of January 2025, prepared by RGS; and
- Gas Monitoring at The Priory, Whitechapel Road, Report Ref: C4800/24/E/GM, dated 7<sup>th</sup> March 2025.

The Phase II report introduces the proposed development and refers to *“A Phase 1 Desk Study has been undertaken by Rogers Geotechnical Services (RGS) and the results were presented as report number C4800/24/E/7330 in January 2025. This report has been used extensively during the current intrusive investigation”*.

Environmental Health previously commented on the application for the discharge of condition 9 stating that:

*“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 9 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”*.

In order for Environmental Health to consider the Phase 2 Geoenvironmental Report, Report

Ref: C4800/24/E/7330, dated the 31<sup>st</sup> of January 2025, prepared by RGS, it must be considered with reference to the Phase I contaminated land assessment that was used to inform the Phase II assessment. Therefore, the Phase 2 Geoenvironmental Report was considered along with the original submitted Phase One Desk Study and Coal Mining Risk Assessment, Report Ref: C4800/24/E/7330, dated January 2025, prepared by RGS.

The Phase 1 Desk Study confirmed potential sources of contamination on the site and in the surrounding area and advised that an investigation of the site should include a contamination assessment with gas monitoring.

The Phase 2 Geoenvironmental Report *concluded that the site is contaminated with respect to lead and arsenic. As a result, remediation will be required to ensure the site is suitable for the proposed end use.*

The additional details provided in the Gas Monitoring at The Priory, Whitechapel Road, Report Ref: C4800/24/E/GM, dated 7<sup>th</sup> March 2025 confirmed that:

- *a total of 6 monitoring visits were undertaken over a 3-month period - it is considered that with respect to gas monitoring, the site is fully characterised.*
- *no specific remediation will be required to protect against bulk ground gases.*

The Phase 2 Geoenvironmental Report reiterated that remediation will be required at the site, and should include the following main elements:

- Protection to the site operatives is required during groundworks;
- On completion of the groundworks a careful site inspection of the sub-grade should be undertaken and if visual or olfactory evidence of contamination be revealed, then further testing may become necessary.
- Clean inert granular sub-base will be required beneath buildings, pavements, hard-standings and new plastic services.
- Landscaped areas will require the provision of a clean cover system including a capping layer of 500mm of inert material, which will put the contaminated ground out of the end users' dig range with a base layer of granular capillary break of 100mm of free draining granular soil to prevent mobile contamination rising upward.
- No specific remediation is required to protect against ground gases.
- All fill materials should be initially screened to establish that they are free of contamination and provide a suitable growing media.
- Soils used as clean cover will require verification testing.

Following remediation of the site (condition 11), a validation report (condition 12) is required to be submitted to the local planning authority.

## **RECOMMENDATIONS**

The submitted reports satisfy the requirements of conditions 9 (Phase II Intrusive Site Investigation Report). which can now be discharged.

As stated above, the site will now require remediation (condition 11), and a validation report (condition 12) is required to be submitted to the local planning authority.