

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/92886 adjacent 13 Queen Street, Mirfield		
Discharge of details reserved by conditions 5 (lighting), 6 (bird and bat box), 7 (electric recharging point), 8 (Remediation Strategy) on previous permission 2023/91383 for demolition of existing outbuilding and erection of two semi-detached dwellings		
Responding Date: 22 nd December 2025	Responding Officer: SR	Responding Ref: WK202538987
<p><u>Comments</u></p> <p>Condition 8</p> <p>In support of the discharge of condition 8 a Remediation Strategy by RGS, ref: C5162/25/E/8787, dated: November 2025 has been submitted. The report informs; <i>“Further to the site-specific risk assessment provided within the geo-environmental report (C5162/25/7951, November 2025), it is considered that some remediation will be required at this site.”</i></p> <p>Condition 8 of application 2023/91383, requires work on site to cease, should unexpected contamination be identified on site. We are unable to find the site investigation report (geo-environmental report (C5162/25/7951, November 2025)), referenced within the remediation strategy. Without information on the contamination encountered we are unable to assess the accuracy of the remediation strategy provided.</p> <p>Whilst we acknowledge the submitted report, we have concerns that the remediation strategy appears to provide options rather than a clear strategy. We require this to be rectified moving forward with any necessary plans indicating the type of remediation required at site.</p> <p>For the reasons stated above condition 8 must remain.</p>		