

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

2025/92886 Adjacent to 13 Queen Street, Mirfield, WF14 8AH

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:
2nd April 2026

Responding Officer:
SR

Responding Ref:
WK202607798

Comments

This response is in relation to condition 8 only which is within the remit of Environmental Health. Following our comments dated the 22nd of December 2025 and the 2nd of March 2025, we are grateful that all relevant contaminated land reports have been submitted in support of the application. We have reviewed the following documents:

- Phase 1 Environmental Desk Study Report Ref: C5162/25/E/7886, dated February 2025, prepared by RGS Ltd.
- Phase II Geo-environmental Report Ref: C5162/25/E/7951, dated November 2025, prepared by RGS Ltd.
- Phase III Remediation Strategy Report Ref: C5162/25/E/8787_Rev1, dated 4th February 2026, prepared by RGS Ltd.

The Phase 1 report describes the proposed development and the site. A site walkover was conducted on the 14th of April 2025; no visible signs of contamination were observed. A site history is offered, indicating open fields in the 19th century followed by later housing and hardstanding. An additional building appears in 1904 records presumed to be the current outbuilding. The Consultant's Coal Mining Report in appendix 5, indicates shallow workings are unlikely. A conceptual site model is presented indicating potential moderate risks which require intrusive investigation.

During the intrusive investigation four windowless sample boreholes confirmed topsoil overlying slightly gravelly, silty clays. Shale encountered beneath the clay within WS01. No groundwater was encountered during the investigation. Samples recovered from site found elevated Lead and Arsenic, which will require remediation.

The consultant goes on to present a remediation strategy indicating complete removal of the contaminated topsoil down to the uncontaminated natural material, followed by the provision of a suitable, clean growing medium in excess of say 300mm. Alternatively, where topsoil is present in excess of 600mm or cannot be completely removed, then the provision of a clean cover system shall be implemented. This should include a capping layer of 500mm of inert material suitable as growing medium, which will put the contaminated ground out of the end users' dig range. At the base of this layer, a granular capillary break of 100mm of free draining granular soil shall be placed in order to prevent mobile contamination rising upward.

Information is provided in relation to acceptability of imported materials, validation information and unexpected contamination.

We have reviewed the submitted information and make the following recommendations.

Recommendations**Condition 8 (Remediation Strategy)**

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 1 Environmental Desk Study Report Ref: C5162/25/E/7886, dated 28th February 2025, Phase II Geo-environmental Report Ref: C5162/25/E/7951, dated November 2025, Phase III Remediation Strategy Report Ref: C5162/25/E/8787_Rev1, dated 4th February 2026, prepared by RGS Ltd, Environmental Health have no objection to the discharge of the remediation strategy element of the condition however full discharge is not possible until a Validation report has been submitted when all works are completed for approval.