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

2025/93383 Hinchliffe Mill Water Street, Holmbridge, Holmfirth, HD9 2NX

Discharge of details reserved by conditions 4 (design and appearance), 5 (archaeological investigation), 6 (boundary treatments), 9d (flood proofing), 10 (drainage scheme), 11 (flood routing), 12 (temporary drainage scheme), 13 (lighting design strategy - biodiversity), 14 (Phase II Intrusive Site Investigation Report), 18 (electric vehicle charging), 19 (Construction Environmental Management Plan), 20 (highway retaining walls), 21 (surface water attenuation in highway), 22 (materials for retaining walls), 23 (Tree Protection Plan), 24 (Waste Management Plan), 25 (temporary waste arrangements), 26 (highway condition survey), 27 (re-surfacing scheme), 28 (parking layby scheme), 30 (CEMP: Biodiversity) and 31 (Landscape Ecological Design Strategy) of previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units.

Responding Date:	**Responding Officer:**	**Responding Ref:**
8th January 2026	**SR**	**WK202539413**

Comments

Condition14 Phase 2 Intrusive Investigation

In support of the discharge of condition 14 a Phase 2 Geoenvironmental Report by RGS, ref:C5334/25/E/8207, dated 28/11/2025 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health, this response relates to contaminated land only.

We acknowledge the report and whilst we accept large parts we are unable to make a recommendation in relation to the discharge of condition 14 at this time due to incomplete gas monitoring data. We anticipate a consultation when the monitoring data is completed according to good practice guidance, demonstrating worst case scenario.

Recommendations

For the reasons given above we do not accept the report at this time. We are therefore unable to recommend the discharge of condition 14 (Phase II Intrusive Site Investigation Report).