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:**
19th February 2026	**SR**	**WK202604645**

Comments

Condition14 Phase 2 Intrusive Investigation

Further to our comments dated the 8th of January 2026 the following documents have been submitted:

- Phase 2 Geoenvironmental Report by RGS, ref:C5334/25/E/8207, dated 28/11/2025
- gas monitoring letter (C5334/25/E/GM,January 2026)
- Phase 3 Remediation Strategy Report, ref: C5334/25/E/8828, dated 05.02.26

The reports contain geotechnical information and radon protection information, which is beyond the remit of Environmental Health, this response relates to contaminated land only.

In our earlier comments we required completed gas monitoring and up to date site characterisation. In the reports above, the consultant has presented additional gas monitoring data, concluding the site is fully characterised as Characteristic Situation Level 1, in terms of gas and therefore no gas related remediation is necessary. The intrusive phase 2 report informs underlying natural strata is considered to be uncontaminated and suitable for the intended end use but that due to exceedances of Lead, arsenic and PAH'S, within made ground, remediation is necessary to protect workers on site and end users. No asbestos was encountered.

The remediation strategy sets out the following mitigation: garden areas to be 'remediated' by providing a clean cover system consisting of a capping layer of 500mm of inert material over a 100mm thick capillary break. Site operatives are to use safe systems of work to protect themselves during construction and construction best practice operate to prevent release of contaminants/cross contamination on site. The strategy goes on to clarify suitability of clean cover and imported materials and mentions methods for removal and destination of contaminated materials.

Having reviewed the submitted information we make the following recommendation and anticipate a robust validation document in due course.

Recommendations

Condition14 Phase 2 Intrusive Investigation

On the basis of the professional judgement of the report author and the evidence and interpretations presented in:

- Phase 2 Geoenvironmental Report by RGS, ref:C5334/25/E/8207, dated 28/11/2025
- gas monitoring letter (C5334/25/E/GM,January 2026)
- Phase 3 Remediation Strategy Report, ref: C5334/25/E/8828, dated 05.02.26

Environmental Health have no objection to the discharge of condition 14.