

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/93464 Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth, HD9 4AN		
Demolition of existing building and erection of industrial building		
Responding Date: 9 th June 2026	Responding Officer: SR	Responding Ref: WK202613941
<u>Comments</u> <u>Contaminated Land</u> The applicant has provided a Geo-Environmental Desk Study for Proposed Commercial Development, Ref 24194/10-18/6348) dated October 2018 by M-EC Consulting Development Engineers, in support of the application. Whilst the report is some eight years old it has provided a baseline report, contamination sources have been identified including but not limited to: - fuel/oil storage tanks, chemical storage, industrial activities, historic earthworks which present a typically moderate risk to human health and controlled water receptors. Off-site sources include the former railway line, on an embankment to the immediate north of the site. Potential sources of ground gas have been identified which include underlying alluvium, infilled ground and Made Ground associated with current and historical development of the site. These sources are considered to pose a low to moderate risk to human health receptors. We accept the report and make the following recommendation for intrusive investigation. We would remind the applicant that the site should be surveyed for asbestos prior to any demolition activities to ensure best practice controls and guidance are followed. <u>Air Quality</u> In support of the application a Transport Assessment for Proposed Commercial Development, Huddersfield Road, Meltham (Report No 20224-001), by Andrew Mosely Associates, dated May 2019 has been submitted. Whilst transport assessments are beyond the remit of Environmental Health it has provided valuable information. The development has been assessed in accordance with the West Yorkshire Low Emission Strategy Planning Guidance. More information needs to be provided to demonstrate how the applicants will mitigate the effects of emissions. To this end I have recommended conditions to ensure that responsible development is carried out in line with the West Yorkshire Low Emissions Strategy. <u>Noise</u> The application indicates no additional staff will be employed on site we note 24/7 operational times have been applied for. Whilst sensitive receptors are some distance from the designated red line boundary area, there may be some areas of the overall site that are closer to sensitive receptors that may be used. Due to the hours applied for we recommend a condition to assess how the nearby residents will be protected from noise related to vehicle use, deliveries and other activities associated with the industrial premises, particularly during		

night operations.

Recommended Conditions

CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (CLC1) groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC3 Submission of Remediation Strategy - Condition

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC4 Implementation of the Remediation Strategy - Condition

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC5 Submission of Verification Report - Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

Framework

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

EVC1 Electric Vehicle Charging Points - Condition

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- One Standard Electric Vehicle Charging Point (of a minimum output of 16A/3.5kW) for every 10 unallocated commercial parking spaces.

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: To accord with the guidance contained in sections 9 and 15 of the National Planning Policy Framework, West Yorkshire Low Emissions Strategy and to encourage low carbon forms of transport in accordance Policies LP21 and LP51 of the Kirklees Local Plan.

EVF1 Electric Vehicle Charging Points – Advisory Footnote

- Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information in relation to Approved Document S.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.