

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/93517 - Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield, WF4 4AA		
Discharge of conditions 7 (intrusive investigation), 9 (Phase I Desk Study Report), 10 (Phase II Intrusive Site Investigation Report), 11 (Remediation Strategy), 12 (Preliminary Risk Assessment), 13 (Verification Report), 14 (Noise), 16 (car park) on previous permission 2025/91797 for removal of condition 16 (car park use) on previous permission 2024/90153 for change of use of dwelling to Working Mens Club, erection of single storey extensions, formation of raised patio to rear, side and front, with improved disabled ramp access to front, external render and associated external alterations		
Responding Date: 12 January 2026	Responding Officer: SR/MN	Responding Ref: WK202540984
<p><u>Comments</u></p> <p><u>Condition 9 (Phase I Desk Study Report)</u></p> <p>In support of the discharge of condition 9, a Preliminary Investigation by G&M Consulting Ltd, ref: C762, dated November 2025 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health. This response considers contaminated land only.</p> <p>The report describes the site and confirms a site walkover was undertaken by a G&M Geologist on the 5th of November 2025. The report provides a site history since 1855, confirming the site as open land until a building appears on site 1931, with residential and sports facilities being developed in the vicinity.</p> <p>Section 4.5 of the report informs the site has been subject to an intrusive mining investigation, which has indicated shallow mine workings beneath the site.</p> <p>A conceptual site model is presented in section 5.5 indicating a potential moderate risk to future site users due to possible presence of worked shallow coal at site which may introduce mine gas. The report goes on to recommend the conceptual site model is refined and ground gas monitoring/protection measures are postulated.</p> <p>We have reviewed the report and accept the findings.</p> <p><u>Condition 10 (Phase II Intrusive Site Investigation Report)</u></p> <p>In support of the discharge of condition 10, a letter by G&M Consulting Ltd, dated the 10th of June 2025, ref C753/01/ATS, which details an intrusive mining investigation by Cape Site Services Ltd, has been submitted. The report appears to be solely geotechnical in nature, which is beyond the remit of Environmental Health. This response is in relation to contaminated land only.</p> <p>Section 3 of the report describes fieldwork undertaken on the 27th of May 2025 and comprised the drilling of three rotary open-holes, referenced BH01 to BH03 inclusive, which were drilled to depths of between 10.0 m and 30.0 m below ground level (bgl). We are informed drilling was undertaken using water flush and the boreholes were backfilled on</p>		

completion. Driller records indicate likely shallow workings as 'void lost water returns' in boreholes BH01 and BH03 at depths of between 7.4 and 7.7 m bgl and up to 1.2 m in thickness were observed. Coal was recorded in BH02 between 7.5 m and 8.6 m bgl. Voids and shallow coal have been confirmed at site.

The report goes on to discuss drilling and grouting which is geotechnical in nature and beyond the remit of Environmental Health. The report does not offer a revision of the conceptual site model or opinion on risk associated with potential mine gas at site.

This report is not a Phase II Report and whilst it provides information, it cannot be accepted at this time.

Condition 14 – Noise

A Noise Impact Assessment authored by ENS dated 22 December 2025 Ref N IA/12174/25/12410/v2/Flockton Green WMC, Wakefield, Noise Management has been submitted to address the concerns about the use of the external seating area with the condition requiring the submission of a Noise Management Scheme.

The findings of the accepted ENS report ref NIA/11499/24/11750/v1/Flockton Green WMC, Wakefield, June 2024 which was submitted in support of the approved application recommended the installation of a 2.4m high boundary fence with a superficial mass $\geq 10\text{kg/m}^2$ and the location of this is given in figure 2.1. The method of construction is shown with comment made that there should be no gaps or holes (cover strips should also be used to prevent gaps forming over time) and should be fully sealed at the ground (i.e. include a gravel board).

Para 2.3 outlines the control measures within the Noise Management Plan including operational controls and management responsibilities. It is assumed that these measures have been accepted by the applicant and therefore, a formal standalone document need not be submitted for approval.

The report is accepted.

Recommendations

Condition 9 (Phase I Desk Study Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Preliminary Investigation by G&M Consulting Ltd, ref: C762, dated November 2025, Environmental Health have no objection to the discharge of condition 9.

Condition 10 (Phase II Intrusive Site Investigation Report)

We do not accept the letter by G&M Consulting Ltd, dated the 10th of June 2025, ref C753/01/ATS, which details an intrusive mining investigation by Cape Site Services Ltd. Therefore, condition 10 must remain.

Conditions 11 (Remediation Strategy) & 12 (Preliminary Risk Assessment), 13 (Verification Report)

As the information to support condition 10 has not been accepted, we are unable to comment

on these conditions and cannot make any recommendations at this time.

Condition 14 – Noise

The submitted information is accepted. However, this is a compliance condition and therefore, we recommend the condition remains for the duration of the proposal.