Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90254 land at Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite, HD7 5BB
Discharge of details reserved by conditions 3 (Phase II Intrusive Site Investigation Report), 7 (EV Charging Point), 8 (retaining structures foundations), 9 (CEMP), 10 (retaining walls and boundary treatments details), 11 (invasive species protocol), 12 (foul, surface water and land drainage scheme), 13 (1 in 100 year storm events), 15 (oil/petrol interceptor), and 17 (bat and bird box) on previous permission 2021/90605 for erection of an industrial building (B1(c) use)

Responding Date:	**Responding Officer:**	**Responding Ref:**
21st April 2026	**SR**	**WK202609435**

Comments

Condition 3

Further to our comments dated the 18th of February 2026, Environmental Health have been reconsulted on a supplementary Gas Letter Report by RGS dated the 6th of March 2026, ref: C4272/26/E/GM. In our earlier comments we required completed gas monitoring and up to date site characterisation. 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.

We consider the information submitted in relation to condition 3 complete and make the following recommendation.

Recommendations

Condition 3 Phase 2 Intrusive Investigation

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

- Phase 2 geo-Environmental Report by RGS, ref: C4272/24/E/6581, dated 28/03/25
- supplementary Gas Letter Report by RGS dated the 6th of March 2026, ref: C4272/26/E/GM

Environmental Health have no objection to the discharge of condition 3.