Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/90376 adj 4A Bridge Street, Batley, WF17 5NU		
Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 (Remediation Strategy), 6 (Remediation Strategy), 8 (remediation works), 16 (drainage), 18 (CEMP) on previous permission 2025/90443 for erection of detached dwelling with associated car parking, secure cycle parking and refuse bin storage		
Responding Date: 25th February 2026	**Responding Officer: SR**	**Responding Ref: WK202604938**

Comments

Condition 8 is not within the remit of Environmental Health; the planning officer is advised to seek comments from other consultees.

Conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 (Remediation Strategy)

In support of the discharge of conditions 3,4 and 5 a Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2) has been submitted. The report references the earlier coal mining risk assessment which accompanied the parent application. The combined report contains geotechnical information, which is beyond the remit of Environmental Health, this response is in relation to contaminated land only.

The report describes the proposed development and the site setting with current photographs included. A site history is offered, indicating open fields in the 19th century with development of small outbuildings/lock-ups that may have involved vehicle maintenance, raising potential for oil/fuel contamination, in the 20th century.

The wider area contains former mills, a historic landfill ~130m away, and an infilled mill pond, the author advises, none present a credible pathway to the site.

During the intrusive investigation (by trial pits & boreholes), ground conditions revealed; made ground (variable thickness), mixed soils with brick, concrete, sandstone, ash, and clinker. No asbestos-containing material (ACM), was observed. Natural ground consisted of weathered clay (residual soil), with clay becoming firm–stiff at depth. Bedrock was proven in rotary boreholes at ~7–15 m depth: siltstone and sandstone, no evidence of coal workings were observed beneath the site. The report author confirms no visual or olfactory evidence of contamination by hydrocarbons was observed. In situ gas monitoring during borehole work found no evidence of ground gases.

Gas risk from the nearby historic landfill and mill pond are considered with the risk described as low.

The consultant goes on to present a remediation strategy in Section 8 indicating that made ground should be removed from garden areas and clean cover installed to the specified levels. Radon gas protection is recommended, which will be dealt with under the provisions of

the Building Regulations and is beyond the remit of Environmental Health.

Information is provided in relation to acceptability of imported materials, validation information and unexpected contamination.

We have reviewed the submitted information and make the following recommendations.

Recommendations

Condition 3 (Phase I Desk Study Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2), Environmental Health have no objection to the discharge of condition 3.

Condition 4 (Phase II Intrusive Site Investigation Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2), Environmental Health have no objection to the discharge of condition 4.

Condition 5 (Remediation Strategy)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Ground Investigation Report(intrusive) and Remediation Strategy by Solis and Structures, dated the 4th of February 2026 (V2), Environmental Health have no objection to the discharge of condition 5.

Condition 6 (Remediation Strategy)

Condition 6 cannot be discharged until construction is completed as it requires the remediation to be completed in accordance with the remediation strategy presented and has provision for revisions should unexpected contamination be encountered. Condition 6 must remain.