

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2026/90405 - Land south of railway line, Scar Lane, Milnsbridge, Huddersfield, HD3 4PN

Discharge of conditions 3 (noise assessment), 5 (Phase I Desk Study Report), 6 (Site Investigation Report), 7 (Remediation Strategy), 15 (foul, surface, land drainage), 16 (separate drainage systems) and 17 (surface water drainage) on previous permission 2024/91381 for variation of condition 2 (plans) on previous permission 2022/91789 for erection of four industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units

Date Responded:
23 February 2026

Responding Officer:
Hannah Kent

Responding Ref:
WK/20204792

Thank you for consulting Environmental Health on the above discharge of conditions application.

COMMENTS

Environmental Health has been consulted on the Contaminated Land discharge of conditions, and this response will address the following Conditions 5 (Phase I Desk Study Report), 6 (Site Investigation Report), 7 (Remediation Strategy) on previous permission 2024/91381 for variation of condition 2 (plans) on previous permission 2022/91789.

The applicant has submitted the following documents pursuant to the above discharge of conditions:

- Phase 3: Remediation Statement, Ref S240420/REM, RT074 Issue 2, dated August 2025, prepared by SOLMEK Ltd.
- Soil Sample Analysis, DETS Certificate Number 24-10279, dated 29th May 2024*

* Note: This is not a contaminated Land report, but what is usually appended to a Phase II Contaminated Land Site Investigation Report.

The Phase 3: Remediation Statement, Ref S240420/REM, RT074 Issue 2, dated August 2025 introduces the remediation statement confirming that:

The following reports have already been issued in respect of the site:

- *Solmek Phase 1 Desk Study (S240420) May 2024*
- *Solmek Phase 2 Site Investigation (S240420) June 2024*
- *Solmek Ground Gas Risk Assessment (S240420/Gas) October 2024*

I am not aware that Environmental Health have previously been consulted on the discharge of contaminated land conditions.

Environmental Health will not review a Remediation Statement report in isolation of the accompanying contaminated land reports (identified above). There is insufficient information at the current time to consider the submitted Phase 3: Remediation Statement, Ref S240420/REM, RT074 Issue 2, dated August 2025.

In order for Environmental Health to consider the Phase 3: Remediation Statement, Ref S240420/REM, RT074 Issue 2, dated August 2025, it must be considered with reference to the Solmek Phase 1 Desk Study (S240420) May 2024, Solmek Phase 2 Site Investigation

(S240420) June 2024 and the Solmek Ground Gas Risk Assessment (S240420/Gas) October 2024 (that support the submitted Phase 3: Remediation Statement). Should the applicant submit the required reports, the planning officer is advised to reconsult Environmental Health.

On this basis we are unable to complete our review and therefore condition 5, 6 and 7 must remain.

RECOMMENDATION

Environmental Health are unable to consider the submitted Remediation Statement report in isolation of the contaminated land reports that accompany it and provide the relevant information to make sense of the remediation statement.

We therefore cannot recommend discharge of the contaminated land conditions and therefore conditions 5 (Phase I Desk Study Report), 6 (Site Investigation Report), 7 (Remediation Strategy) must remain.