

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90617 Land adjacent to 56 Low Road, Dewsbury Moor, Dewsbury, WF13 3PR
Discharge of details reserved by condition 6 (Phase II Intrusive Site Investigation Report) on previous permission 2024/91821 for erection of commercial unit for use as vehicle testing and repair garage with associated external works
Responding Date:
18th March 2026

Responding Officer:
SR

Responding Ref:
WK202607173

Comments

In support of the discharge of condition 6 (Phase II Intrusive Site Investigation Report) a Phase 2 Geo Environmental Report by RGS dated 22/12/2025, ref: C4173/25/E/8277 and a letter with complete gas monitoring data by RGS, ref C4173/25/E/GM, dated 13th of January 2026 have been submitted. The reports include geotechnical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspect of the report.

Fieldworks were undertaken on the 1st of December 2025 and included the following: Four windowless sample boreholes and four gas monitoring standpipes. Following investigation strata was confirmed to comprise made ground overlying residual Birstall Rock. Samples were recovered for chemical analysis and gas monitoring wells were installed.

Sampling results demonstrate no asbestos encountered and contaminants found to be below screening values for commercial end use. Following completion of gas monitoring at site, concluding the site is fully characterised as Characteristic Situation Level 1, in terms of gas and therefore no remediation is necessary.

The conceptual site model presented in table 10 gives a risk rating as low, indicating no remediation necessary. The report advises a watching brief for unexpected contamination during construction and the importance of verification of any imported fill materials. The applicant is reminded that Radon is not within the remit of Environmental Health, advise should be sought from a building control professional.

Having reviewed the documents provided we make the following recommendation.

Recommendations
Condition 6

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 2 Geo Environmental Report by RGS dated 22/12/2025, ref: C4173/25/E/8277 and a letter with complete gas monitoring data by RGS, ref C4173/25/E/GM, dated 13th of January 2026; Environmental Health have no objection to the discharge of condition 6.