Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/90952 Adjacent to, 71, Woodhead Road, Honley, Holmfirth, HD9 2RJ		
Discharge of details reserved by conditions 5, (Phase I), 6 (Phase II), 7-9 (Remediation) on previous permission 2024/92297 for erection of two detached dwellings		
Responding Date: 17/08/2026	**Responding Officer: KB**	**Responding Ref: WK202621663**

In our consultation response dated 24 June 2026 (Our Ref: WK202615728), Environmental Health advised that there was no objection to the discharge of Conditions 5 (Phase I Desk Study) and 6 (Phase II Intrusive Site Investigation). However, we recommended that Conditions 7-9 should remain outstanding as insufficient information had been received.

We understand that an email was received by the Planning Officer on 6th July 2026 requesting that Conditions 7-9 be discharged. At this time, we can only comment on Condition 7 (Remediation Strategy).

Whilst the submitted GES Phase II Report (GES-PII 1623-21 Issue 04) concludes that "a site-specific remediation strategy is not required", the report identifies contamination and sets out remedial measures necessary to make the site suitable for its proposed residential use. The report also recommends the provision of a minimum 600mm clean cover system within soft landscaped areas, replacement of unsuitable made ground and validation of imported materials.

We note that the only evidence submitted in support of the remediation and validation conditions is an invoice referring to the removal of spoil from the site and the importation of clean inert soil/garden material. However no information is provided regarding the material removed from the site, the importation of clean materials to the site or validation of the recommended 600mm clean cover system in areas of soft landscaping in accordance with current best practice.

The additional investigation reported in a letter dated 23rd February 2026 does not satisfactorily demonstrate that these measures have been implemented. Instead, it concludes that the made ground encountered within the additional inspection pits is of a comparable composition to that identified during the original investigation and that the conclusions and recommendations of the original Phase II Report remain unchanged.

Recommendations

Whilst the submitted GES Phase II Report concludes that a site-specific remediation strategy is not required, the report also identifies contamination and recommends measures necessary to make the site suitable for residential use, including remediation of asbestos contamination, replacement of unsuitable made ground within soft landscaped areas, provision of a 600mm clean cover system and validation of imported materials. The subsequent letter dated 23 February 2026 confirms that these recommendations remain unchanged.

The information submitted does not satisfactorily demonstrate whether these measures have been undertaken. The only supporting evidence comprises an invoice referring to the removal of spoil from the site and the importation of clean inert soil/garden material. However,

insufficient detail has been provided regarding the nature and quantity of material removed, the source and quantity of imported materials, the areas where works were undertaken, or any validation of the recommended cover system.

Environmental Health is not satisfied that the recommendations of the approved Phase II Report have been implemented and is therefore unable to support discharge of Condition 7.

Further details are required to demonstrate the remediation measures to be undertaken and to verify that the site has been made suitable for its proposed residential end use.