Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91638 - Amateur Rugby League Clubhouse, Newsome Panthers JARLFC, Hall Bower Lane, Newsome, Huddersfield, HD4 6RN		
Demolition of existing clubhouse and erection of new clubhouse, ancillary works including additional carparking and improvements to site access		
Date Responded: 12th October 2026	**Responding Officer:** Env Health	**Responding Ref:** WK/202623192

Contaminated Land

A Phase 1 Environmental Desk Study prepared by Rogers Geotechnical Services Ltd (Ref: C5680/25/E/8797. January 2026) has been submitted to support the application.
The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports.

We have read and reviewed the report and make the following observations.
A site walkover was conducted on 27th January 2026 and identified no obvious signs of contamination or potentially contaminative activities.

The historical review identifies a former coal pit and associated shaft within the site boundary, together with historical sandstone quarrying in the south-western part of the site. An old colliery was also recorded approximately 100m north-west of the site and a former reservoir approximately 170m to the east. These activities have the potential to have resulted in areas of made ground and associated contamination.

The report concludes that the site is not located within a Coal Mining Development High Risk Area. Potential contamination risks are principally associated with the possibility of made ground deposits and any ground gases generated by former mining activities. Overall, the risk to human health is assessed as low.

RGS concludes that a geo-environmental intrusive investigation is not required at this stage, although a geotechnical investigation is recommended to inform foundation design. If Made Ground is encountered during this investigation that it could be dealt with at that time.

Comments

The Phase 1 Desk Study provides an adequate preliminary assessment of potential contamination risks associated with the site. The report has appropriately identified the former coal mining, quarrying and potential made ground features that represent the principal sources of contamination risk at the site. Whilst these risks have been assessed as low, some uncertainty remains regarding the extent and composition of any made ground beneath the site given the historical land uses identified.

RGS has not recommended a Phase 2 'geo-environmental' investigation. Given the low risk, recreational use and the nature of the proposed development, this approach is acceptable. However, as the site has a history of mining and quarrying activities and there remains the potential for made ground or unforeseen contamination to be encountered during redevelopment works, it is considered necessary to apply the contaminated land condition relating to unexpected contamination to ensure any risks are identified and addressed should they arise during any enabling works or construction.

Noise
The proposal comprises a replacement clubhouse and associated works, including additional parking provision, improvements to site access, and the creation of a new social space and bar. Compared with the existing development, the scheme includes a larger clubhouse, new dugouts, and an increased number of parking spaces. We consider this to represent an intensification of the site's existing use.

As such, a condition requiring the submission of a noise assessment is considered necessary, as the proposed development has the potential to generate noise from both sporting and social activities that could adversely affect the amenity of occupants of nearby noise-sensitive premises.

Electric Vehicle Charging Points (EVCPs)
In an application of this nature, it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy Group. An advisory relating to charging points is therefore necessary.

External Artificial Lighting
We have considered whether it is likely that external artificial lighting (other than for highways) will be required at the development such as at car parks, outdoor work areas / service yards and whether this needs to be controlled to minimise stray light. It is unclear whether there are going to be any changes to the lighting serving the site as part of this scheme.

It appears unlikely that there will be any significant areas that will be lit by artificial lighting therefore this need not be considered in any future application**.**

Recommended Conditions
CLC6 Reporting of Unexpected Contamination - Condition
If contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. XXXX of the National Planning Policy Framework.

CLC7 Contaminated land - Footnote
All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NC8 Noise Report required for proposed noise generating use close to existing noise sensitive premises - Condition
Before construction work commences a noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
a) an assessment of all noise emissions from the proposed development
b) details of existing background and predicted future noise levels at the boundary of noise sensitive premises.
c) a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained.
Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters XXXXX the National Planning Policy Framework.

NF4 Competent Person - Footnote
All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants http://www.association-of-noise-consultants.co.uk/ (020 8253 4518) or the Institute of Acoustics http://www.ioa.org.uk (0300 999 9675) for a list of members.

CSC1 Construction Site Working Times - Condition
No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

CSF1 Construction Sites working times – Footnote
Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited

EVC1 Electric Vehicle Charging Points - Condition
Before the electrical system is installed, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) Fast (7-23kW) or Rapid (43kW+) charging points will be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points, then a lower number of charging points may be acceptable.

The agreed dedicated facilities for charging electric vehicles are to be installed, maintained and retained thereafter.
Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters XXXXX of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).

EVF1 Electric Vehicle Charging Points – Footnote
A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.

At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for at least 5% of parking spaces with the remainder provided at an agreed trigger point.

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. The installation must comply with all applicable electrical requirements in force at the time of installation.

LC1 External Artificial Lighting - Condition

Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

a) The proposed hours of operation of the lighting
b) The location of all the luminaires
c) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
d) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
e) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.

No external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.
Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with XXXXX of the NPPF and LP52 of the Local Plan.

LF1 Artificial lighting - Footnote

The proposed design levels of illuminance should be shown to be appropriate for the intended use by reference to appropriate guidance. Generally, to minimise problems of glare and stray light from external artificial lighting it should be installed and maintained in accordance with *the "Guidance Note 01/21 for the Reduction of Obtrusive Light"* by the Institution of Lighting Professionals: 2021 www.theilp.org.uk. The predicted levels of stray light must not exceed the recommended maximum levels given in Table 2 of this guidance for the corresponding Environmental Zone (i.e. E0 to E4).