

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

2026/91656 Land at, Gelderd Road, Birstall, Batley, WF17 9LS

Discharge of details reserved by condition 5 (Phase II Intrusive Site Investigation Report) on previous permission 2025/91965 for installation of electric vehicle charging points with infrastructure, lighting and CCTV, erection of amenity block and access improvements including associated works

Date Responded:
30/06/2026

Responding Officer:
KB

Responding Ref:
WK/202619354

Condition 5 – Phase II Intrusive Site Investigation Report

For the purpose of discharging condition 5 (Phase II Intrusive Site Investigation Report) on previous permission 2025/91965, a Phase 2: Site Investigation Report by Solmek Ltd (May 2026. Ref: NE-26-043) has been received.

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 report.

We have read and reviewed these reports and make the following observations.

The Phase 2 Site Investigation comprised intrusive works undertaken in April - May 2026 across the site to inform the proposed development of a Tesla supercharging station with associated infrastructure. The investigation included eight trial pits excavated to a maximum depth of 3.0m and five rotary boreholes drilled to depths of up to 45m below ground level, together with in-situ testing and laboratory analysis. The site was found to be underlain by a thin layer of made ground, generally up to around 1.0m in thickness, comprising granular materials including sand, gravel and construction debris, overlying clay deposits and shallow weathered mudstone bedrock.

The investigation confirmed that the site lies within a coal mining affected area, with historical evidence of opencast workings nearby and potential underlying mine workings identified at depth. Limited chemical testing of soil samples was undertaken, indicating slightly acidic to alkaline conditions and low sulphate concentrations, primarily to inform concrete design. No groundwater was encountered during the investigation.

The report concludes that the site conditions are generally suitable for the proposed development.

Comments

The submitted Solmek Phase 2 Site Investigation is primarily geotechnical in scope and does not adequately address land contamination risks identified in the Phase 1 assessment approved as part of the previous permission 2025/91965 (Our Ref: WK/202524965).

No Quantitative Risk Assessment has been undertaken and no comparison with appropriate assessment criteria has been provided. Despite previously identified gas risks, no ground gas

or vapour monitoring has been undertaken. The conceptual site model has not been updated, and pollutant linkages have not been robustly assessed.

Recommendations

On this basis, the information submitted is not sufficient and we are not currently able to recommend the discharge of Condition 5.

Further intrusive investigation, including a comprehensive contamination testing suite, ground gas monitoring and quantitative risk assessment, is required. Upon receipt of additional information, we recommend that further consultation with Environmental Health is undertaken.