

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/91956 - The Haven, 15, Shelley Woodhouse Lane, Shelley, Huddersfield, HD8 8NB
Discharge of details reserved by conditions 15 (Preliminary Risk Assessment), 16 (Remediation Strategy), 17 (Phase II Intrusive Site Investigation Report), 18 (Verification Report) on previous permission 2025/92184 for outline application for erection of residential development (one dwelling)
Date Responded:
13th October 2026

Responding Officer:
NH

Responding Ref:
WK/202623368

We note that the description of this application is inaccurate and should be amended. The submission seeks the discharge of Conditions 15 (Phase II Intrusive Site Investigation Report), 16 (Remediation Strategy), 17 (Remediation of the Site) and 18 (Verification Report) attached to planning permission 2025/92184. Environmental Health has reviewed the information submitted against each condition and provides the following comments.

Furthermore, Environmental Health has been unable to identify any record of a Preliminary Risk Assessment (Phase I Desk Study) having been submitted to, or approved by, the Local Planning Authority. In the absence of an agreed Phase I assessment, it is not possible to determine whether the submitted Phase II Intrusive Site Investigation has been informed by an appropriate Conceptual Site Model or whether all plausible contaminant linkages have been adequately considered. We have provided the following comments to support a revised submission.

Condition 15 - Phase II Intrusive Site Investigation Report

The applicant has submitted a Phase II Intrusive Site Investigation Report by Castledine Environmental (9th July 2026, 4276 P2 Britology – Shelly Woodhouse Lane, HD8 8NB) in support of the discharge of this condition. However, Environmental Health cannot support discharge of the condition as the information submitted is incomplete and does not enable a robust technical review to be undertaken.

As no current Phase I assessment has been provided as part of the submission, Environmental Health is unable to determine whether:

- all relevant potential contaminant sources have been identified;
- the proposed contaminant linkages remain valid;
- the investigation locations and sampling strategy are appropriate;
- the range of contaminants analysed is suitable for the site's historical and current use;
- or
- the conclusions of the investigation remain relevant to the current development proposals.

Furthermore, the submitted report appears to pre-date changes to the proposed development and therefore may not be representative of the current scheme. This further undermines confidence that the investigation has adequately assessed all pollutant linkages relevant to the development now proposed.

In addition, the submission is incomplete. Environmental Health notes that:

- laboratory analytical certificates have not been provided;
- appendices referred to within the report are absent from the submission;

- site photographs and supporting information do not reflect the current condition of the site;
- insufficient supporting information has been provided to allow the findings and conclusions to be independently verified.

As submitted, the report does not provide sufficient information to demonstrate compliance with the requirements of the condition or the expectations of current LCRM and YALPAG guidance. In the absence of a current Preliminary Risk Assessment and a complete Phase II dataset, we cannot determine whether land contamination risks have been adequately characterised and recommend the condition remain until further notice.

Condition 16 - Remediation Strategy

We cannot consider the discharge of this condition. No Remediation Strategy has been submitted for review. A Remediation Strategy should be based upon the findings of an acceptable Preliminary Risk Assessment and Phase II Intrusive Site Investigation and detail any remedial measures required to address identified contamination risks.

Given that Conditions 15 and 16 have not been satisfactorily addressed, and no Remediation Strategy has been provided, there is insufficient information to demonstrate compliance with the requirements of this condition and the condition should remain.

Condition 18 – Verification Report

We cannot consider the discharge of this condition. No Verification Report has been submitted for review. Furthermore, Conditions 15, 16 and 17 have not been satisfactorily discharged and therefore the land contamination assessment process has not progressed to the verification stage. These are pre-commencement conditions.

Recommendations

Insufficient information has been received to support the discharge of Conditions 15, 16 and 18. Environmental Health therefore recommends that these conditions are not discharged at this time.