

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/92267 - Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW

Discharge of details reserved by Conditions 5. (Phasing Plan), 6. (Construction (Environmental) Management Plan), 7. (Construction Management Plan: Biodiversity), 8. (Phase II Intrusive Site Investigation Report), 9. (Remediation Strategy), 10. (Remediation implementation and unexpected contamination), 11. (Validation Report), 12. (Detailed design scheme), 13. (Storm events), 14. (Temporary surface water drainage), 15. (Arboricultural Method Statement), 16. (Highway condition survey), 17. (Highway surface water features), 18. (Retaining wall spec), 19. (Archaeological Investigation), 20. (Ecological Design Strategy), 21. (PROW upgrade spec), 22. (Internal roads, footways and footpaths spec), 23. (Permanent site access works) and 24. (Internal estate streets) of permission 2025/92541 for Operational development to create development plateaux comprising land level changes, highways construction, utilities diversions and drainage construction

Date Responded:
17/08/2026
Responding Officer:
KB
Responding Ref:
WK/202627095

Further to the Environmental Health response dated 23 June 2026 (WK/202618850), the additional information submitted under application 2026/92267 has been reviewed.

The submitted Geoenvironmental Appraisal (Lithos Ref. 5080/1, July 2024) appears to be the same document previously assessed by Environmental Health regarding the discharge of conditions pertaining to application 2026/91615 and does not materially alter the conclusions reached in our earlier consultation response dated 23rd June 2026 (Our Ref: WK/202618850).

In particular, the report continues to rely upon a single round of gas monitoring undertaken in July 2024 and refers to the future completion of a Hazardous Gas Risk Assessment, which has not been provided.

Recommendations

Environmental Health remains unable to support the discharge of Condition 8 (Phase 2 Intrusive Site Investigation Report) at this time. Conditions 9 (Remediation Strategy) and 11 (Validation Report) cannot be considered until the requirements of Condition 8 have been satisfactorily addressed.

Condition 10 (Remediation Implementation and unexpected contamination) cannot be considered until the site has been completed.