

Mr Nick Willock
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2014/128991/01-L01
Your ref: 2014/62/91813/W
Date: 14 July 2014

Dear Mr Willock

**DEMOLITION OF PART OF MILL, ALTERATIONS TO CONVERT MILL BUILDING INTO 6 DWELLINGS AND ERECTION OF 11 DWELLINGS WITH ASSOCIATED PARKING (WITHIN A CONSERVATION AREA)
HOYLE ING DYEWORKS, MANCHESTER ROAD, LINTHWAITE, HUDDERSFIELD.**

Thank you for consulting us on the above application which we received on 24 June 2014.

We have no objections to the application as submitted, providing the below conditions are included in the grant of any planning permission.

Groundwater and Land Contamination

Condition

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to

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demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons:

The proposed development site is located in a groundwater Source Protection Zone 2 for an abstraction that is used for drinking water. Land contamination associated with previous uses of the site may be present which could pose a risk to this abstraction and the nearby River Colne. It is important that risks to controlled waters are appropriately investigated and assessed. Remedial action will be required to reduce unacceptable risks to controlled waters from land contamination to an acceptable level.

Condition

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons

The proposed development site is located in a groundwater Source Protection Zone 2 for an abstraction that is used for drinking water. Land contamination associated with previous uses of the site may be present which could pose a risk to this abstraction and the nearby River Colne. This condition requires the applicant to submit a verification plan to demonstrate that the objectives set out in the agreed remedial strategy have been achieved and that risks to controlled waters have been reduced to an acceptable level.

Condition:

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

The infiltration of surface water into the ground could mobilise contaminants already present in the ground and cause pollution of the underlying groundwater. The applicant will need to demonstrate that infiltration drainage systems will not pose an unacceptable risk to controlled waters receptors including the nearby potable abstraction and the River Colne.

Advice to LPA/applicant

The construction phase of the development should not cause pollution of groundwater. Advice on managing environmental risks during construction and demolition works can be found in the following publication: Working at Construction and Demolition sites: Pollution Prevention Guidelines 6. Copies of this document can be found on our

website:

<https://www.gov.uk/government/publications/construction-and-demolition-sites-ppg6-prevent-pollution>

Foul Drainage

A mains connection has been proposed for foul drainage disposal. You are strongly advised to satisfy yourself, prior to determination, that there is capacity in both the receiving sewer and sewage treatment works to accommodate the discharge proposed. Please contact the sewerage undertaker, Yorkshire Water, to attain this information. If capacity is not available, an alternative means of foul drainage disposal may need to be explored or improvement works to resolve the capacity issue secured as part of the planning permission. If a non-mains solution is to be considered we should be re-consulted, prior to determination, and given the opportunity to comment further.

Should you require any further information or wish to discuss these matters further, please contact me on the details below.

Yours sincerely

Abdul Gaffar
Sustainable Places - Planning Advisor

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