

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2020/91258 - 4 Olney Street, Slaithwaite, Huddersfield, HD7 5EG.		
Discharge conditions 9-12 on previous permission 2019/94075 for erection of pair of semi-detached dwellings		
Date Responded: 06 August 2020	Responding Officer: Natalie Heaney	Responding Ref: WK/202011085
In the previous consultation response dated 19th June 2020, we stated that the submitted Geo-Environmental Ground Investigation Report by Haigh Huddleston Associates (ref: E20/7691/R001) failed to meet the requirements for Condition 10 and should not be discharged. This was because we did not accept the proposals for gas protection elements pertinent to Characteristic Situation 2 (CS2) without sufficient gas monitoring or an empirical approach to characterise the ground gas risk using the total organic carbon content (TOC %). Condition 10 – Phase II Intrusive Site Investigation Report For the purposes of discharging Condition 10, a letter dated 22nd July 2020 by Martin Huddleston (E20/7691/MH/PW/001) has now been received. Two samples were taken from two trial pits TP01 and TP02, revealing an average site TOC% of 2.4%. Due to previous information relating to the made ground on site and the new TOC% evidence, the site has been reclassified as Characteristic Situation 3 (CS3). I generally agree with the new classification and I am satisfied with the Phase II findings. Condition 11 – Submission of Remediation Strategy A remediation strategy was included in the Geo-Environmental Ground Investigation Report by Haigh Huddleston Associates (ref: E20/7691/R001) and previously submitted as part of application no. 2020/91258. In addition, the letter dated 22nd July 2020 by Martin Huddleston (E20/7691/MH/PW/001) also mentions remediation. In the previously submitted Phase 2 report, a fully vented minimum 150mm deep void below suspended slab that would be increased to 250mm where the proximity of trees affect the foundation construction and Visqueen gas barrier were proposed to achieve a score of 4.5. Although this was previously selected for Characteristic situation 2, the selected elements provide adequate protection for the reclassified site which is now characteristic situation 3. I agree with the gas protection proposals. Imported soils are required for clean cover which has been proposed to a depth of 600mm (150mm topsoil overlaying 450mm clean subsoil). Information relating to the sampling of imported materials to ensure suitability have also been detailed. I agree with these proposals. Contingency measures and procedure for dealing with unexpected contamination have been provided (i.e. to contact an engineer and document any visual or olfactory evidence of contamination). I generally agree with these proposals however, as per Condition 12, the local authority should be notified within 2 working days and groundworks should cease in the event of unexpected contamination. Finally, the report concludes that verification of cover systems and gas protection elements will be provided in due course. I agree with these proposals.		

Condition 12 – Implementation of the Remediation Strategy

Until the development has finished and a Validation Report, as required by condition 14, has been received and accepted and because there is still a chance of unexpected contamination to become apparent so condition 12 should remain.

Recommendations

We have previously recommended in our response dated 21 May 2020 that Condition 9 be discharged.

For the above reasons, I am satisfied with the site investigation undertaken and recommend that Condition 10 be discharged.

I am also satisfied with the remediation strategy received and recommend that Condition 11 be discharged.

I recommend that Condition 12 should not be discharged at this time.