| Consultation Response from: KC Environmental Health (Pollution & Noise Control) | | |
|---|---|---|
| **2020/93563 - 81, Common End Lane, Lepton, Huddersfield, HD8 0AF** | | |
| **Discharge conditions 5, 6, 7 on previous permission 2020/91092 for demolition of existing dwelling (no 81 Common End Lane) to be replaced with a new detached dwelling** | | |
| **Date Responded:**<br>**19th January 2021** | **Responding Officer:**<br>**Natalie Heaney** | **Responding Ref:**<br>**WK/202031180** |

Conditions 5 & 6, recommended by the Coal Authority, relate to the risks associated with the coal mining legacy at the site. There is an overlap of these conditions with condition 7, recommended by Environmental Health, which relates to unexpected land contamination issues which include risks from ground gas.

**Condition 5 - Coal Mining Legacy**

In our previous consultation response dated 29th October 2020, we recommended that Condition 5 could not be discharged as the risk from historical coal mining was still unassessed. Subsequently, Conditions 6 and 7 could not be discharged as these relate to the later stages of development.

We have now received a gas monitoring letter by Rogers Geotechnical Ltd, dated 5th January 2021 (ref: C902/20/E/1438). I have read the report supplied by the applicant.

Four ground gas monitoring visits were undertaken between 27th November and 22nd December 2020. The report details that a maximum methane concentration of 0.1% v/v, and a maximum carbon dioxide concentration of 7.5% v/v were recorded. Oxygen levels ranged between 10.7% and 21.7% v/v and peak flow reached 0.1 litres/h. Satisfactory justifications for the cessation of gas monitoring were provided.

From the readings, the gas screening value was calculated as 0.0001 l/hr for methane and a GSV of 0.0075 l/hr for carbon dioxide. The report then considers that as the carbon dioxide concentration exceeded 5% v/v that the site should be upgraded to a Characteristic Situation Level 2 (CS2) following CIRIA C66 guidance. I agree with these findings and overall, I am satisfied with the gas monitoring data.

**Condition 6 – Remediation Strategy**

For the purpose of discharging Condition 6, a gas monitoring letter by Rogers Geotechnical Ltd, dated 5th January 2021 (ref: C902/20/E/1438) received also includes information relating to gas protection measures. I have read the report supplied by the applicant.

Following the site classification as Characteristic Situation Level 2 (CS2) and a potential high risk to end-users, the letter details the combination of gas protection elements to be implemented at the development. The listed elements will achieve a minimum total score of 3.5. Satisfactory information is also provided relating to the installation of the gas protection measures.

I am satisfied the proposals will provide the necessary protection against ground gas exposure at the site. The combination of gas protection elements should be implemented as

detailed. Following which, a Phase 4 report should be submitted for consultation detailing the validation of the gas protection measures, to demonstrate the site is safe for end-use.

**Condition 7 – Unexpected contamination & Validation**
Until the development has finished, and a validation report has been submitted and accepted, as per the requirements of Condition 7, then I cannot recommend the discharge of Condition 7 at this time. There is still a chance of unexpected contamination to become apparent.

**Recommendations**
I am satisfied with the information provided in support of Condition 5 and can recommend that Condition 5 is discharged.

I am satisfied with the gas protection measures proposed and recommend the discharge of Condition 6.

Condition 7 must remain until further notice.