

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/91762- Baitul Tauheed Mosque, Spaines Road, Fartown, Huddersfield, HD2 2QA		
Discharge of conditions 5 and 6 of previous permission 2017/92958 for alteration and extension to community and recreation centre and mosque with ancillary residential accommodation, car parking, landscaping and revised boundary treatment including demolition of existing outbuilding.		
Date Responded: 16 th June 2021	Responding Officer: Natalie Heaney	Responding Ref: WK/202114436
Condition 5 – Site Investigations Environmental Health has previously provided comments on the following documents: • Phase I Contaminated Land report by Solmek Ltd dated July 2017(ref: S170702) • Phase 2: Site Investigation by Solmek Ltd, dated July 2019 (ref: S190527) • Ground Gas Risk Assessment by Solmek Ltd dated 21st November 2019 (ref: S190527/GAS) In response to application 2021/90833, dated 15th March 2021, we recommended that Condition 4 could be discharged. As a result, Environmental Health now consider all Phase II site investigation works to be completed and we recommend that Condition 5 is discharged. Condition 6 – Remediation Strategy For the purpose of discharging Condition 6, a Phase 3 Remediation Statement by Solmek Ltd dated April 2021 (ref: S190527/REM) has been received. The remediation strategy provides an outline of the remediation works to be carried out. Briefly, these include but are not limited to, the provision of hard cover, a clean cover system in the proposed soft landscaped areas and the installation of gas protection elements. The clean cover system proposed comprises of a minimum of 300mm clean imported subsoil topped with 150mm clean imported topsoil to a total thickness of 450mm. The report justifies the provision of 450mm clean cover by stating that the proposed end-use is soft-landscaping rather than gardens. There is also reference to BS3882:2015 and YALPAG <i>Verification Requirements for Cover Systems, Technical Guidance for Developers, Landowners and Consultants</i> guidance. We accept the proposals for a minimum of 450mm clean cover system due to the reduced risk of exposure to receptors in public open space and soft-landscaping here, compared to garden areas. Concerning the hotspot delineation at BH3 and BH5, the report states that visually or olfactory materials will be excavated and that excavations will continue horizontally and vertically until ‘clean’ soils are exposed. Following this, samples will be taken from the sides and base of the excavation, compared to threshold values and repeated should any values fail. A PID detector will also be used to check for VOC levels. Further clarification here is required. The gas protection elements proposed to achieve a total score of 3.5 relevant to Characteristic Situation 2 are a precast suspended segmental subfloor, a clear subfloor void (1.5) and a gas protection membrane (2). We are satisfied that this combination will provide		

the necessary protection against ground gas exposure to end-users at the site.

Additionally, the report details information concerning imported fill materials and screening criteria and verification proposals. These are considered satisfactory.

Concerning the areas requiring further attention, these are addressed point-by-point below:

1. Regarding hotspot delineation at BH3 and BH5, the report reads that '*any visually stained or olfactory odour materials will be excavated*' and '*excavations will continue both horizontally and vertically until 'clean' soils are exposed*'. It is unclear from this statement whether any excavations will take place if no visually or olfactory material is observed at the BH3 and BH5 sample locations. Visual and olfactory determination of contaminated soils is subjective, and contamination may exist regardless of these field signs. Further clarification is required to confirm delineation will continue if in the absence of visual or olfactory contamination and the proposed lateral and horizontal extents for excavation must be provided.
2. As per the requirements for Condition 7, if contamination not previously considered in the remediation strategy is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority must be notified in writing within 2 working days. The report does not consider notifying the Local Authority and this must be included in the report.

Recommendations

The information provided is satisfactory for the discharge of Condition 5 and Condition 5 should be discharged.

The information provided is unsatisfactory for the discharge of Condition 6 and Condition 6 should remain until further notice.