

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2021/92087 - Land Adj, Scar Mills, Lockwood Scar, Huddersfield, HD4 6BL
Discharge of Conditions 3 (Cross Section) 4 (Landscape and Ecological Management) 5 (Phase 1 Desk Study) and 6 (Phase 2 Site investigation) on previous permission 2019/90132 for erection of 5 dwellings and associated works
Date Responded:
9th September 2021

Responding Officer:
Natalie Heaney

Responding Ref:
WK/2021161188

Conditions 3 and 4 are outside the remit of Environmental Health

In our previous response dated 2nd July 2021, Environmental Health recommended:

- The information provided in support of Condition 5 was satisfactory and the condition can be discharged.
- The information submitted in support of Condition 6 was unsatisfactory. Further information is required. Condition 6 should not be discharged until further notice.
- In the absence of information relating to Condition 6, Condition 7 cannot be considered at yet. Condition 7 should not be discharged until further notice.
- Conditions 8 and 9 must remain until further notice.

A further consultation request has been received regarding Contaminated Land.

Condition 6 - Phase 2 Site investigation

In our previous response dated 2nd July 2021, we reviewed a Phase 2 Ground Investigation Report by Arc Environmental dated 3rd April 2021 (ref: 20-153). We had several issues with the information provided that require further attention hence the recommendation for Condition 6 to remain.

Since then, we have received the following documents to satisfy Condition 6, a Hazardous Ground Gas Risk Assessment Addendum Report by Arc Environmental dated 12 June 2021 (ref: 20-340.01L). Further clarification was gained from a telephone conversation between Arc Environmental on 11th August 2021. The report includes geo-technical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report

The report includes geo-technical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. Our first and second point referred to the limited gas monitoring data presented in the Phase 2 report (3 visits over 1 month) and how this did not appear in line with CIRIA C665 guidance and without a full data set we considered the site characterisation to be incomplete. In the additional information submitted, a data set of 6 ground gas monitoring visits to 3 boreholes over 3 months is presented. Visits were undertaken at a range of falling, rising and steady pressures between 993 to 1012 mb. Carbon dioxide was recorded up to a maximum level of 2.8% v/v, with associated depleted oxygen concentrations (minimum 18.3% v/v). The peak flow rate was <0.1 l/h. No methane was detected. The resulting gas screening value calculated for carbon dioxide was 0.028 l/h. As such, the report classifies the site as Characteristic Situation 1 i.e., no gas protection required. We now consider this satisfactory.

Our third point requiring clarification was the screening values in the report. It has since been clarified that the reference to commercial screening values was a typographical error and residential screening values have been utilised. It has also now been clarified that the screening values utilised 6% due to the average SOM reported.

Overall, we are now satisfied that the Phase II report and addendum report is satisfactory, and we recommend that Condition 6 is discharged.

Condition 7 – Remediation Strategy

In our previous response dated 21st July 2021, we indicated that the submitted Remediation Strategy by Arc Environmental dated 17th May 2021 (ref: 20-153) in support of Condition 7 was generally satisfactory depending on the addendum gas results. As the provided addendum Hazardous Ground Gas Risk Assessment Addendum Report by Arc Environmental dated 12 June 2021 (ref: 20-340.01L) has supported the earlier conclusion of CS1 should remain, then we accept that no gas protection measures are required.

For that reason, we now recommend that Condition 7 is discharged, and the remediation described in the Remediation Strategy by Arc Environmental dated 17th May 2021 (ref: 20-153) should now be implemented followed by the submission of a validation report.

Recommendations

To clarify Environmental Health's recommendations are now:

The information provided in support of **Condition 5** is satisfactory and the condition can be discharged.

The information submitted in support of **Condition 6** is satisfactory. Condition 6 should now be discharged.

The information submitted in support of **Condition 7** is satisfactory. Condition 7 should now be discharged.

Conditions 8 and 9 must remain until further notice.