

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2021/92427 - 48, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE
Discharge conditions 9 and 10 on previous permission 2020/91228 for demolition of existing dwelling and erection of residential development to form student accommodation with associated access and parking
Date Responded:
13th August 2021

Responding Officer:
Natalie Heaney

Responding Ref:
WK/202125277

Conditions 9 and 10 were recommended by the Coal Authority and relate to the Coal Mining legacy. Environmental Health were not originally consulted on previous permission 2020/91228. We acknowledge there is an overlap with Condition 9 as the coal mining legacy features may present an environmental health risk (e.g. from mine gases or combustion).

Condition 10 relates to surface stability. This is outside the remit of Environmental Health.

Condition 9 – Intrusive Site Investigation Works (Coal Mining Legacy)

A Coal Investigation report by Rogers Geotechnical Services Ltd, dated 10th June 2021 (ref: C337/20/E/1956) has been received. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. We have read the assessment supplied by the applicant.

The report details investigations to determine the presence of shallow coal workings at the site. Coal and shallow workings were identified as being associated with the Hard Bed Coal seam (at four locations) and the Soft Bed Coal seam (at one location only). It is noted that 1 standpipe was installed at R01 and monitored at one interval on 4th June 2021. This indicated the presence of 0.1% v/v carbon dioxide, no methane and a flow rate of 0.1 l/h. In Section 8, the report considers there to be a low risk from ground gases, however, it is indicated that further monitoring will be undertaken.

It is encouraging to see further gas monitoring proposed. We consider that due to the presence of shallow coal workings and shallow coal we recommend that gas monitoring and calorific testing is undertaken to assess the environmental health risks associated with the coal mining legacy at the site. This information should confirm, without reasonable doubt, that there will be no risk from either mine gases or combustible materials to receptors. In the absence of this information, we do not recommend the discharge of Condition 9.

Recommendations

The information provided in support of Condition 9 is unsatisfactory. We recommend that Condition 9 remains until further notice.