

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/93270 - Land at, Station Road, Skelmanthorpe, Huddersfield, HD8 9BA		
Discharge of conditions 3 (construction management), 4 (temporary drainage), 5 (temporary waste arrangements), 7 (adoptable roads), 12 (waste storage and collection), 13 (tree protection), 14 (units 23 and 24 revisions), 16 (detailed drainage scheme), 17 (phase II report), 18 (remediation strategy), 23 (materials) and 31 (vegetation removal) of previous permission 2019/91657 for erection of 30 dwellings		
Date Responded: 11 th January 2021	Responding Officer: Natalie Heaney	Responding Ref: WK/202128134
Conditions 4,5,7,12,13,14,16,23 and 31 are outside the remit of Environmental Health Condition 3 – Construction Management Plan To discharge Condition 3, a Construction Management Plan by YCP (Construction) Limited dated 29th November 2021 (Rev A) has been submitted. Our comments relate only to issues within the remit of Environmental Health. These are the hours of works, details of dust suppression measures, details of measures to control noise and vibration from construction-related activities, and details of artificial lighting to be used during construction. Concerning the hours of work, the report details that those activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures of roads shall not take place outside the hours of 07.30 and 18.30 Mondays to Fridays, 08.00 and 13.00 on Saturdays, with no working on Sundays or Public Holidays. In addition, it is stipulated that no noisy operations will take place before 08:00 or after 18:00 Monday to Friday and before 09:00 or after 13:00 on Saturdays. In addition to detailing the working hours for noisy operations, the report indicates '<i>all technological advances will be used in order to minimise noise.</i>' Other measures detailed include the maintenance of plant and vehicles, site hoardings, the use of silencers, limiting deliveries to after 8 am and 4 pm and imposing a site speed limit of 5 mph. The report also details noise and vibration will be always monitored. Dust suppression measures are also outlined in the report. These include washing down of the vehicles before leaving sites, netting skips when not in use and leaving the site, the use of hoardings, and designated areas for the cutting of materials and mortar mixing. A dust control plan/drawing for Phase 1 and 2 of the works is also provided and shows the location of certain dust control measures. The report acknowledges that the site management team are responsible for dust suppression on-site and that the site management team will be issued with a copy of guidance on the assessment of dust from demolition and construction to refer to on-site. Finally, for artificial lighting, it is specified that artificial lighting is only expected to be used between 3.30 pm and 6.30 pm in dark winter months for internal works and to illuminate the site compound for safe working. These will be switched off at the end of each working day. In addition, the site cabins will be fitted with a security light angled downward to illuminate access areas. These will be activated by a motion sensor and have a downward spread of 5m. A further 2 security lights will be fitted inside the site hoarding and angled downwards.		

Like the other lights described, these will also be triggered via a motion sensor. A plan detailing the positions of outdoor lighting is also provided.

Having read the report, we consider that the submitted information meets the Environmental Health requirements of Condition 3 and recommend that Condition 3 be discharged. Construction must be undertaken in accordance with the Construction Management Plan by YCP (Construction) Limited dated 29th November 2021 (Rev A).

Condition 17 – Phase II Report

As part of our comments on previous permission 2019/91657, dated 4th June 2019, we indicated that we could not accept the Phase II aspect of the Contaminated Land Report by Haigh Huddleston and Associates, dated April 2019 (Ref: E19/7366/R001) as the gas monitoring was incomplete.

The applicant does not appear to have included additional ground gas monitoring data in the submitted documents. For that reason, we are unable to consider the discharge of Condition 17 at this time.

Condition 18 – Remediation Strategy

To discharge Condition 18, a Remediation Method Statement has been prepared by Haigh Huddleston Associates, dated 22nd June 2021 (ref: E19/7366/MD/05).

As part of the remedial works, further fieldwork has been recommended to establish the extent of the former open cast workings in the southeastern area of the site. To date, only one borehole and trial pit has been dug so the report recommends a site scrape to better determine the extent of the opencast workings and presence of surface workings. It is then detailed that a further report will detail the findings of the additional investigation and confirm the impact on the proposed development.

Suitable site-won or imported material will be used to regrade the site levels to 300mm below the proposed final ground and a minimum of 300mm clean topsoil and subsoil will be provided. The report details that all existing topsoil should be scraped and stockpiled then samples taken for validation (a minimum of 1 sample per 250m³ of topsoil). The report considers that six samples have previously proven the site won soil is clean, and so a further four are required due to the site parameters. Should any imported soils be necessary, the report continues to describe that testing will be necessary to ensure the topsoil is uncontaminated. The number of samples depending on sources is specified and screening values for soils for use in domestic gardens (with plant uptake) are provided in the report appendix.

Validation proposals are also detailed. The proposals are that any imported material should be placed within two months of importation to the site and in the absence of this, soil samples should be taken from the capping layer to demonstrate that no elevated levels of contamination exist.

Finally, for any unexpected contamination, the report advises that *‘the independent consultant must be contacted and the extent of it must be established by further testing. All contaminated material must be removed from the site and replaced by equivalent uncontaminated material.’*

Although we have read the report, we are unable to recommend that Condition 18 be discharged as we require additional information in relation to ground gas (see Condition 17). Furthermore, the submitted report for Condition 18 has recommended additional investigation works, therefore, we are unable to recommend the discharge of Condition 18 at this time.

For these reasons, Condition 18 must remain until further notice.

Recommendations

We consider that the submitted information meets the Environmental Health requirements of **Condition 3 (Construction Management Plan)** and recommend that **Condition 3** be discharged. Construction must be undertaken in accordance with the Construction Management Plan by YCP (Construction) Limited dated 29th November 2021 (Rev A).

The information submitted in support of **Condition 17 (Phase II Report)** does not satisfy the requirements of **Condition 17** and we recommend that the condition remains until further notice.

The information submitted in support of **Condition 18 (Remediation Strategy)** does not satisfy the requirements of **Condition 18** and we recommend that the condition remains until further notice.