

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: 26th July 2022	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. This consultation response relates to Conditions 17 and 18 only. 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. Two documents were received as part of the current application, however, we rejected these and requested clarification for several points. In response to our comments, dated 28th April 2022, two documents have since been received to discharge Condition 17: • A letter titled, '<i>Re: Development at Station Road, Skelmanthorpe,</i>' by Haigh Huddleston & Associates, dated 12th May 2022 (Ref: E19/7366/DP/001A) • A letter titled, '<i>Further Site Investigation for Site at Station Road, Skelmanthorpe,</i>' by Haigh Huddleston & Associates, dated 23rd May 2022 (Ref: E19/7366/MD/007A) The letter dated 12th May 2022 (Ref: E19/7366/DP/001A) contains information relating to the ground gas monitoring undertaken at the site. In response to our concerns relating to the response zones 'During the first set of readings, both BH01A and BH04A were flooded to the surface, recording a water level of 0m below ground level. As the water level was above the top of the slotted pipe, there was no air space for the ground gas ingress and a response zone of 0m has been recorded.' Clarifying the maximum concentration of methane detected, the letter now reads, 'On 29th March 2019, BH01A and BH07A recorded initial peak levels of methane of 0.5%. This quickly dropped to zero and a steady reading of no methane detected was recorded. No methane has been detected within any of the boreholes on any other occasion. This is considered an anomaly, from the artificial confined conditions within the standpipe where it is possible for the gases to accumulate.' Lastly, the report has made minor revisions to the discussion section and now states that 'gas protection measures are not required.' In the letter dated 23rd May 2022 (Ref: E19/7366/MD/007A) a summary table of the soil sample chemical analysis results against the relevant screening criteria has now been provided (Page 4). Therefore, the report concludes that the existing topsoil on site is suitable for re-use within the proposed domestic gardens on site.		

The Phase II aspect of the Contaminated Land Report by Haigh Huddleston and Associates, dated April 2019 (Ref: E19/7366/R001), the letter titled, '*Re: Development at Station Road, Skelmanthorpe*,' by Haigh Huddleston & Associates, dated 12th May 2022 (Ref: E19/7366/DP/001A) and the letter titled, '*Further Site Investigation for Site at Station Road, Skelmanthorpe*,' by Haigh Huddleston & Associates, dated 23rd May 2022 (Ref: E19/7366/MD/007A) satisfy the requirements of Condition 17. Therefore, we accept the reports and recommend that Condition 17 is discharged.

Condition 18 – Remediation Strategy

In our previous response dated 11th January 2021 [sic], we commented on a Remediation Method Statement, prepared by Haigh Huddleston Associates, dated 22nd June 2021 (ref: E19/7366/MD/05).

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. Further testing detailed in the letter titled, '*Further Site Investigation for Site at Station Road, Skelmanthorpe*,' by Haigh Huddleston & Associates, dated 23rd May 2022 (Ref: E19/7366/MD/007A) has demonstrated the site material is suitable for re-use.

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.'

We cannot accept the report at this time for the following reasons:

- (1) The report advises that 'As part of the development, ground levels are to be raised and lowered to achieve acceptable gradients for the proposed adoptable highway, private drives and garden area'. We have concerns that shallow coal may be encountered. We require the applicant to provide remediation proposals for areas where coal may be encountered due to the risks of combustion.
- (2) No updated conceptual site model has been provided. This does not appear to be in accordance with LCRM guidance.
- (3) We require more detailed information relating to the further investigation works. It is unclear how we can accept the remediation strategy at this stage.

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

Recommendations

Condition 17 – Phase II Report

The Phase II aspect of the Contaminated Land Report by Haigh Huddleston and Associates, dated April 2019 (Ref: E19/7366/R001), the letter titled, '*Re: Development at Station Road, Skelmanthorpe*,' by Haigh Huddleston & Associates, dated 12th May 2022 (Ref: E19/7366/DP/001A) and the letter titled, '*Further Site Investigation for Site at Station Road, Skelmanthorpe*,' by Haigh Huddleston & Associates, dated 23rd May 2022 (Ref: E19/7366/MD/007A) satisfy the requirements of Condition 17. Therefore, we accept the reports and recommend that Condition 17 is discharged.

Condition 18 – Remediation Strategy

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.