Environment Agency

Ms Laura Yeadon
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2022/144559/01-L01
Your ref: 2022/91493

Date: 07 July 2022

Dear Laura

DEMOLITION OF GARAGE, ERECTION OF DWELLING AND EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING – 90, BIRCHENCLIFFE HILL ROAD, LINDLEY, HUDDERSFIELD, HD3 3NH

Thank you for consulting us on this application which we received on 10 June 2022.

We have no objection to the proposed development, but have the following advice.

Advice to applicant
The proposed development is located on or within 250m of historic landfill sites that are potentially producing landfill gas.

Landfill gas consists of methane and carbon dioxide. It is produced as the waste in the landfill site degrades. Methane can present a risk of fire and explosion. Carbon dioxide can present a risk of asphyxiation or suffocation. The trace constituents of landfill gas can be toxic and can give rise to long and short term health risks as well as odour nuisance.

The risks associated with landfill gas will depend on the controls in place to prevent uncontrolled release of landfill gas from the landfill site. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records of waste inputs or control measures.

Development on top of or within 50m of any permitted landfill site that accepted hazardous or non-hazardous waste should be considered very carefully, as even with appropriate building control measures in place, landfill gas can accumulate in confined spaces in gardens (e.g. sheds, small extensions) and can gain access to service pipes and drains where it can accumulate or migrate away from the site.

The following publications provide further advice on the risks from landfill gas and ways of managing these:

- Waste Management Paper No 27
- Environment Agency LFTGN03 ‘Guidance on the Management of Landfill Gas’
- Building Research Establishment guidance – BR 414 ‘Protective Measures for Housing on Gas-contaminated Land’ 2001

- Building Research Establishment guidance – BR 212 ‘Construction of new buildings on gas-contaminated land’ 1991
- CIRIA Guidance – C665 ‘Assessing risks posed by hazardous ground gases to buildings’ 2007

Should you require any further information or clarification, please contact me.

Yours sincerely

Mrs Bev Lambert
Sustainable Places - Planning Advisor

Direct dial 020 302 57982
Direct e-mail bev.lambert@environment-agency.gov.uk
Team e-mail sp-yorkshire@environment-agency.gov.uk

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