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| <b>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                               |
| <b>2022/91685 - adj, 71, Quarmby Road, Quarmby, Huddersfield, HD3 4EA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                               |
| <b>Discharge of conditions 6 - 10 (contamination and remediation) on previous permission no. 2019/91038 for demolition of existing garages and erection of one detached dwelling</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                               |
| <b>Date Responded:</b><br><b>14<sup>th</sup> October 2022</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Responding Officer:</b><br><b>Natalie Heaney</b> | <b>Responding Ref:</b><br><b>WK/202217243</b> |
| <p><b>Condition 7 – Phase II Intrusive Site Investigation Report</b></p> <p>In our previous response dated 23rd June 2022, we did not accept the Phase II Site Investigation and Updated Risk Assessment by GeoEnviro Solutions Ltd, dated March 2022 (ref: GES 2112-21 PII Report) and recommended additional information regarding ground gas and hard cover at the site.</p> <p>Since then, to discharge Condition 7, a letter by GeoEnviro Solutions Ltd dated 14<sup>th</sup> July 2022 (ref: 2112-21) has been submitted. 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.</p> <p>The document has provided additional justification regarding ground gas issues and clean cover as raised in our last response. The letter states that the maximum depth of made ground on-site was 0.8m bgl and is ‘not considered sufficiently thick enough to allow the transmission of gas in sufficient volumes to pose a risk to the property.’ It is added that the sandstone proven at the site is of ‘low permeability/transmissivity’ and will limit lateral flow. Additional justification is provided given the location of the gas monitoring installations. Additional photographs have also been provided in the area of TP03 confirming that this is separate from the property.</p> <p>We accept the information relating to hardstanding at the site. However, we do not agree with the information presented concerning ground gas risk. The Phase I submitted in support of this application described the underlying geology as having ‘variable permeability’. It is unclear from the information submitted to date, whether there are any preferential pathways that any ground gases may flow to and along (including service trenches), and it is unclear from the information presented whether there are any fractures in the sandstone bedrock (this may lead to a high permeability than expected and a greater risk). Moreover, we have previously assessed reports for nearby sites that have reported ground gas monitoring results and identified a requirement for ground gas protection measures owing to elevated methane and carbon dioxide concentrations. Therefore, for these reasons, it remains that we require additional information to characterise the ground gas risk at the site before we can consider the discharge of Condition 7 and we recommend that Condition 7 remain until further notice.</p> <p><b>Condition 8 – Remediation Strategy</b></p> <p>In the absence of an approved Phase II report, it is unclear how we can consider Condition 8 at this stage as we cannot establish whether the site has been correctly characterised, and if remediation is necessary. Therefore, we cannot consider the discharge of Condition 8 at this time and recommend that Condition 8 remains until further notice.</p> |                                                     |                                               |

**Condition 9 – Implementing Remediation/Unexpected Contamination**

At this stage, it is unclear whether remediation is necessary as we currently consider the site characterisation incomplete. Therefore, Condition 9 must remain until further notice.

**Condition 10 – Validation Report**

As further information is required in relation to Condition 7 (Phase II Intrusive Site Investigation Report), we currently consider the site characterisation complete. Therefore, it is inappropriate to consider the discharge of Condition 10 at this stage. For that reason, we recommend that Condition 10 must remain until further notice.

**Recommendations****Condition 7 – Phase II Intrusive Site Investigation Report**

To date there is insufficient information to fully satisfy the requirements of this condition. Therefore, Condition 7 must remain until further notice.

**Condition 8 – Remediation Strategy**

We cannot consider the discharge of Condition 8 at this time, as to date, insufficient information has been submitted in support of the Condition 7 (Phase II Intrusive Site Investigation Report). Therefore we recommend that Condition 8 remains until further notice.

**Condition 9 – Implementing Remediation/Unexpected Contamination**

At this stage, it is unclear whether remediation is necessary as we consider the site characterisation incomplete. Therefore, Condition 9 must remain until further notice.

**Condition 10 – Validation Report**

As further information is required in relation to Condition 7, we currently consider the site characterisation complete. Therefore, it is inappropriate to consider the discharge of Condition 10 at this stage. For that reason, we recommend that Condition 10 must remain until further notice