Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/92622 - adj, Fieldhead, 7, Town Gate, Scholes, Cleckheaton, BD19 6ET		
Discharge conditions 9 and 10 (site investigation works) on previous permission 2017/90589 for outline application for erection of detached dwelling		
Date Responded: 8th December 2022	Responding Officer: Natalie Heaney	Responding Ref: WK/202237313

Condition 9 – Scheme of Intrusive Site Investigation
Condition 9 on previous permission 2017/90589 states that a scheme of intrusive site investigation works shall be submitted to and approved in writing by the Local Planning Authority before development commences.

To discharge Condition 9, a Phase I Desktop Study and Preliminary Risk Assessment Report by Geoenviro Solutions Limited, dated June 2022 (ref: 2371-22 PI). 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.

The report describes the observations during a site walkover in June 2022. The site comprises mature planting along the northern boundary and planting to the centre and east of the site. The remaining site area is grass-covered with a garden shed present in the northwest of the site. The site is underlain by Pennine Lower Coal Measures (PLCM) Formation. Surrounding historical land uses include mills, tramway sidings, unspecified pits and nurseries. The site itself has been undeveloped since c.1854.

Potential sources of contamination, pathways and receptors have been identified and detailed in section 6 of the report. Subsequently, a risk assessment in Section 7 presents a preliminary conceptual site model and suitable recommendations for a Phase II investigation are then provided.

We accept the Phase I Desktop Study and Preliminary Risk Assessment Report by Geoenviro Solutions Limited, dated June 2022 (ref: 2371-22 PI) and recommend that Condition 9 is discharged.

Condition 10 – Site Investigation Findings
Condition 10 on previous permission 2017/90589 states that a report of findings arising from the intrusive site investigation shall be submitted to and approved in writing by the Local Planning Authority before development commences.

To discharge Condition 9, a Phase II/ Ground Investigation and Updated Risk Assessment report by Geoenviro Solutions Limited, dated July 2022 (ref: 2371-22 PII). 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.

The report details the findings from an investigation undertaken in June and July 2022. Two rotary boreholes were drilled to 30.00m below ground level (bgl). In addition, six soil samples were retrieved and sent for laboratory testing. The results of the chemical analysis were screened against suitable assessment criteria. Combined gas and groundwater monitoring

standpipes were also installed to 5.00m bgl and monitoring has commenced.

Made ground was encountered across the site generally as 'reworked topsoil' and underlain by residual PLCM and bedrock. Intact coal was encountered in both rotary boreholes at depths of between 7.80 and 8.00m bgl with a thickness of between 0.20 and 0.30m. No evidence of mine workings was encountered.

No visual or olfactory evidence of contamination was encountered or observed during the ground investigation. The results of the chemical analysis and screening against generic assessment confirmed the presence of benzo(a)pyrene (at WS01, WS02, SN01) benzo(b)fluoranthene (at WS01, WS02, SN01), dibenz(a,h)anthracene dibenz(a,h)anthracene, naphthalene (at SN01), Aliphatic >C8 - C10 (at WS01, WS02, SN01) and Aromatic >C16 - C21 (at WS02). No inorganic determinants exceeded the assessment criteria and no asbestos fibres were recorded in any of the samples tested.

Ground gas and groundwater monitoring is ongoing, having been carried out on four occasions to date. Peak methane and carbon dioxide concentrations are reported as 0.1% v/v and 2.5% v/v respectively with a peak flow rate of -0.2 l/h. Elevated carbon monoxide (20.00 ppm) was also encountered. The minimum oxygen concentration reported to date is 19.2% v/v. From these, the report characterises the ground gas regime provisionally as Characteristic Situation 1 (CS1) and as 'very low' risk with a moderate risk from carbon monoxide.

An updated conceptual site model is presented in Section 11 of the report. The report continues to recommend that a remediation strategy is provided given the identified PAH and TPH contamination in the reworked topsoil. Concerning the ground gas, the 'provisional' assessment is reiterated but the report states 'this will be re-assessed on completion of the monitoring programme.'

We accept the Phase II/ Ground Investigation and Updated Risk Assessment report by Geoenviro Solutions Limited, dated July 2022 (ref: 2371-22 PII). However, we do not recommend the discharge of Condition 10 as the condition requirements are not fully satisfied at this time. We require the applicant to provide an updated report once the full ground gas and groundwater monitoring has been undertaken. Until then, Condition 10 must remain.

Recommendations

Condition 9 – Scheme of Intrusive Site Investigation

We accept the Phase I Desktop Study and Preliminary Risk Assessment Report by Geoenviro Solutions Limited, dated June 2022 (ref: 2371-22 PI) and recommend that Condition 9 is discharged.

Condition 10 – Site Investigation Findings

We accept the Phase II/ Ground Investigation and Updated Risk Assessment report by Geoenviro Solutions Limited, dated July 2022 (ref: 2371-22 PII). However, as we require additional information to satisfy the condition, we recommend that Condition 10 remain until further notice.