

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2022/93001 - Upper Hagg Farm, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NJ**
**Discharge of Conditions 8 (materials), 9 (FFL's of agricultural building), 11 (passing place), 12 (bin store), 13 (surface improvements), 14 (phase 1), 15 (phase 2), 16 (phase 3), 19 (charging points) & 20 (boundary details) on previous permission 2021/93766 for demolition of existing buildings, removal of slurry pit, erection of agricultural building, partial demolition and alterations to existing buildings to form 3 dwellings, amendments to the existing access track, parking, landscaping and boundary treatments**
**Date Responded:**  
**28<sup>th</sup> June 2023**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202318936**
**Condition 15 – Phase II Intrusive Site Investigation Report**

Further to our comments dated May 2023, we have received the following documents in support of discharging condition 15:

- Gas Sampling at Land of Upper Hagg Farm, Holmfirth, HD9 6NJ letter by GeoEnginSeer Ltd (dated 5th September, 22nd September and 5th October 2022, ref: Report 1362 16.05.23 V3)
- Additional VOC Report for Ground Gas Monitoring by GeoEnginSeer Ltd (dated 20.03.2023, no reference)
- An Email from GeoEnginSeer Ltd dated 16<sup>th</sup> May 2023

The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the documents.

The additional documents provide a satisfactory response to our concerns raised in our previous consultation responses. Therefore, we accept the three documents provided. Together with 15, a Phase II Interpretative Report by RB Geotechnical dated October 2022 (ref: RBG298 – Issue 02) these satisfy the requirements of the condition so Condition 15 should be discharged.

**Condition 16 – Remediation Strategy**

Regarding Condition 16 we still expect to see a stand-alone remediation strategy for clean cover and retrospective gas protection. As this has not been submitted/seen by Environmental Health (Pollution & Noise Control) our position remains unchanged. Condition 16 should remain until further notice.

**Recommendations**
**Condition 15 – Phase II Intrusive Site Investigation Report**

We consider the following reports sufficient to wholly satisfy the requirements of Condition 15:

- Phase II Interpretative Report by RB Geotechnical dated October 2022 (ref: RBG298 – Issue 02)
- Gas Sampling at Land of Upper Hagg Farm, Holmfirth, HD9 6NJ letter by GeoEnginSeer Ltd (dated 5th September, 22nd September and 5th October 2022, ref: Report 1362 16.05.23 V3)
- Additional VOC Report for Ground Gas Monitoring by GeoEnginSeer Ltd (dated 20.03.2023, no reference)

- An Email from GeoEnginSeer Ltd dated 16<sup>th</sup> May 2023

Therefore Condition 15 should be discharged.

**Condition 16 – Remediation Strategy**

Regarding Condition 16 we still expect to see a stand-alone remediation strategy for clean cover and retrospective gas protection. As this has not been submitted/seen by Environmental Health (Pollution & Noise Control) our position remains unchanged. Condition 16 should remain until further notice.