

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/94124 Land Adjacent, 2, Hoyle Ing, Linthwaite, Huddersfield, HD7 5RX		
Erection of 2 dwellings (Use Class C3) and associated landscaping and car parking (within a Conservation Area)		
Date Responded: 7th March 2023	Responding Officer: RM	Responding Ref: WK/202304599
We have reviewed the application and supporting information and make the following comments and recommendations. Contaminated Land A Phase 1 Geo-Environmental Investigation (ref:3836-01) (dated: Nov 2022) by IGE Consulting has been submitted in support of the application. 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 Phase I report provides an in-depth appraisal of the site history and previous surrounding land uses, since the 1800s. The site is currently used as a car park and consists of compacted gravel and asphalt. Historical maps indicate that there was a reservoir in the centre of the site associated with the Royd House Brick Works, this appears to have been infilled by 1968. The historical maps also indicate that the site is adjacent to a former quarry later infilled and used as a refuse tip. The preliminary conceptual site model has identified current and likely future receptors, potential sources of contamination and likely source-pathway-receptors. In summary the conceptual site model deemed the risk to human health as low to moderate due to the possibility of low-level contamination within the made ground. It also deemed the potential risk of ground gas as low to moderate due to the historical infilled reservoir. The report concludes by giving recommendations for a Phase 2 intrusive site investigation to quantify the identified risks. Briefly this is to comprise of soil/ leachate sampling, sample boreholes, probe holes and foundation inspection pits. To conclude we do not accept the Phase 1 Report, our concerns are as follows: • The report doesn't corroborate with our records regarding the extent of the adjacent refuse tip, and we feel that this has not been fully considered in the risk assessment • The recommendation for ground gas monitoring is insufficient and not in accordance with best practice guidance given the sensitive end use and the proximity of the former refuse tip. We therefore require a revised conceptual site model and risk assessment which addresses the above concerns. This will be required before determination, and we withhold all other comments regarding this application until the required information has been submitted. <u>Comments</u> For clarity a revised Phase 1 Report is required before determination, and we withhold all other comments and recommendations regarding this application until this information has been received in writing by the Local Planning Authority.		

