

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:
4th April 2023
Responding Officer:
NH
Responding Ref:
WK/202307673
Contaminated Land

Further to our comments dated 7th March 2023, we have received a Phase 1 Report by IGE dated March 2023 (ref: 3836-01A). 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 previous report (dated November 2022, ref:3836-01) has been revised to include a more detailed site history that includes the presence of Royd House tip onsite and SW of the site. Consequently, there have been significant revisions to the conceptual site models produced and the risk from ground gases has been elevated from 'low to moderate'. This is assigned as high in section 4.7. The report recommends a minimum of 12 visits over 6 months and additional visits if necessary. The risk to human health and controlled waters has also been revised to a moderate to high rating. The report recommends an intrusive investigation.

We generally consider the Phase 1 Report by IGE dated March 2023 (ref: 3836-01A) to be satisfactory. However, given the historical land use, the sensitive end use proposed and the lack of information concerning the contamination status and ground gas regime at the site, there is still insufficient information to confirm to a high degree of confidence, whether the site is suitable for the proposed development. As contamination is suspected to an extent which may adversely affect the development, a Phase 2 investigation (and possibly a Phase 3 report where necessary) may be required to support the application.

In the first instance, we encourage a written scope of works to be submitted to, and agreed by, the Local Planning Authority before the commencement of site investigation works.

Overall, we still require additional information **before the application is determined**.

Recommendations

Overall, we still require additional information **before the application is determined**. We withhold all other comments and recommendations regarding this application until this information has been received in writing by the Local Planning Authority.