Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/90651 land off South View, Paddock, Huddersfield, HD1 4UE		
Discharge conditions 5 (Phase I Desk Study Report), 12 (Construction Method Statement) on previous permission 2019/90206 (APP/Z4718/W/20/3244169) for erection of detached dwelling		
Responding Date: 10th July 2023	**Responding Officer: SR**	**Responding Ref: WK202320055**

Comments

Following the submission of new information, we have reviewed application 2023/90651 and make the following comments and recommendations in relation to condition 5 only.

Condition 5 - (Phase I Desk Study Report)

In our previous response dated the 17th of April 2023 we required the submission of a Preliminary Risk Assessment (Phase I Desk Study Report).

To discharge condition 5 a Phase 1 Environmental Desk Study Report by Rogers Geotechnical Services Ltd dated 16/06/2023, reference C2752/23/E/5445 has been received. The report includes details of a site walkover undertaken on the 22 of May 2023 and provides an appraisal of the site history and previous surrounding land uses dating back to 1854.

The results of the site walkover inform us that the surface of the site generally comprises of made ground of demolition and sandstone rubble. A small pipe of unknown origin was observed protruding from the ground adjacent to the north-east corner of the site.

Section 2.1 of the Report informs that buildings on the site were demolished between 2003 and 2023 (Table 1).

Potentially contaminative sources at and near the site are presented in Table 7 of the Report.

A Preliminary Qualitative Risk Assessment (Conceptual Site Model) is presented in table 8. Generally, a moderate risk rating has been assigned in relation to soils, ground gas and water/run off. The Report goes on to indicate that intrusive testing will undertaken on site, we note the initial monitoring numbers for ground gas and would expect to see sufficient and robust justification for this in the phase 2 Report, given the moderate risk attributed.

We consider the Phase 1 Environmental Desk Study Report by Rogers Geotechnical Services Ltd dated 16/06/2023, reference C2752/23/E/5445 to be an acceptable appraisal of the site. The Report concludes in section 4 that further intrusive investigations are required in the form of a Phase II intrusive investigation, including ground gas investigation.

Recommendations

Condition 5 - Preliminary Risk Assessment (Phase I Desk Study Report)

We accept the Preliminary Appraisal Report by Rogers Geotechnical Services Ltd dated 16/06/2023, reference C2752/23/E/5445 and recommend discharge of Condition 5.

Conditions 6,7,8 and 9 in relation to contaminated land still remain.