Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/91213 - Linfit House Barn, 125, Linfit Lane, Kirkburton, Huddersfield, HD8 0UA		
Discharge conditions 3 (Phase I Desk Study Report), 4 and 5 (Phase II Intrusive Site Investigation Report), 6 and 7 (Remediation Strategy) on previous permission 2022/92435 for demolition of existing dwelling and erection of one detached dwelling		
Date Responded: 13th November 2023	**Responding Officer:** NH	**Responding Ref:** WK/202334228

Condition 5 – Remediation Strategy

Further to our comments dated 14th September 2023, the applicant has provided a letter titled 'Re: Development at 125 Linfit Lane, Kirkburton, Huddersfield, HD8 0UA' by Haigh Huddleston & Associates dated 20th October 2023 (ref: E21/7998/MD/03). The document includes geotechnical information, which is outside the remit of Environmental Health. This consultation response only relates to the land contamination aspects of the report.

Previously, two samples were taken from the existing topsoil stockpile on site to verify its suitability for re-use on site. The volume of topsoil has been confirmed as 205m^3, therefore a further two samples were required to confirm it is suitable for re-use on site. These are discussed in the letter. The sampling proved the topsoil clear of contaminants when compared to the tier 1 trigger levels for domestic use with plant uptake. The report therefore concludes that that the topsoil stockpile on site is clear from contaminants and suitable for use within domestic garden areas.

We accept the document provided and recommend that Condition 5 is discharged.

Condition 6 - Remediation

We expect this condition to remain until the development is complete to cover any unexpected contamination that may become apparent during the groundworks.

Condition 7 - Validation Report

It is unclear how we can consider the discharge of Condition 7 at this stage. Therefore, Condition 7 must remain until further notice.

Recommendations

Condition 4 - Phase II Intrusive Site Investigation

The Geo-environmental Ground Investigation Report by Haigh Huddleston & Associates dated February 2023 (ref: E22/7998/R002) and email from Haigh Huddleston & Associates, dated Monday 19th June 2023 collectively satisfy the requirements of Condition 4. Consequently, we recommend the discharge of Condition 4.

Condition 5 – Remediation Strategy

The letter titled 'Re: Development at 125 Linfit Lane, Kirkburton, Huddersfield, HD8 0UA' by Haigh Huddleston & Associates dated 20th October 2023 (ref: E21/7998/MD/03) satisfies the requirements of Condition 5. Therefore Condition 5 should be discharged.

Condition 6 - Remediation

We expect this condition to remain until the development is complete to cover any unexpected contamination that may become apparent during the groundworks.

Condition 7 - Validation Report

It is unclear how we can consider the discharge of Condition 7 at this stage. Therefore, Condition 7 must remain until further notice.