

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2023/91801 - Land to the North of, Cumberworth Road, Skelmanthorpe, Huddersfield, HD8

Discharge condition 12 (phase 1) (Remediation Strategy) on previous permission 2019/90151 for erection of 190 dwellings and associated landscaping and infrastructure

Date Responded:
24th May 2024

Responding Officer:
NH

Responding Ref:
WK/202416631

Condition 12 – Phase 1 Remediation

Condition 12 on previous permission 2019/90151 and NMA 2023/91201 require the submission of a validation report to confirm that remediation has taken place at the site in accordance with the approve documents. Phase 1 of the site as per the NMA 2023/91201 covers plots 1 to 24, 164 to 189.

Following our comments dated 30th April 2024, we have been reconsulted. A Gas Membrane Validation Letter relating to Plots 33-35 and 164, authored by Haigh Huddleston & Associates (dated 5th September 2022, (REF: E19/7612/JF/001A) has been received in support the application to discharge Condition 12.

The report describes the installation of gas protection measures at Plots 33-35 and Plot 164. The validated gas protection measures include a fully ventilated void (150mm) and a ground gas membrane. These were verified in September 2022, and Haigh Huddleston & Associates confirm these are acceptable and comply with the CS2 requirement for the site, as per the agreed remediation strategy.

NB: The provided documents solely cover the gas protection aspect of the agreed remediation. Consequently, we are unable to fully evaluate the application for discharging the validation of the initial phase of remediation conducted on this site.

Recommendations

Condition 12 – Phase 1 Remediation

These recommendations should be read alongside those made on 30th April 2024 (ref: WK/202411462).

We accept the Gas Membrane Validation Letter relating to Plots 33-35 and 164, authored by Haigh Huddleston & Associates (dated 5th September 2022, (REF: E19/7612/JF/001A). Therefore, we are satisfied that the agreed gas protection has been installed in plots that are within Phase 1 of the site as per the NMA 2023/91201 (plots 1 to 24, 165 to 189).

However, no information has been received in relation to the reuse of site-won or imported materials across the whole of the Phase 1 site as per the agreed remediation strategy.

For these reasons, we do not accept the application to discharge Condition 12 in relation to Phase 1 remediation works. Condition 12 must remain until further notice.