

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92058 - Land adj, 20, Quarryside Road, Mirfield, WF14 9QQ
Discharge of conditions 11.(land contamination) 12. & 13. (Phase II Intrusive Site Investigation Report) on previous permission no. 2020/90264 for erection of detached dwelling
Date Responded:
20th July 2023

Responding Officer:
NH

Responding Ref:
WK/202321794

Condition 11 – Preliminary Risk Assessment

To discharge Condition 11, a Phase I: Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions dated February 2023 (ref: 3292-23 PI) has been received. 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.

A Phase I report has been provided which assesses the site history, environmental setting and potential source pollutant linkages. Notably, the site has been undeveloped land from c1855 to 1970-1972 when A small building appeared on-site. The site has been unchanged since. The surrounding historical land uses include quarries, a heap 80m E and residential properties. From this, it is recommended that an intrusive site investigation is carried out to establish the geoenvironmental conditions of the site.

We accept the Phase I: Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions dated February 2023 (ref: 3292-23 PI) and recommend that Condition 11 is discharged.

Condition 12 – Phase 2 Investigation

To discharge Condition 12, a Phase II: Ground Investigation & Updated Risk Assessment by GeoEnviro Solutions dated June 2023 (ref: 3292-23 PI) has been received. 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 field investigation included rotary open hole drilling, environmental sampling, and laboratory analysis of the samples. Groundwater and ground gas monitoring was undertaken when barometric pressure ranged from 999 mB to 1017 mB and the rounds of monitoring were completed during steady, rising and falling pressure conditions. Several determinants (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and dibenz(a,h)anthracene) were found in excess of the residential with homegrown produce end-use scenario at WS01. No other determinants were above the assessment criteria.

Methane concentrations ranged from a minimum of 0.0% to a maximum of 0.2%, which was recorded in WS01 on visits 5 and 6 (22nd June and 4th July 2023 respectively). Carbon dioxide concentrations ranged from a minimum of 0.3% to a maximum of 1.4%, recorded in WS03 on the 5th monitoring visit (22nd June 2023). Flow rates reached a maximum of 0.3 l/hr.

In terms of remediation, the report considers that WS01 is in an area of proposed landscaping and therefore no remediation strategy is required at this stage, adding 'should the site profile

be redesigned such that the area encompassing WS01 lies within a zone of soft landscaping, such as gardens, then this assessment will no longer be valid and a re-assessment considering the new site layout will be required.' Likewise, for gas the report considers the site to fall within a CS1 classification therefore no ground gas protection is necessary.

Notably, the report recommends that if any landscaping materials are to be imported on site, they should be tested to check that they are suitable for the intended use, stating, 'clean, uncontaminated rock, subsoil brick rubble, crushed concrete, ceramics and topsoil only should be permitted as infill material.'

Having read the report, we need clarification on two points in relation to the Phase 2 report. The plans provided do not clearly show whether any soft-landscaping will be present to the front of the property in the vicinity of WS01 where contaminated land was confirmed. Therefore, we need a clear plan to be provided. In addition, it is unclear whether the applicant intends to import soils. We need confirmation whether any imported material is intended to be brought onto site. Lastly, if any imported material is intended to be brought onto site, we would expect soils to be tested for contaminants that are considered to pose a risk to human health in addition to those specified in the relevant British Standards to ensure that they are suitable for their intended use.

For these reasons, we do not recommend the discharge of Condition 12. Therefore, Condition 12 must remain until further notice.

Recommendations

Condition 11 – Preliminary Risk Assessment

We accept the Phase I: Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions dated February 2023 (ref: 3292-23 PI) and recommend that Condition 11 is discharged.

Condition 12 – Phase 2 Investigation

We need more information before we can reconsider the Phase II: Ground Investigation & Updated Risk Assessment by GeoEnviro Solutions dated June 2023 (ref: 3292-23 PI) in support of discharging Condition 12. Therefore, Condition 12 must remain until further notice.