

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92396 - adj, 9, Miry Lane, Thongsbridge, Holmfirth, HD9 7SA
Discharge conditions 5 (materials), 8 (Phase 1 Desk Study Report), 9. (Phase II Site Investigation Report), 10 (Remediation Strategy) on previous permission 2020/91093 for erection of one dwelling
Date Responded:
24th October 2023
Responding Officer:
NH
Responding Ref:
WK/202332717

Condition 5 is outside the remit of Environmental Health.

Condition 8 – Phase 1 Report

No Phase 1 report appears to have been provided in the supporting documents for this application. Nevertheless, the document refers to a Phase 1 report completed by Envirosolution Ltd. We cannot comment on this condition further until we have received a site-specific Phase 1 report. Therefore, Condition 8 must remain until further notice.

Condition 9 – Phase 2 Report

A Phase 2 Environmental Report authored by RGS Ltd, dated 14th November 2023 (Ref: C3096/22/E/4693) has been received in support of the application to discharge Condition 9. 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 investigation included the excavation of two trial pits in October 2022. Samples were retrieved and sent for chemical analysis. The results of the analysis were then compared to assessment criteria. The geology was confirmed as topsoil over made ground (up to 1.50m) and clay. Exceedances in lead were identified in the made ground at TP01 and TP02. No other exceedances were identified, and no asbestos was found. The report provides justification for the lack of ground gas monitoring, supporting either the installation of CS3 ground gas protection measures or ground gas monitoring to confirm the risk from ground gases.

We cannot comment fully on the report provided as we have not had sight of the Phase 1 report that was used to inform the Phase 2 investigation and report. Therefore, we recommend that Condition 9 remain until further notice.

Condition 10 – Remediation Strategy

A Phase 3 Remediation Strategy Report, authored by RGS Ltd. dated 20th July 2023 (ref: C3096/23/E/5507) has been received in support of the application to discharge Condition 10. 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.

We acknowledge the remediation strategy provided, however, in the absence of information in relation to Condition 8 and 9, we cannot comment further on the remediation strategy at this time. Therefore Condition 10 must remain until further notice.

Recommendations
Condition 8 – Phase 1 Report

No Phase 1 report appears to have been provided in the supporting documents for this application. Nevertheless, the document refers to a Phase 1 report completed by EnviroSolution Ltd. We cannot comment on this condition further until we have received a site-specific Phase 1 report. Therefore, Condition 8 must remain until further notice.

Condition 9 – Phase 2 Report

We cannot comment fully on the report provided as we have not had sight of the Phase 1 report that was used to inform the Phase 2 investigation and report. Therefore, we recommend that Condition 9 remain until further notice.

Condition 10 – Remediation Strategy

We acknowledge the remediation strategy provided, however, in the absence of information in relation to Condition 8 and 9, we cannot comment further on the remediation strategy at this time. Therefore Condition 10 must remain until further notice.