

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92802 - Stone Pit Hall, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH
Discharge conditions 6, 7, 8, 9 and 10 (Phase I Desk Study Report/Phase II Intrusive Site Investigation Report/Remediation Strategy/Validation Report) on previous permission 2021/93034 for change of use of land to extend domestic garden, demolition of three detached garages, regrading of land and erection of detached garage/workshop, demolition of attached garage and erection of two storey extension and alteration
Date Responded:
19th December 2023
Responding Officer:
NH
Responding Ref:
WK/202334230
Condition 6 – Preliminary Risk Assessment (Phase I Desk Study Report)

A Phase 1 Desk Study Report authored by Ashton Bennett dated August 2023 (ref: MSS 3522) has been received to discharge Condition 6. 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.

A Phase I aspect of the report has been provided which assesses the potential source pollutant linkages. The preliminary conceptual model identified risks from soil-borne contaminants and ground gases and recommends a site investigation to establish the geo-environmental conditions of the site.

We accept the document in relation to the Phase 1 condition, therefore we recommend that Condition 6 is discharged.

Condition 7 – Phase II Intrusive Site Investigation Report

A Phase 1 Desk Study Report authored by Ashton Bennett dated August 2023 (ref: MSS 3522) has been received to discharge Condition 6. 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. The document contains a Phase 2 investigation report.

The report details the findings from a site investigation where an exceedance in arsenic was identified against the relevant screening criteria. However, we understand from the planning documents that the site is to be covered completely with hardcover. We also note that the report recommends the installation of ground gas protection measures due to the proximity to a former colliery site/infilled land despite a 'likely to unlikely' migration rating having been assigned in the report. Later in the conceptual site model, this potential pollutant linkage is assigned a moderate risk.

We accept the report and recommend that Condition 7 is discharged.

Condition 8 – Remediation Strategy

We note the applicant proposes the installation of ground gas protection measures. No details on the verification has been provided and no details in relation to imported materials have been provided either. For these reasons, we cannot accept the Phase 1 Desk Study Report authored by Ashton Bennett dated August 2023 (ref: MSS 3522) in support of this condition and recommend that Condition 8 remains until further notice.

Condition 9 – Remediation

We cannot consider the application to discharge Condition 9 until all groundworks are completed. Therefore Condition 9 should remain until further notice.

Condition 10 – Validation Report

We cannot consider the application to discharge Condition 10 until all groundworks are completed. Therefore Condition 10 should remain until further notice.

Recommendations**Condition 6 – Preliminary Risk Assessment (Phase I Desk Study Report)**

We accept the Phase 1 aspect of the Phase 1 Desk Study Report authored by Ashton Bennett dated August 2023 (ref: MSS 3522) and recommend that Condition 6 is discharged.

Condition 7 – Phase II Intrusive Site Investigation Report

We accept the Phase 2 aspect of the Phase 1 Desk Study Report authored by Ashton Bennett dated August 2023 (ref: MSS 3522) and recommend that Condition 7 is discharged.

Condition 8 – Remediation Strategy

Insufficient information has been provided to satisfy the requirements of Condition 8. Therefore Condition 8 must remain until further notice.

Condition 9 – Remediation

We cannot consider the application to discharge Condition 9 until all groundworks are completed. Therefore Condition 9 should remain until further notice.

Condition 10 – Validation Report

We cannot consider the application to discharge Condition 10 until all groundworks are completed. Therefore Condition 10 should remain until further notice.