Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/93079 The Old Quarry Bank End Road, Bolster Moor, Huddersfield, HD7 4JN		
Reserved matters application pursuant to outline permission 2022/92592 for outline permission seeking access for erection of residential development (one dwelling) and removal of portal framed commercial building and outbuildings and cessation of builder's yard/compound		
Responding Date: 2023	**Responding Officer:** SR	**Responding Ref:** WK202334966

Comments

We have reviewed application 2023/93079 and make the following comments and recommendations.

In support of the application a Phase I Desktop Study and Preliminary Risk Assessment Report, dated October 2023, ref: 4281-23 PI has been submitted. The applicant is reminded that Environmental Health do not comment on geotechnical information.

The Phase I report provides basic site details, no site walkover has been conducted and an assumption has been made that no or very little contamination has occurred at a site that has been actively used as a garage and builders yard for some considerable time. We are disappointed that information about potential contamination at the site has been obtained from aerial mapping.

Page 25 of the Groundsure Report identifies a landfill site 121m N of the development site, this has not been acknowledged in the Phase 1 report. Our records indicate 2 historic landfill sites within 250m of the development site that require appraisal.

The development involves garden areas and is a sensitive end use.

Recommendations

Given the above we do not accept the Phase 1 report and recommend all contaminated land conditions remain in place.

Our earlier response dated the 1st of September 2022 recommended additional conditions in relation to an Electric vehicle charging point and construction noise and we recommend these remain or are applied to this decision notice.