

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/93464
Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Discharge of conditions 4 (Phase II report), 5 (Remediation Strategy), 8 (Construction Environmental Management Plan), 9 (CEMP: Biodiversity), 10 (road condition survey), 11 (estate roads), 12 (Lingards Road footway), 13 (highway retaining walls), 14 (highway embankments), 15 (Stability Remediation Strategy), 16 (drainage infrastructure in highway), 17 (drainage scheme), 18 (flood routing), 19 (temporary drainage), 20 (Arboricultural Method Statement), 21 (bridge details), 22 (green retaining wall), 23 (Ecological Design Strategy), 24 (ecological measures), 25 (materials), 26 (footpath connections), 27 (landscaping), 28 (lighting), 29 (temporary waste arrangements), 30 (pedestrian improvements), 31 (pedestrian improvements) and 33 (cycle parking) of previous permission 2020/93954 for erection of 42 dwellings and associated works

Date Responded:
17th April 2024
Responding Officer:
NH
Responding Ref:
WK/202409817

Conditions 4, 5 and 8 of previous permission 2020/93954 are within the remit of Environmental Health.

Condition 5 – Remediation Strategy

Further to our comments dated 19th December 2023, we have received a Gas Addendum authored by HHA on 18th March 2024 (ref: E19/7597/JF/008). This consultation response only relates to the land contamination aspects of the report.

The document confirms that six rounds of gas monitoring were undertaken over a minimum of 3-month period between 26th July 2023 and 17th November 2023. No methane was detected, peak carbon dioxide values were 4.7% v/v and oxygen levels were between 14.2 and 21.3% v/v. No flow rates were detected throughout the duration of the monitoring. The report concludes that the site may be classified as CS1 by BS 8485:2015+A1:2019 Table 2.

We are satisfied with the ground gas monitoring described and accept the report provided. Therefore, the letter titled 'Re: Contamination Remediation Method Statement for Proposed development off Lingards Road, Slaithwaite' authored by Haigh Huddleston & Associates dated 3 November 2023 (ref: E19/7567/MD/06) can now be accepted.

Recommendations
Condition 5 – Remediation Strategy

The letter titled 'Re: Contamination Remediation Method Statement for Proposed development off Lingards Road, Slaithwaite' authored by Haigh Huddleston & Associates dated 3 November 2023 (ref: E19/7567/MD/06) is now accepted and we recommend that Condition 5 is discharged. We remind that applicant that before site-won material is used as part of the development, additional testing is necessary and all site-won and imported material must be characterised as per good practice guidance. Further information can be found in the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) guidance, "Verification Requirements for Cover Systems: Technical Guidance for Developers, Landowners and Consultants" (version 4.1, June 2021).