

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/90760 - land at, Peep Green Road, Hartshead, Liversedge, WF15 8AW
Discharge conditions 7 (walls/structures), 8 (surface water), 10 (Phase II Intrusive Site Investigation Report), 11 (Remediation Strategy), 18 (landscaping), 20 (drainage) on previous permission 2022/90448 for variation of condition 2 (plans) on previous permission 2019/92670 for erection of 13 dwellings
Date Responded:
17th April 2024
Responding Officer:
NH
Responding Ref:
WK/202408616

Conditions 7, 8, 18 and 20 are outside the remit of Environmental Health.

Condition 10 – Phase II Site Investigation Report

A document titled 'Re: Peep Green Road, Hartshead, WF15 8AW', authored by Haigh Huddleston & Associates on 30th January 2024 (ref: E20/7512/MD/003) has been received in support of the application discharge Condition 10. The report includes geotechnical information, which is outside the remit of Environmental Health. Therefore, this consultation response only relates to the land contamination aspects of the report.

The document explains that the letter report has been compiled to address the concerns raised by Kirklees Contaminated Land Team in their response ref: WK202224598 dated 5th September 2022, where we reviewed Geo-environmental Ground Investigation Report by Haigh Huddleston Associates dated December 2020 (ref: E19/7512/R002). Notably from the Phase 2 investigation, a single exceedance (42 mg/kg arsenic was in the sample of topsoil from TP01). No other exceedances were identified.

The letter confirms that no made ground or re-engineered material was encountered during the site investigation works. The letter also provides additional commentary on the sampling methodology and states that no further sampling is necessary. We understand from the document that the topsoil will be scraped to expose the underlying clays and removed from site.

Based on the information presented in the Geo-environmental Ground Investigation Report by Haigh Huddleston & Associates dated December 2020 (ref: E19/7512/R002) provided for application no. 2022/92211 and 'Peep Green Road, Hartshead, WF15 8AW, authored by Haigh Huddleston & Associates on 30th January 2024 (ref: E20/7512/MD/003), we recommend the discharge of Condition 10.

Condition 11 – Remediation Strategy

A document titled 'Re: Remediation Method Statement for development off Peep Green Road, Hartshead', authored by Haigh Huddleston & Associates on 30th January 2024 (ref: E20/7512/MD/003) has been received in support of the application discharge Condition 11. The report includes geotechnical information, which is outside the remit of Environmental Health. Therefore, this consultation response only relates to the land contamination aspects of the report.

The report proposals the removal, and validation of removal, of the arsenic contamination hotspot at TP01 and provision of a clean growing medium (300mm) to proposed soft landscaped areas on site.

We have reviewed the proposals and do not agree with the application of 300mm of cover in TP01 area due to limited soil sampling of the underlying soils. After reaching out to Haigh Huddleston Associates, it has now been suggested that TP01 might be under the attenuation tank, eliminating any potential pollutant pathway. We await developer clarification and for this reason, recommended that Condition 11 remain until further notice.

Recommendations

Condition 10 – Phase II Site Investigation Report

Based on the information presented in the Geo-environmental Ground Investigation Report by Haigh Huddleston & Associates dated December 2020 (ref: E19/7512/R002) provided for application no. 2022/92211 and 'Peep Green Road, Hartshead, WF15 8AW, authored by Haigh Huddleston & Associates on 30th January 2024 (ref: E20/7512/MD/003), we recommend the discharge of Condition 10.

Condition 11 – Remediation Strategy

We await developer clarification regarding the location of TP01 and for this reason, recommended that Condition 11 remain until further notice.