

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2024/91007 - adj, 208, Yew Tree Road, Birchenclyffe, Huddersfield, HD2 2EQ

Discharge of conditions 6 (Phase II report), 7 (Remediation Strategy), 10 (affordable housing), 11 (public open space), 12 (education), 13 (sustainable transport), 14 (temporary drainage), 16 (drainage scheme), 17 (attenuation and discharge rate), 18 (access point), 19 (estate roads), 21 (footway details), 23 (construction management plan), 24 (noise report), 25 (ecological design strategy) and 26 (electric vehicle charging) of previous permission 2018/90151 for outline application for erection of residential development

Date Responded:
 19th August 2024

Responding Officer:
 NH

Responding Ref:
 WK/202423648

Conditions 10, 11, 12, 13, 14, 16, 17, 18, 19, 21 and 25 are outside the remit of Environmental Health. This response relates to contaminated land conditions only.

Conditions 6 – Phase II Report

In our previous response we requested additional information in relation to, the calibration of the gas monitors, the data sheets for all 7 monitoring visits and the laboratory data sheets for samples from TP03 and TP04.

Several data sheets have since been received in support of the application. We have reviewed the information alongside the Phase 2 Geo-Environmental Report by Rogers Geotechnical Services Ltd, dated 12th July 2022 (Ref: C2213/21/E/3266) and accept the documents. For these reasons, Condition 6 should be discharged.

Condition 7 – Remediation Strategy

A Phase 3 Remediation Strategy by Rogers Geotechnical Services Ltd, dated 20th July 2022 (ref: C2213/21/E/4366) has been received in support of the application to discharge Condition 7. 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 report covers site A and site B. The application here relates to 'Site A' only.

The report identifies the need for remediation of gardens and soft landscaped areas due to contamination confirmed during the Phase 2 investigation. RGS propose a site scrape to remove the contaminated materials, which will be stockpiled separately for disposal or redistribution. However, the report notes that additional testing will be required if the materials are reused in public open spaces; otherwise, imported materials may be needed. Any materials to be used as fill at the site will be assessed to determine their suitability for use and will be tested in accordance with YALPAG (2016) guidance.

Site levels will need to accommodate a 100mm granular capillary break layer, overlaid with 500mm of inert material. Cover is considered unnecessary where natural soils are exposed or where hardstanding is provided.

Regarding ground gas protection, the report proposes a combination of a precast suspended segmental subfloor with a passive sub-floor dispersal layer and a gas-resistant membrane to

achieve the necessary gas protection for a CS2 site. Finally, proposals for the verification of all the proposed remediation measures are provided in Section 4 of the report.

We accept the Phase 3 Remediation Strategy by Rogers Geotechnical Services Ltd, dated 20th July 2022 (ref: C2213/21/E/4366) and recommend that Condition 7 is discharged. We remind the application that the validation of fill materials must be in accordance with good practice guidance such as The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) *Verification Requirements for Cover Systems: Technical Guidance for Developers, Landowners and Consultants* (version 4.1, June 2021).

Recommendations

Conditions 6 – Phase II Report

We accept the Phase 2 Geo-Environmental Report by Rogers Geotechnical Services Ltd, dated 12th July 2022 (Ref: C2213/21/E/3266) and recommend Condition 6 is discharged.

Condition 7 – Remediation Strategy

We accept the Phase 3 Remediation Strategy by Rogers Geotechnical Services Ltd, dated 20th July 2022 (ref: C2213/21/E/4366) and recommend that Condition 7 is discharged. We remind the application that the validation of fill materials must be in accordance with good practice guidance such as The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) *Verification Requirements for Cover Systems: Technical Guidance for Developers, Landowners and Consultants* (version 4.1, June 2021).