

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91312 - land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX
Discharge conditions 5-10 on previous permission 2022/91532 for alterations to existing agricultural barn to form one dwelling
Date Responded:
4th June 2024

Responding Officer:
NH (Contaminated Land)
MN (Noise)

Responding Ref:
WK/202414844

Condition 5 – Preliminary Risk Assessment

A Report on a Phase One Desk Study and Coal Mining Risk Assessment, authored by Rogers Geotechnical Services Ltd dated November 2023 (ref: C3637/23/E/5509) has been received in support of the application to discharge Condition 5. The document received includes geotechnical information which is outside the remit of Environmental Health. This response focuses solely on the land contamination aspects of the report.

The site comprises a plot of land currently occupied by a disused agricultural barn of corrugated tin construction, with grass and gravel hardstanding providing surface cover to the external areas. During the site walkover, no visible signs of contamination were observed. A railway to the north of the site runs from the southeast to the northwest. The historical land use of the site and within a 250-metre radius has been reviewed, and the conceptual site model identifies several potential pollutant linkages. There are risks associated with shallow coal workings and the potential presence of mine gases, which necessitate further investigation and gas monitoring.

We accept the report in support of the application to discharge Condition 5 and recommend that Condition 5 be discharged.

Condition 6 – Phase 2 Report

A Report on a Phase 2 Geo-environmental Investigation authored by Rogers Geotechnical Services Ltd dated March 2024 (ref: C3637/23/E/5969) has been received in support of the application to discharge Condition 6. The document received includes geotechnical information which is outside the remit of Environmental Health. This response focuses solely on the land contamination aspects of the report.

The report describes the findings from fieldworks undertaken in January 2024. These included three windowless boreholes, three standpipes for gas and groundwater monitoring, and the retrieval of soils for laboratory analysis and screening. The fieldwork revealed strata conditions of topsoil followed by made ground. The laboratory analysis and screening confirmed soil contamination with benzo(a)pyrene.

Gas monitoring over four visits showed peak methane at 0.2% v/v, peak carbon dioxide at 2.8% v/v, minimum oxygen at 19.3% v/v, and atmospheric pressure between 969 - 1027 mb, during steady atmospheric pressure. RGS have provisionally classified as Characteristic Situation Level 1, but state two additional visits are needed.

The revised conceptual site model in Table 10 of the report rates risks from non-applicable to high for several potential pollutant linkages, indicating the need for remediation. The report continues to include proposals for the site-won and imported fill materials. It also

acknowledges the necessity of a gas monitoring report covering the completed gas monitoring scheme and a subsequent remediation strategy.

We accept the report provided; however, additional information is still necessary to fully satisfy the requirements of the condition. Therefore, Condition 6 must remain until further notice.

Condition 7 – Remediation Strategy

No remediation strategy has been received in support of the application to discharge Condition 7. Therefore, Condition 7 must remain until further notice.

Condition 8 – Remediation/Unexpected Contamination

We are yet to agree a remediation strategy for this site. In addition, this condition must remain until the development is complete as it also relates to unexpected contamination. Therefore, Condition 8 must remain until further notice.

Condition 9 – Validation Report

No validation report has been received in support of the application to discharge Condition 9. Therefore, Condition 9 must remain until further notice.

Condition 10 – Noise Impact Assessment

The applicant has submitted a Noise Impact Assessment authored by ENS dated 10 October 2023 Ref NIA-11099-23-11289-v1 Woodlane Barn, Mirfield. Para 1.2 describes the site location and details the location of the Huddersfield railway line in relation to the development proposal.

Noise monitoring was carried out on Monday the 11th of September through to Tuesday the 12th of September 2023 from a single noise monitoring position (MP1) to the northern elevation of the existing barn building. A summary of the findings is given in table 3.1. Comment is made that during the daytime, ambient noise levels which are relatively low, were due to local and distant traffic, intermittent train passes on the Huddersfield Line and intermittent aircraft. Noise levels due to train passes are not deemed to be significant.

Based upon standard double glazing and trickle vents being installed, the internal requirements of BS8233 will be met. The external amenity requirements will also be met and no mitigation measures are required.

The findings of the report are accepted and this condition can be discharged.

Recommendations

Condition 5 – Preliminary Risk Assessment

We accept the report in support of the application to discharge Condition 5. Condition 5 should be discharged.

Condition 6 – Phase 2 Report

We accept the report provided; however additional information is still necessary to fully satisfy the requirements of the condition. Therefore, Condition 6 must remain until further notice.

Condition 7 – Remediation Strategy

No remediation strategy has been received in support of the application to discharge Condition 7. Therefore, Condition 7 must remain until further notice.

Condition 8 – Remediation/Unexpected Contamination

We are yet to agree a remediation strategy for this site. In addition, this condition must remain until the development is complete as it also relates to unexpected contamination. Therefore, Condition 8 must remain until further notice.

Condition 9 – Validation Report

No validation report has been received in support of the application to discharge Condition 9. Therefore, Condition 9 must remain until further notice.

Condition 10 – Noise Impact Assessment

The findings of the report are accepted and this condition can be discharged.