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| <b>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             |                                               |
| <b>2024/91312 - land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                               |
| <b>Discharge conditions 5-10 on previous permission 2022/91532 for alterations to existing agricultural barn to form one dwelling</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                               |
| <b>Date Responded:</b><br><b>20<sup>th</sup> June 2024</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Responding Officer:</b><br><b>NH (Contaminated Land)</b> | <b>Responding Ref:</b><br><b>WK/202419252</b> |
| <p>These comments relate to outstanding contaminated land conditions on previous permission 2022/91532 only.</p> <p><b>Condition 6 – Phase 2 Report</b><br/>         Further to our comments on 4<sup>th</sup> June 2024, we have received a Gas Monitoring Report authored by RGS dated 5th June 2024 (Ref: C3637/23/E/GM). 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.</p> <p>The document confirms the gas monitoring is now completed at the site. A gas screening value (GSV) has been calculated by RGS using the results of the monitoring. The GSV of 0.0008 l/hr for methane and a GSV of 0.0188 l/hr for carbon dioxide indicate the site can be fully classified as Characteristic Situation Level 1. Therefore, it is concluded that no gas protection measures are necessary for this site.</p> <p>We accept the document and alongside the Report on a Phase 2 Geo-environmental Investigation authored by Rogers Geotechnical Services Ltd dated March 2024 (ref; C3637/23/E/5969), there is sufficient information to satisfy the condition. Therefore, Condition 6 should now be discharged.</p> <p><b>Condition 7 – Remediation Strategy</b><br/>         A Remediation Strategy Report authored by RGS dated 15th June 2024 (ref: C4435/24/E/6780) has been received in support of the application to discharge Condition 7. 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.</p> <p>The made ground present at the site was contaminated with respect to the intended residential with plant uptake end use. RGS propose the provision of a clean cover system in all garden and landscaped areas that includes a capping layer of 500mm of inert material. At the base of this layer, a granular capillary break 100mm of free draining granular soil shall be placed to prevent mobile contamination rising upward. The strategy also provides information in relation to fill materials (site-won or imported) to be used for the cover system, and how this will be proven as suitable for use. The information provided reflects the latest YALPAG guidance. Verification proposals have also been provided.</p> <p>We generally accept the remediation and verification proposals given in the Remediation Strategy Report authored by RGS dated 15th June 2024 (ref: C4435/24/E/6780). However, any testing of site-won material must be treated as brownfield soils as detailed in Table 1 of the report. Condition 7 should be discharged.</p> |                                                             |                                               |

**Condition 8 – Remediation/Unexpected Contamination**

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.

**Recommendations****Condition 6 – Phase 2 Report**

The Report on a Phase 2 Geo-environmental Investigation authored by Rogers Geotechnical Services Ltd dated March 2024 (ref; C3637/23/E/5969) and Gas Monitoring Report authored by RGS dated 5th June 2024 (Ref: C3637/23/E/GM) satisfy the condition. Therefore, Condition 6 should now be discharged.

**Condition 7 – Remediation Strategy**

We generally accept the remediation and verification proposals given in the Remediation Strategy Report authored by RGS dated 15th June 2024 (ref: C4435/24/E/6780). However, any testing of site-won material must be treated as brownfield soils as detailed in Table 1 of the report. Condition 7 should be discharged.

**Condition 8 – Remediation/Unexpected Contamination**

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.