Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91338 - 10 & 12, Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA		
Discharge conditions 3 and 4 (materials), 5 (boundary treatments), 6 (Phase I Desk Study Report), 11 (bat/bird boxes) on previous permission 2023/92732 for demolition of existing dwellings and erection of two detached dwellings		
Date Responded: **25th June 2024**	**Responding Officer:** **NH**	**Responding Ref:** **WK/202419695**

Condition 6 - Preliminary Risk Assessment (Phase I Desk Study Report)
Further to our comments dated 30th May 2024, we have received a letter from Demolition and Geotechnical Limited, dated 3rd June 2024 (ref: 51048). The letter includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the letter.

Five boreholes were drilled by Demolition and Geotechnical Limited, revealing coal/workings in each. No risk assessment for ground gases has been provided in the letter. Additionally, Environmental Health have raised concerns with RGS on 30th May 2024, about the proximity to a historic landfill and historic burning on site. This has not been addressed in the new information.

Recommendations
Condition 6 - Preliminary Risk Assessment (Phase I Desk Study Report)
We maintain that we accept the information provided to date, but request a site investigation, including ground gas and groundwater monitoring. Any future intrusive investigation report should fully assess risks from landfill gases, possible coal workings, and site contamination. The applicant is reminded that all other contaminated land conditions remain. Condition 6 should be discharged.