

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91524 Land at Old Lane /Taylor Lane, Scapegoat Hill, Huddersfield, HD7
Erection of two detached dwellings
Responding Date:
30th August 2024
Responding Officer:
SR
Responding Ref:
WK202425992
Comments

Following the submission of further information we have reviewed the application.

Burial Site

In our earlier response dated the 24th of July 2024 we requested clarification with regard to potential for burials on the site itself. In support of the application a report titled Phase I/II Geo-Environmental Assessment Report Project Number: - JS/ST/40706-Rp001, dated 3rd May 2018, has been submitted. The report presents a site history and site walkover, dated the 14th of March 2018. The history presented does not indicate the site is affected and no visual reference to burials has been annotated in the report.

Should permission be granted the applicant is reminded that there is a legal duty to report to the authorities should any suspicious materials be encountered during construction.

Contaminated Land

In support of the application a report titled Phase I/II Geo-Environmental Assessment Report Project Number: - JS/ST/40706-Rp001, dated 3rd May 2018 has been submitted, the report contains geotechnical information which is beyond the scope of Environmental Health.

Whilst the document contains useful information it is now some 6 years out of date, additional contamination may have been introduced to site since this time, indeed the report itself in section 1.6.3 informs: *“The conclusions and recommendations presented in this report are based on site specific information obtained during the desk study, ground conditions encountered and laboratory analysis and are considered reasonable on the basis of available information at the time the assessment was carried out. They should not necessarily be relied upon to represent site conditions at a substantially later date.”*

The report was incomplete as it did not contain any ground gas monitoring information or assessment of the results. The report failed to acknowledge features included in our earlier comments such as nearby landfill. We question the remediation proposed as we feel some further testing would be more appropriate to thoroughly ensure hotspots of contamination exist or whether more widespread contamination is present at the site before an appropriate remediation strategy is proposed.

For the reasons given above we cannot accept the report. Whilst we do not object to the proposed development we recommend that contaminated land conditions remain.

