Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91552 - former, Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield, HD4 6DF		
Discharge of conditions 6 (Remediation Strategy) and 9 (intrusive investigation) on previous permission 2020/92067 for erection of 30 dwellings		
Date Responded: **13th June 2024**	**Responding Officer:** **NH**	**Responding Ref:** **WK/202417580**

Condition 9 on previous permission 2020/92067) relates to the coal mining legacy at the site. We recommend that the Coal Authority are consulted in relation this condition. We acknowledge an overlap in relation to ensuring safe development, however this aspect is covered in Condition 5 which is within the remit of Environmental Health.

Condition 5 – Remediation Strategy
A Contamination Remediation Statement report by ARP, dated 25th March 2024 (ref: UHA/13Rem1) has been received in support of the application to discharge Condition 5. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report.

We have reviewed the document provided and disagree with the proposals. The remediation plan addresses soil contamination in the made ground soils at the site, proposing either complete removal of the made ground or the application of a clean cover system. The clean cover proposals vary for gardens (150mm topsoil, 450mm subsoil, high-viz geo-membrane) and public open spaces (150mm topsoil, 150mm subsoil, high-viz geo-membrane). The report states that on-site topsoil is unsuitable for re-use, requiring testing of site-won subsoil or imported topsoil for suitability.

Validation proposals are then given. Once the site has been stripped of made ground, ARP will confirm the removal. Where clean cover is applied, it is proposed that this is placed progressively around a group of plots to limit cross contamination once place. The strategy also proposes depth verification by hand pit, at a rate of one pit ever three plots and pits of a maximum 25m spacing on public open space. Photographic evidence will also be provided.

Our issues with the proposals are as follows. Based on the Phase 2 investigation, the approved Phase 2 report specified that the site material is deemed unsuitable for re-use due to composition and contamination. However, the proposals appear to include the possible re-use of site-won material, which appears contradictory. We also consider there to be insufficient testing of soils beneath the made ground, which raises concerns about whether complete removal (if chosen) would effectively mitigate contamination risks without the application of a clean cover system.

Therefore, further clarification on the remediation proposals are needed before Condition 5 can be considered for discharge, at which point Environmental Health consultation is advised.

<u>Recommendations</u>
Condition 5 – Remediation Strategy
We do not accept the Contamination Remediation Statement report by ARP, dated 25th March 2024 (ref: UHA/13Rem1) and further clarification on the remediation proposals are needed

before Condition 5 can be considered for discharge, at which point Environmental Health consultation is advised.