

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91572 Spen Valley High School, Roberttown Lane, Roberttown, Liversedge, WF15 7LX		
Discharge condition 5 (Phase I) on previous permission 2023/93386 for erection of new office building and extensions and alterations to existing Lodge building		
Responding Date: 26 th June 2024	Responding Officer: SR	Responding Ref: WK202417952
<p><u>Comments</u></p> <p>We have reviewed application 2024/ in relation to condition 5 only and make the following comments and recommendations.</p> <p>Condition 5 (Phase 1 Desk Top Study)</p> <p>In support of the application a Phase I, Desktop Study and Preliminary Risk Assessment Report by GEOENVIRO, dated May 2024, ref: 4503-23 PI has been submitted. The report contains geotechnical information which is not within the remit of Environmental Health. A site walkover was undertaken on the 17th of May 2024. The Phase I report provides an appraisal of the site history and previous surrounding land uses, since the 1854 and an assessment of the environmental setting. From this, it is evident that there have been potentially contaminative uses on the site and adjoining land which could impact upon the development.</p> <p>We are disappointed that a summary of the information contained within the GEOENVIRO Solutions Limited, Coal Mining Risk Assessment, Report, Ref: 4503-23 CMRA, dated November 2023 has not been included within this report. It clearly indicates that there is a potential for contamination to pose a risk to the development from the coal mining legacy at the site and surroundings.</p> <p>Section 8 presents a preliminary conceptual site model attributing a moderate/low risk in relation mine gas and possible infilled ground nearby. A moderate/low risk has been attributed in relation to asbestos at or near ground surface or in made ground/soils. Section 9 of the report recommends an intrusive investigation.</p> <p>We cannot support the proposal at section 9.2 in regard to level of gas protection at the site without the appropriate site intrusive investigation including intrusive ground gas and ground water monitoring. It is only when this information has been obtained and analysed that consideration as to the safe development and any appropriate level of protection can be presented. We expect to see all results presented in a Phase 2 report with an updated conceptual site model. Any monitoring undertaken must be designed and undertaken in accordance with good practice guidance.</p> <p>In order to move forward we generally accept the phase 1 report and the requirement for intrusive investigation at the site.</p> <p><u>Recommendations</u></p> <p>Condition 5 (Phase 1 Desk Top Study)</p>		

We accept the Phase I: Desktop Study and Preliminary Risk Assessment Report by GEOENVIRO, dated May 2024, ref: 4503-23 PI and recommend the discharge of condition 5. We remind the applicant that all other contaminated land conditions remain in place and no groundworks other than those required for intrusive investigation should be undertaken before these are discharged.