

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91655 - 4, Caledonian Road, Savile Town, Dewsbury, WF12 9NT
Discharge of details reserved by conditions 3 (materials), 4 (phase 1 desktop study), 5 (phase 2 site investigation), 6 (remediations strategy), 12 (coal mining), 14 (boundary treatments) of permission 2022/93270 for demolition of existing dwelling and erection of dwelling
Date Responded:
20th December 2024
Responding Officer:
NH
Responding Ref:
WK/202438596

Condition 3, 12 and 14 are outside the remit of Environmental Health.

Condition 5 – Phase 2 Site Investigation

Following our response dated 7th August 2024, a letter authored by Arc Environmental Ltd (27th November 2024, 24-276.01L) has been received in support of the application to discharge Condition 5. The document includes geotechnical information, which is outside the remit of Environmental Health, this response relates to contaminated land only.

The intrusive investigation works, undertaken by Arc Environmental Limited, comprised 3 no. window sampling boreholes (WS01 – WS03) accompanied by the installation of combined ground gas and groundwater monitoring wells. The three boreholes were monitored on four occasions between 10th October and 18th November 2024. Atmospheric pressure ranged between 1001 mb and 1030 mb, during rising, steady and falling pressures. No methane was detected. Carbon dioxide peaked at 4.5% v/v. The minimum oxygen concentration was 15.6 % v/v and the peak flow rate was <0.1 l/hr. Standing water levels have been recorded between depths of c.1.32m and c.2.37m bgl. Arc Environmental calculated the GSV as 0.07 l/hr. (Characteristic Situation 1) for carbon dioxide, indicating that no gas protection measures are required for the proposed development.

We accept the letter provided and now recommend that Condition 5 is discharged

Condition 6 – Remediation Strategy

A Remediation Strategy & Validation Proposal Sheets authored by Arc Environmental (27th November 2024, 24-276) has been received in support of the application to discharge Condition 6. The document includes geotechnical information, which is outside the remit of Environmental Health, this response relates to contaminated land only.

Elevated levels of arsenic and PAH species have been recorded in the made ground soils at TP02 on the site. Arc Environmental recommends stripping and removing the made ground from the proposed soft landscaping areas. The excavated material should either be removed from the site to an appropriate waste disposal facility or re-used as general fill beneath areas of permanent hard landscaping.

Arc Environmental advises that any topsoil and subsoil (whether site-won or imported) intended for use in gardens or soft landscaping areas should be screened and tested for human health assessment prior to reuse or delivery. The results of these tests should be provided at least one week before delivery to the site.

We accept the report provided and recommend that Condition 6 be discharged.

Recommendations

Condition 5 – Phase 2 Site Investigation

We accept the Phase 2: Ground Investigation Report authored by Arc Environmental (7th June 2024, 24-276) and Letter authored by Arc Environmental Ltd (27th November 2024, 24-276.01L) and recommend that Condition 5 is discharged.

Condition 6 – Remediation Strategy

We accept the Remediation Strategy & Validation Proposal Sheets authored by Arc Environmental (27th November 2024, 24-276) and recommend that Condition 6 is discharged.