

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**

**2024/91750 15 Halifax Road, Scapegoat Hill, Huddersfield, HD7 4NS**

**Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 4 (Preliminary Risk Assessment) of permission 2023/93668 for demolition of existing garage and erection of new garage and agricultural building**

**Responding Date:  
7<sup>th</sup> August 2024**

**Responding Officer:  
SR**

**Responding Ref:  
WK202424567**

Condition 3 (Phase I Desk Study Report)

In support of the discharge of condition 3 a desk top Phase 1 Desk Study Report by RGS, dated 24<sup>th</sup> of April 2024, ref: C2405/22/E/3675 has been submitted, the report contains geotechnical information, which is beyond the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. We have reviewed the report and make the following comments and recommendations.

The site history and environmental setting since 1854 have been listed, a site walkover was conducted on the 19<sup>th</sup> of April 2024, the potential pollutants associated with the site usage have been identified.

The conceptual site model, Table 7, attributes a low to moderate or moderate risk rating to several potential pollutant linkages and it is concluded that an intrusive investigation is necessary to confirm the potential source-pathway-receptor linkages identified.

We accept the report.

Condition 4 (Preliminary Risk Assessment)

We previously commented on the phase 2 report, for ease of reference our comments are reproduced below:-

A Phase II Intrusive Site Investigation Report authored by Rogers Geotechnical Services (RGS) dated 4<sup>th</sup> June 2024 (ref: C2405/24/E/6623) has been received in support of the application. 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.

The fieldworks were undertaken on the 8<sup>th</sup> of May 2024. A total of four trial pits were excavated and near surface soil samples were logged and retrieved for chemical analysis. The ground conditions were proven as made ground and topsoil over rough rock. The results of the chemical analysis were then screened against a residential without plant uptake criterion. The made ground at locations of TP01 and TP02 contained exceedances of lead. It should be noted that these areas are external to the garage and do not form part of the garage footprint. Furthermore, the garage is to be entirely hardstanding. RGS state this will sever the pathway to end users. RGS also found no contamination in excess of the screening values within the vicinity of the proposed agricultural building.

RGS anticipate that the contamination will either be fully removed from the site during an initial site strip or will be wholly encapsulated by the construction of the new building. Criteria for infill material has been provided as part of the outline remediation proposals.

We accept the report and anticipate a remediation strategy to follow.

**Recommendations**

**Condition 3 – Preliminary Risk Assessment (Phase I Desk Study Report)**

We have read the desk top Phase 1 Desk Study authored by Rogers Geotechnical Services (RGS), dated 24th of April 2024, ref: C2405/22/E/3675 and recommend the discharge of Condition 3.

**Condition 4 – Phase II Intrusive Site Investigation Report**

We have read the Phase II Intrusive Site Investigation Report authored by Rogers Geotechnical Services (RGS) dated 4<sup>th</sup> June 2024, ref: C2405/24/E/6623 and recommend the discharge of condition 4.

The applicant is reminded that all other contaminated land conditions remain.