

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

2024/91837 - Colne Vale Business Park, Colne Vale Road, Milnsbridge, HD3 4NY

Discharge details reserved by conditions 3 (Landscape Management Plan), 4 (Phase I Desk Study Report), 5 (Phase II Intrusive Site Investigation Report) on previous permission 2023/92161 for erection of 3 industrial units

Date Responded:
10th July 2024

Responding Officer:
NH

Responding Ref:
WK/202421194

Condition 3 is outside the remit of Environmental Health.

Condition 4 – Phase I Desk Study Report

A Phase 1 Environmental Desk Study Report authored by RGS dated 8th January 2024 (ref: C4013/23/E/6099) has been received in support of the application to discharge Condition 4. 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 read the report and accept the contents. A site walkover was conducted on 21st December, 2023. RGS noted that the entire site is covered with concrete, and several chemical drums and IBCs labelled as containing AdBlue and methyl methacrylate were noted in the yard although there were no visible signs of leakage. Household, commercial, and industrial waste, mainly construction and demolition rubble, was scattered across the site, along with discarded tyres observed in various locations. Two concrete bins containing discarded topsoil and asphalt were found in the northeast corner.

An appraisal of the site's history identified the site has been used as a chemical works, dye works, and a substation. In the surrounding area, there has been general industrial activity and notably a historic landfill within 250 meters of the site. RGS consider there to be several source-pathway-receptor linkages of moderate risk, and the Phase 1 report concludes by recommending a Phase 2 intrusive investigation, including soil sampling and ground gas and groundwater monitoring.

We accept the Phase 1 Environmental Desk Study Report authored by RGS dated 8th January 2024 (ref: C4013/23/E/6099) and recommend that Condition 4 is discharged.

Condition 5 – Phase II Intrusive Site Investigation Report

A Phase II Interpretative Report authored by RB Geotechnical dated May 2024 (ref: RBG392) 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 read the report and accept the contents. Briefly, three shallow soil samples were taken from three locations across the site. Samples were sent for chemical analysis. No elevated levels of contaminants were found within the shallow soils when screened against commercial end-use criteria. However, asbestos in the form of chrysotile was identified in all three samples (<0.1% w/w). Despite the presence of asbestos, RB Geotechnical considered no remedial measures to be necessary, and no further assessment is required.

In relation to ground gases, ground gas monitoring was carried out on six separate occasions. No methane was detected on any of the monitoring occasions. Peak carbon dioxide concentration encountered were 1.80% v/v, and the peak flow rate was 0.10 l/hr. The minimum oxygen concentration was 17% v/v. During gas monitoring, groundwater was consistently encountered within the borehole at depths ranging from 3.10 mbgl to 3.20 mbgl. Consequently, the Gas Screening Value (GSV) for the site was calculated to be 0.0018 l/hr and RB Geotechnical conclude there is no requirement for gas protection measures.

We accept the Phase II Interpretative Report authored by RB Geotechnical, dated May 2024 (ref: RBG392), on the assumption that **no soft landscaping will be included in this development** and that the asbestos pollutant linkage will be severed with hard cover. However, if soft landscaping is to be included, we consider there to be a potential pollutant linkage and a risk to receptors due to the presence of asbestos on-site. In such a case, we would expect to see a revised report.

Recommendations

Condition 4 – Phase I Desk Study Report

We accept the Phase 1 Environmental Desk Study Report authored by RGS dated 8th January 2024 (ref: C4013/23/E/6099) and recommend that Condition 4 is discharged.

Condition 5 – Phase II Intrusive Site Investigation Report

We accept the Phase II Interpretative Report authored by RB Geotechnical, dated May 2024 (ref: RBG392), on the assumption that **no soft landscaping will be included in this development** and that the asbestos pollutant linkage will be severed with hard cover. However, if soft landscaping is to be included, we consider there to be a potential pollutant linkage and a risk to receptors due to the presence of asbestos on-site. In such a case, we would expect to see a revised report.