

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91996 - Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AW
Discharge of details reserved by conditions 7 (Phasing Plan), 8 (Phase 1 SI), 9 (Phase 2 SI), 12 (Highway Condition Survey), 13 (CEMP), 14 (Construction Environmental Management Plan: Biodiversity), 16 (Trial Trenching), 17 (Retaining walls adj to highways) and 19 (Temporary Surface Water Management Plan) of previous permission 2022/93154 for erection of 68 dwellings with associated access, parking, open space, landscaping and infrastructure works (including installation of surface water attenuation tank)
Date Responded:
10th February 2025
Responding Officer:
NH
Responding Ref:
WK/202501948

Conditions 7, 12, 14, 16, 17 and 19 are outside the remit of Environmental Health. We commented on Condition 13 is our response dated 6th August 2024 (ref: WK/202423414)

Conditions 8 and 9 – Preliminary Risk Assessment and Phase II Intrusive Site Investigation Report

A Supplementary Geoenvironmental Appraisal by Lithos, dated December 2024 (ref: 4526/1), has been received in support of the application to discharge Condition 9. The report includes geotechnical information, which falls outside the scope of Environmental Health. Therefore, this consultation response focuses solely on the land contamination aspects of the report.

Lithos provides an appraisal of the site history and environmental setting, and includes a preliminary conceptual site model in the appendix of the report. Several potential contaminant linkages were identified, associated with possible farming activities at the site. A preliminary gas risk assessment was carried out by WSP/Ecus, which determined that the gas risk at the site is low and that no gas protection measures are necessary.

The report states that a walkover survey of the site was conducted on 13th November 2024. At the time of the survey, it was noted that preparatory and active construction work was underway. Lithos explained that topsoil had been stripped from the entire site and placed into a stockpile. Several samples were taken from the stockpiled material and sent for chemical analysis. The results of the analysis were compared to a residential scenario with plant uptake. No exceedances of organic or inorganic contaminants were found. As a result, Lithos concludes that no plausible contaminant linkages have been identified.

We accept the Supplementary Geoenvironmental Appraisal by Lithos, dated December 2024 (ref: 4526/1). This report satisfies Condition 8 and 9. Therefore we recommend that these conditions are discharged. No formal remediation strategy for contamination is therefore considered necessary. However, we understand from the document that a regrading is required.

The applicant must confirm to the planning officer that no imported material will be used as part of the development. If imported material is to be used, the developer must demonstrate how the material will be assessed as suitable for its intended use and not pose a risk to human health.

Recommendations

Conditions 8 and 9 – Preliminary Risk Assessment and Phase II Intrusive Site Investigation Report

We accept the Supplementary Geoenvironmental Appraisal by Lithos, dated December 2024 (ref: 4526/1), which satisfies Conditions 8 and 9. Therefore, we recommend that these conditions be discharged.

The planning officer and developer should take note of the comments within this response regarding the use of imported material.