

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/92077 749 New Hey Road, Outlane, Huddersfield, HD3 3YL
Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 14 (site access) on previous permission 2023/91173 for conversion and adaption of existing Listed barn to form new dwelling with associated car parking and external works [Listed Building]
Responding Date:
1st August 2024

Responding Officer:
SR

Responding Ref:
WK202423521

Comments
Condition 4 (Phase I Desk Study Report)

In support of the discharge of condition 4 a desk top Phase 1 Geo-environmental Report by Haigh Huddleston and Associates, dated July 2024, ref: E24/8202/R001 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. we note that no site walk over appears to have been undertaken but the common potential pollutants associated with the site usage have been identified. The surrounding site history includes an historic landfill.

Potentially contaminative sources identified are listed as the following: -

- Possible ground gas migration from historical landfill.
- On-site storage of materials used in farming.
- Historical leakages/spills from vehicles and storage tanks on site.
- Made ground used in levelling the site.
- Demolition from former buildings in east of site.

A conceptual site model in section 6 attributes identifies 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.

Recommendations
Condition 4 (Phase I Desk Study Report)

We accept the Phase 1 Geo-environmental Report by Haigh Huddleston and Associates, dated July 2024, ref: E24/8202/R001, and recommend the discharge of Condition 4. The applicant is reminded that all other contaminated land conditions remain.

