

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

2024/92153 - Land to the south of, 5-25, Clay Well, Golcar, Huddersfield, HD7 4FD

Erection of 13 dwellings with associated access road and landscaping

Date Responded:
14th May 2025

Responding Officer:
NH

Responding Ref:
WK/202510779

This consultation response relates to contaminated land matters only.

Contaminated Land

An Updated Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy by LK Consult (April 2025, Ref: LKC201909) 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 main investigation in January 2021 included five window sample boreholes and eight trial pits, with three wells installed for gas and groundwater monitoring. Soil samples were analysed for a broad suite of contaminants, including metals, PAHs, TPH, and asbestos. As LK Consult had no evidence of the volume of soil removed or imported to site, additional investigation was considered necessary. The additional post-development investigation, also undertaken by LK Consult, took place in March 2025 and involved hand-dug pits across the site to confirm the suitability of soils following construction.

Ground conditions comprised shallow topsoil/made ground (generally <0.5 m), underlain by sandy clay and weathered mudstone. The risk assessment following the laboratory analysis of the samples identified no significant contamination. One marginal exceedance of arsenic (39 mg/kg vs. 37 mg/kg generic assessment criteria) was found in a front garden sample (ES4, Plot 10), but due to its location and low exposure potential, LK do not consider it a risk. Asbestos was detected in one pre-development sample (WS104) at <0.001% w/w, but not in any post-development samples. No significant volatile organic compounds or hydrocarbon contamination were identified. Finally, to confirm the absence of pesticide contamination, representative samples from the additional investigation were tested for a standard pesticide suite. All values were below limits of detection. The authors are of the opinion that no formal remediation for soils is necessary.

No ground gas monitoring has been undertaken on site. Gas risk was assessed using historical data from the adjacent site and confirmed by the absence of significant organic material on-site. LK Consult therefore assumed a low risk of ground gases to the site. In the most recent monitoring data discussed, no methane was detected, and carbon dioxide levels were attributed to microbial respiration. The consultants confirm that the installed foundations of the dwellings as built include sub-floor ventilation and damp-proof membranes and believe this will provide a basic level of gas protection.

A revised conceptual model has been provided and the report confirms that the site is suitable for residential use. LK conclude that no remediation is required. The findings are supported by detailed logs, laboratory certificates, etc., provided in the appendices.

Comments

LK Consult have provided their professional opinion on this site. Having reviewed the information and interpretations within the document, we can confirm that we accept the report received in support of the application. This acceptance is made on the understanding that the development has been fully completed in accordance with the details described in the report.

Recommendations

No further contaminated land recommendations (including conditions) are considered necessary at this stage. Should the planning officer have evidence to suggest this is not the case, further consultation with KC Environmental Health may be necessary.