

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/92454 - Land to North and South of, Crossley Lane, Dalton, Huddersfield, HD5 0QP

Discharge of details reserved by conditions 5 (access highway works), 6 (traffic calming measures), 8 (construction traffic), 9 (Phase II Intrusive Site Investigation Report), 10 (Remediation Strategy) and 14 (landscape) of previous outline permission 2015/90430 for erection of residential development comprising (Use Class C3) and incorporating associated new access (to Crossley Lane and Cold Royd Lane) and associated works

Date Responded:
19th September 2024
Responding Officer:
NH
Responding Ref:
WK/202428633

Conditions 5, 6, 8 and 14 are outside the remit of Environmental Health.

Condition 9 – Phase II Intrusive Site Investigation Report

We acknowledge the submission of a Combined Phase 1 and 2 Desk Study and Geo-environmental Report authored by ARP Geotechnical Ltd, dated March 2017 (ref: MWD/01r2) in support of the application. This report includes geotechnical information beyond the scope of Environmental Health, so this response addresses the land contamination aspects only.

We have reviewed the report provided. However, we cannot accept this report to discharge Condition 9 due to its age and potential changes in site conditions since 2017. New contamination sources may have emerged, or previously identified risks may no longer be relevant, meaning the report may not accurately reflect the current site status. Regardless of any changes, the conceptual site model and risk assessment should be updated to reflect current conditions. Additionally, updates in guidance and assessment criteria since the report was authored mean its conclusions may no longer meet current standards.

For these reasons, we cannot recommend discharging Condition 9 at this time. We request an updated intrusive site investigation report that addresses these concerns.

Condition 10 – Remediation Strategy

Condition 10 of the previous permission requires the submission and approval of a remediation strategy. However, as the information provided for Condition 9 (Phase 2 report) is not considered acceptable, we are unable to comment further on Condition 10 at this time. We recommend that Condition 10 remains in place until further notice.

Recommendations
Condition 9 – Phase II Intrusive Site Investigation Report

We do not accept the Combined Phase 1 and 2 Desk Study and Geo-environmental Report authored by ARP Geotechnical Ltd, dated March 2017 (ref: MWD/01r2) due to its age and lack of up-to-date information on the site's current status. Condition 9 should remain in place until further notice to ensure the safe development of the site.

Condition 10 – Remediation Strategy

Condition 10 of the previous permission requires the submission and approval of a remediation strategy. However, as the information provided for Condition 9 (Phase 2 report) is not considered acceptable, we are unable to comment further on Condition 10 at this time. We recommend that Condition 10 remains in place until further notice.

