Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/92554 - Low Farm, Wakefield Road, Grange Moor, Huddersfield, WF4 4BB		
Discharge of details reserved by conditions 12 (Phase II Ground Investigation Report), 13 (Remediation Strategy), 14 (Unexpected Contamination) and 15 (Validation Report) on previous permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements		
Date Responded: 26th September 2024	**Responding Officer:** NH	**Responding Ref:** WK/202429308

Condition 12 - Phase II Ground Investigation Report
A Phase 2 Ground Investigation Report authored by WSP dated August 2024 (ref: UK0037228.1558-100) has been received in support of the application to discharge Condition 12. This report includes geotechnical information beyond the scope of Environmental Health, so this response addresses the land contamination aspects only

The Phase 2 Ground Investigation Report by describes a site investigation involving boreholes, trial pits, and chemical sampling. Key findings indicate no significantly elevated contaminant levels when compared to public open space criteria, and no asbestos was detected. Four samples showed calorific values exceeding 10 MJ/kg, suggesting potential combustibility hazards. WSP add that while the risk of ignition is low due to the site's development plans (buried soils and limited earthworks), they recommend further assessment of combustibility particularly in areas with intact coal seams (Parcels 1, 5 and 9) and where elevated gross calorific value and loss on ignition values have been recorded (Parcel 5, 6 and 8).

Ground gas monitoring revealed low levels of methane and carbon dioxide, with no significant flow recorded. The report highlights the need for additional ground gas monitoring for new enclosed structures.

We have read the report and generally accept the findings. However, we cannot recommend the discharge of Condition 12 until the site characterisation is complete and additional information in relation to ground gases and combustible materials is provided. For these reasons we recommend that Condition 12 remain until further notice.

Condition 13 – Remediation Strategy
No remediation strategy has been provided. Therefore, we are unable to comment on Condition 13. Condition 13 should remain until further notice.

Condition 14 – Unexpected Contamination
Condition 14 must remain until the development is complete.

Condition 16 – Validation Report
We cannot consider the discharge of Condition 16 at this time due to the outstanding information required to satisfy the contaminated land pre-commencement conditions. Condition 16 remains until further notice.

Recommendations

Condition 12- Phase II Ground Investigation Report

We have read the report and generally accept the findings. However, we cannot recommend the discharge of Condition 12 until the site characterisation is complete and additional information in relation to ground gases and combustible materials is provided. For these reasons we recommend that Condition 12 remain until further notice.

Condition 13 – Remediation Strategy

No remediation strategy has been provided. Therefore, we are unable to comment on Condition 13. Condition 13 should remain until further notice.

Condition 14 – Unexpected Contamination

Condition 14 must remain until the development is complete.

Condition 16 – Validation Report

We cannot consider the discharge of Condition 16 at this time due to the outstanding information required to satisfy the contaminated land pre-commencement conditions. Condition 16 remains until further notice.