

Statement in support of proposed new dwelling adjacent **176 Almondbury Bank, Huddersfield HD5 8EX**



JG-D has been instructed by Mr & Mrs J Gould to submit a discharge of conditions application for the proposed erection of a new dwelling adjacent 176 Almondbury Bank, Huddersfield. The scheme was initially refused in February 2024 (2023/62/93487/W) but an appeal was upheld in October 2024 (APP/Z4718/W/24/3344713) and a pre-commencement condition imposed requiring a preliminary risk assessment of actual or potential land contamination:

7) Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person, has been first submitted to and approved in writing by the Local Planning Authority.

A Phase I Desk Study Report was submitted with the original application but rejected by Environmental Health for failing to identify a historic landfill site 95m to the South. Demeter Environmental Ltd, the applicants Consultant, contacted the Consultee, confirmed the requirements and updated their report accordingly but the application was refused before the revised document was re-submitted.

The updated Phase 1 Desk Study accompanies this application and recommends further intrusive site investigation –

Ground gas monitoring comprising 6no visits over 3 months,

3no boreholes to determine if made ground is present

And laboratory testing to determine if there is evidence of contamination.

These works will form the basis of a subsequent submission to the LPA.