

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

**2024/92925 - Adj, 176, Almondbury Bank, Almondbury, Huddersfield, HD5 8EX**

**Discharge details reserved by condition 7 (desk top study) on permission 2023/93487 for erection of dwelling**

**Date Responded:  
22<sup>nd</sup> October 2024**

**Responding Officer:  
NH**

**Responding Ref:  
WK/202433457**

**Condition 7 – Preliminary Risk Assessment Report**

A Phase 1 Desk Study Report authored by Demeter Environmental Ltd, dated March 2024 (ref: 23-10-02 Revision 1) has been received in support of the application to discharge Condition 7. 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 Phase I report offers an appraisal of the site history and surrounding land uses dating back to the 1800s, along with a comprehensive assessment of the environmental setting. It highlights the presence of potentially contaminative uses on the site and adjacent lands. Demeter Environmental identifies several potential sources of contamination, including made ground beneath the site and ground gases from an offsite landfill. As a result, Section 8 of the report recommends conducting an intrusive investigation, which includes ground gas monitoring, soil sampling at a minimum of three locations, and chemical analysis of the collected samples.

We accept the report and recommend that Condition 7 is discharged.

**Recommendations**

**Condition 7 – Preliminary Risk Assessment Report**

We accept the Phase 1 Desk Study Report authored by Demeter Environmental Ltd, dated March 2024 (ref: 23-10-02 Revision 1) and recommend that Condition 7 is discharged.