Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/93506 - Land at, Old Lane/Taylor Lane, Scapegoat Hlll, Huddersfield, HD7 4ND		
Discharge of details reserved by condition 4 (external materials), 6 (Phase I Report), 7 (Phase II Report), 8 (Remediation Strategy), 9 (Remediation works), 11 (road widening), 12 (construction traffic), and 13 (retaining structures) on previous permission 2024/91524 for erection of two detached dwellings		
Date Responded: 17th December 2024	**Responding Officer:** NH	**Responding Ref:** WK/202439846

Conditions 4, 11, 12 and 13 are outside the remit of Environmental Health.

Condition 6 – Phase I Report

A Phase 1/Phase II Geoenvironmental Investigation Report authored by Alan Wood & Partners (May 2018, JS/ST/40706-RP001) has been received in support of the application to discharge Condition 6. This report includes geotechnical information beyond the scope of Environmental Health, so this response addresses the land contamination aspects only.

The report identifies a potential risk from ground gases associated with the adjacent burial ground and contaminated made ground associated with past development. We have read the report provided and consider there to be sufficient information to satisfy the requirements of the condition.

Condition 7 – Phase II Report

The Phase 1/Phase II Geoenvironmental Investigation Report authored by Alan Wood & Partners (May 2018, JS/ST/40706-RP001) has also been received in support of the application to discharge Condition 7. This report includes geotechnical information beyond the scope of Environmental Health, so this response addresses the land contamination aspects only.

The investigation outlined in the report includes soil sampling, chemical analysis, and a comparison of the results to human health screening criteria. Two exploratory locations (TP2 and TP3) were found to contain contamination, and the report recommends excavation or relocation as a necessary remedial action. The report also indicates that ground gas monitoring will be conducted at three locations over six visits, with the results to be provided under a separate cover.

We have reviewed the report provided; however, we are unable to accept it to discharge Condition 7 due to its age and the potential for changes in site conditions since 2018. 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 conditions. In light of these potential changes, we require that the conceptual site model and risk assessment be updated to reflect current conditions.

Furthermore, updates in guidance and assessment criteria since the report was authored may mean that its conclusions no longer meet current standards. Additionally, the report has not been updated to include the gas monitoring results, which are essential for a full assessment. We require sight of these results before we can consider the investigation in its entirety.

For these reasons, we recommend that Condition 7 remain in place.

Condition 8 – Remediation Strategy
Condition 8 of the previous permission requires the submission and approval of a remediation strategy. However, as the information provided for Condition 7 (Phase 2 report) is not considered acceptable, we are unable to comment further on Condition 8 at this time. We recommend that Condition 8 remains in place until further notice.

Recommendations
Condition 6 – Phase I Report
We accept the Phase 1 aspect of the Phase 1/Phase II Geoenvironmental Investigation Report authored by Alan Wood & Partners (May 2018, JS/ST/40706-RP001). Therefore, Condition 6 should be discharged.

Condition 7 – Phase II Report
We do not accept the Phase 1/Phase II Geoenvironmental Investigation Report authored by Alan Wood & Partners (May 2018, JS/ST/40706-RP001) due to the lack of up-to-date information on the site's current status. There is also missing information in relation to ground gases. Condition 7 should remain in place until further notice to ensure the safe development of the site.

Condition 8 – Remediation Strategy
Condition 8 of the previous permission requires the submission and approval of a remediation strategy. However, as the information provided for Condition 7 (Phase 2 report) is not considered acceptable, we are unable to comment further on Condition 8 at this time. We recommend that Condition 8 remains in place until further notice.