

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

**2024/93605 Land at Main Avenue, Cowlersley, Huddersfield, HD4 5US**

**Erection of 57 dwellings with access from new through road connecting Main Avenue and Windsor Road, and associated works, including engineering and landscaping**

**Responding Date:**  
**6<sup>th</sup> June 2025**

**Responding Officer:**  
**SR – AQ**  
**NH – Contaminated Land**

**Responding Ref:**  
**WK/202513119**

**Air Quality**

In our earlier response dated the 5<sup>th</sup> of February 2025 we recommended a condition in regard to the submission of an Air Quality Report as the application concerned a large number of houses.

We have been reconsulted following the submission of an Air Quality Assessment by Logica Group, ref: J10-16525A-10-F1, dated 14/03/2025. We have reviewed the document and whilst the operational phase of the development has been comprehensively considered, no assessment of the construction phase has been undertaken in accordance with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction v1.1.

We therefore deem the document to be incomplete and cannot comment further. Our recommended condition remains.

**Contaminated Land**

Since our previous response, we have received the following reports in support of the application:

1. Ground Appraisal Report by Apex Consulting Engineers (March 2025, 1152-GEO-GAR-001 Rev. 002)
2. Remediation Strategy by Apex Consulting Engineers (March 2025, 1152-ACE-GEO-RS-003 Rev. 002)
3. Email dated 26<sup>th</sup> March 2025 from IDPartnership

The reports include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the reports.

We have reviewed the revised reports submitted by Apex Consulting Engineers, including the updated Ground Appraisal Report and Remediation Strategy. The email summarises the changes to the reports. In our previous response dated 5<sup>th</sup> February 2025, we raised several queries regarding the ground investigation, specifically relating to volatile organic compounds (VOCs), ground gas monitoring, sampling methodology in the north-east of the site and the proposed reuse of materials.

The revised Ground Appraisal Report addresses these points. The report now includes further discussion of potential VOC contamination and recommends a watching brief during

excavation in the vicinity of TP07. Section 12 of the report has been updated to include consideration of groundwater fluctuations and provides a rationale for the use of steady-state gas concentrations rather than peak values. Additional trial pitting was undertaken in February 2025, with findings from five additional trial pits (depths of up to 1.5m) detailed in the report. This includes chemical testing results for PAHs, TPHs and asbestos, providing a more robust characterisation of this area.

The Remediation Strategy outlines the proposed measures to ensure the site is suitable for the intended residential end use. The investigation identified the presence of asbestos and PAHs and the site has been classified as Characteristic Situation 2 (CS2) for ground gas. These include a gas-resistant membrane and ventilated sub-floor void, designed to achieve the required protection for a CS2 site in accordance with BS 8485:2015+A1:2019. Apex state that verification of these measures will be undertaken in accordance with YALPAG and CIRIA C735 guidance.

The site has been zoned into three areas by Apex: the main site, car park and former Jubilee property/garages. Apex state that soils from the main site are considered suitable for reuse in gardens and public open space. However, the area of TP07 (within the main site area) will require excavations/earthworks and validation testing. Soils from the car park are to be stockpiled and resampled before reuse. Finally, Apex advise that soils from the Jubilee area may be reused subject to screening and removal of asbestos-containing materials (ACMs).

Section 4 confirms that imported materials will be tested in accordance with YALPAG guidance, with results compared to Residential with Home Produce screening values. A Materials Management Plan (MMP) will be prepared to support the reuse of materials on site. Where material is found to be unsuitable, it will either be removed from site or isolated beneath a 600 mm clean cover system including a minimum of 150 mm topsoil.

Lastly, Section 5 of the Remediation Strategy outlines the verification process. A Validation Report will be produced upon completion of the works, including a summary of remediation activities, chemical test results, certification of gas membrane installation and soil cover validation.

#### Comments

We are satisfied that the revised Ground Appraisal Report and Remediation Strategy adequately address the issues previously raised in our response dated 5th February. However, further information is considered necessary to satisfy all the pre-commencement contaminated land conditions that we have recommended.

We do not agree with the proposals for clean cover in the Remediation Strategy where contaminated material is to be retained on site. The proposed depth of 600 mm may not provide sufficient protection to future site users for all possible outcomes of the additional testing of site-won material. To address this concern, we request reconsideration of the proposed clean cover design in these areas.

We also note the proposals for additional sampling of the car park soils to determine their suitability for reuse. We remind the applicant that any soils intended for reuse as part of the development must be subject to rigorous chemical testing, and their suitability for the

proposed end use must be clearly demonstrated in accordance with YALPAG guidance.

Additional we note the topsoil at TP104 (main site) appears to contain arsenic levels above the screening value used throughout the Apex Investigations, therefore we would question the reuse of topsoil in this area and consider additional clarification/commentary is necessary.

Overall, based on the professional judgement of the report authors and the evidence presented, we accept the Ground Appraisal Report by Apex Consulting Engineers (March 2025, ref. 1152-GEO-GAR-001 Rev. 002).

**Recommended Conditions**

Our recommended conditions for this proposed development remain unchanged, apart from Condition CLC2, - Submission of a Supplementary Phase 2 Intrusive Site Investigation Report which we now consider to be satisfied.