

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90352 - adj, 33a, Church Lane, Clayton West, Huddersfield, HD8 9LY

Discharge of details reserved by conditions 6 (boundary treatments), 8 (intrusive site investigations and remedial works), 9 (declaration), 10 (Phase I Desk study Report), 11 (Phase II Intrusive Site Investigation Report), 12 (Remediation Strategy), 13 (Remediation Strategy), 14 (Verification Report) and 15 (Arboricultural Method Statement and Tree Protection Plan) of previous permission 2024/93464 for variation condition 2 (plans) on previous permission 2023/91483 for demolition of garage and erection of detached dwelling.

Date Responded:
27th March 2025
Responding Officer:
NH
Responding Ref:
WK/202506680
Condition 10 – Preliminary Risk Assessment

A Phase I Desk Study Site Investigation Report by Geoinvestigate (November 2024, G24327) have been received in support of the application to discharge Condition 11. The report includes geotechnical information, which falls outside the scope of Environmental Health. As such, this consultation response focuses solely on the land contamination aspects of the report

A review of historical maps identifies several potential contamination sources including nearby electric substations, infilled quarries, wells, a demolished building, and the Park Mill Colliery and tip. Unrecorded shallow coal workings are also considered a possibility. A site walkover conducted in November 2024 found the site to be open land with recent vegetation clearance and a thin concrete slab in the west, with no visible or olfactory signs of contamination. A conceptual site model (Table 3 of the report) outlines potential sources, pathways, and receptors, with a Phase 2 investigation recommended, including trial pits, boreholes, chemical sampling, and ground gas monitoring.

We accept the Phase I Desk Study Site Investigation Report by Geoinvestigate (November 2024, G24327) and recommend that Condition 10 is discharged.

Condition 11 – Phase II Report

A Phase 2 Intrusive Site Investigation Report (December 2024, G24327) and Gas Monitoring Addendum Report (March 2025, G24327) both by Geoinvestigate have been received in support of the application to discharge Condition 11. The report includes geotechnical information, which falls outside the scope of Environmental Health. As such, this consultation response focuses solely on the land contamination aspects of the report.

Intrusive investigations comprised four boreholes (BH1–BH4), three rotary open hole boreholes (RH1–RH3), and two hand-excavated trial pits (TPA and TPB). Ground gas monitoring wells were installed in BH1, BH2, and BH4. Made ground, sampled at depths of 0.20m–0.50m, contained elevated arsenic and lead concentrations, necessitating remediation for soft landscaping.

Ground conditions varied across the site including sandy gravelly clay underlain BH1 and BH2, while sand and gravel were encountered in BH3 and BH4. No visual or olfactory evidence of contamination, including asbestos were observed. Ground gas monitoring revealed negligible flow rates, no methane, and a maximum carbon dioxide concentration of 2.7% v/v. Gas protection measures are not required for the proposed structures.

We accept the Phase 2 Intrusive Site Investigation Report (December 2024, G24327) and Gas Monitoring Addendum Report (March 2025, G24327) both by Geoinvestigate and recommend that Condition 11 is discharged.

Condition 12 – Remediation Strategy

No remediation strategy has been received in support of the application. Therefore, we recommend that Condition 12 remain until further notice.

Condition 13 – Remediation/Unexpected Contamination

Condition 13 must remain until the development is complete, and we have recommended the discharge of Condition 14.

Condition 14 – Verification Report

No verification report has been received in support of the application. Therefore, we recommend that Condition 14 remain until further notice.

Recommendations

Condition 10 – Preliminary Risk Assessment

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Condition 11 – Phase II Report

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Condition 14 – Verification Report

No verification report has been received in support of the application. Therefore, we recommend that Condition 14 remain until further notice.