

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/90325 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.		
Responding Date: 16 th June2025	Responding Officer: SR	Responding Ref: WK202517220
<u>Comments</u> In our last response dated the 27th of March 2025 we accepted the Phase I Desk Study Site Investigation Report by Geoinvestigate (November 2024, G24327) and recommend that Condition 10 is discharged. We also accepted 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. The Phase 2 report required site remediation in areas of soft landscaping to due to elevated arsenic and lead concentrations. We have been reconsulted following the submission of Remediation Strategy Report by Geoinvestgate, dated April 2025, ref: G24327 and make the following comments. The remediation strategy provides an outline of the remediation works to be carried out. Briefly, <i>"A cover (capping) system whereby the contamination source is confined at depth by replacing the top layer of soils with a capping layer of proven uncontaminated material to an agreed depth (normally 600mm below finished ground levels). The impacted made ground has previously been found to be present to depths of up to 0.80m."</i> It then goes on to mention:- <i>"However, the preservation and protection of tree roots needs to be taken into account."</i> At no point in the previous Phase 2 report by the same author have root protection areas been mentioned. The remediation report goes on to inform in section 5 three main actions: <i>"Determination of root protection areas. A watching brief for unexpected contamination during earthworks. 300mm of suitable clean environmental cover soils underlain by geotextile demarcation membrane in garden and soft landscaped areas"</i> We note in the Remediation Plan, appendix 1, the 300mm of clean cover proposed is extended to the entire soft landscaped areas and not just areas identified as tree root protection zones. Additionally, there report outlines required site management procedures, including action for		

unexpected contamination and the proposed verification work.

We do not accept the Remediation Strategy Report by Geoinvestgate, dated April 2025, ref: G24327, the 300mm clean cover depth in soft landscaped areas may be insufficient to ensure there is adequate protection for end-users. We therefore request that the contaminated land consultant provide further information to address these concerns.

Additional risk assessment, GI or revised proposals may be necessary. This must be undertaken by a competent person as defined in the NPPF. Any new information must confirm, to a high degree of confidence, that the remediation strategy will ensure adequate protection for end users

Recommendations

Condition 12 – Remediation Strategy

For the reason stated above we do not accept the Remediation Strategy Report by Geoinvestgate, dated April 2025, ref: G24327, condition 12 must therefore remain.

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.