

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90383 - Lower Crawshaw Farm, Stringer House Lane, Emley, Huddersfield, HD8 9SU
Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 5 (Phase II Desk Study Report), 9 (Remediation works) on previous permission 2023/93271 for erection of extension and alterations to ancillary buildings to create dwelling forming annex accommodation associated with Lower Crawshaw Farm, Stringer House Lane, Emley, Huddersfield, HD8 9SU
Date Responded:
6th March 2025
Responding Officer:
NH
Responding Ref:
WK/202504891

Condition 9 was recommended by the Coal Authority. We acknowledge the overlap between contaminated land and the coal legacy at this site. However, any Environmental Health concerns can be addressed under the conditions recommended by Environmental Health for this permission. The Coal Authority should be consulted for comments in relation to Condition 9.

Condition 4 – Preliminary Risk Assessment (Phase I Desk Study Report)

A Coal Mining Risk Interpretation Report by Lyons CMC (February 2024, SI 00331) and Phase 1 Desk Study Report by Martin Environmental Solutions Ltd. (January 2025, 2890-1) has been received in support of the application to discharge Condition 4. The reports include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports.

The Coal Mining Risk report examines findings from three boreholes beneath the site. The Flockton Thin seam coal was found at a relatively shallow depth in all three boreholes, with no signs of underground workings or unstable ground.

The site includes a barn/storage area attached to an existing dwelling within a farm setting. Nearby land uses include agriculture, former quarries, opencast workings, and collieries. Specifically, coal mining activities were identified 77m north of the site, with opencast workings suggesting coal near the surface, and a colliery 612m to the northwest.

A site walkover on January 3rd, 2024, identified a historic fuel storage tank to the northeast. This double-skinned metal tank, elevated from the ground, has reportedly been unused for years with no signs of leakage. The site is surrounded by modern farm buildings, agricultural fields, and residential gardens. No contamination, discoloration, odours, or dead vegetation were observed.

Martin Environmental Solutions (MES) identified potential sources of contamination, including the risk of historically released fuel from the former tank and the presence of shallow coal seams. Several potential pollutant pathways and sensitive receptors were noted. A preliminary conceptual site model is provided on page 13 of the report. In conclusion, MES recommends a Phase II Intrusive Site Investigation.

We have reviewed the reports and recommend discharging Condition 4. Despite the agent's letter suggesting no further investigation is needed, we support additional investigation to ensure safe development and occupation of the site.

Condition 5 – Phase II Intrusive Site Investigation Report

No Phase 2 report has been received in support of the application to discharge Condition 5. Therefore, we recommend that Condition 5 remains until further notice.

Condition 6 – Remediation Strategy

No Phase 2 report has been received in support of the application to discharge Condition 5. Therefore, we recommend that Condition 5 remains until further notice.

Recommendations

Condition 4 – Preliminary Risk Assessment (Phase I Desk Study Report)

We have reviewed the reports and recommend the discharge of Condition 4. While the agent's supporting letter suggests that no further investigation is necessary, based on the assessment conducted by MES, we support for additional investigation to ensure the safe development and occupation of the site.

Condition 5 – Phase II Intrusive Site Investigation Report

No Phase 2 report has been received in support of the application to discharge Condition 5. Therefore, we recommend that Condition 5 remains until further notice.

Condition 6 – Remediation Strategy

No remediation report has been received in support of the application to discharge Condition 6. Therefore, we recommend that Condition 6 remains until further notice.