

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

2025/90453 - 46, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE

Erection of 2 dwellings for student accommodation and emergency housing

Date Responded:
26th March 2025

Responding Officer:
NH

Responding Ref:
WK/202508559

Contaminated Land

We acknowledge the submission of a Shallow Coal Mining Risk Assessment by Arc Environmental (16th October 2024, 914-669.02L). 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.

The report identifies a high risk of shallow workings beneath the site and the site is defined as lying within an ‘active coalfield’ as defined by the Coal Authority (now the Mining Remediation Authority). Consequently, Arc recommend mitigation for the shallow workings.

Based on the previous permission for this site, Environmental Health requested and agreed several contaminated land reports. Identified contaminated land risks at that time included risks from ground gases and the requirement for ground gas protection. However, no contaminated land reports have been provided as part of this application. We also note from the supporting documents that this is a retrospective application.

Recommendations

We request additional information **before the application is determined** to ensure safe development and occupation in accordance with Policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework.

Specifically, we expect the inclusion of a current contaminated land risk assessment with this application. If necessary, an intrusive investigation report and a remediation strategy report should be provided and ultimately, the developer must demonstrate that the site has been made safe against contaminated land risks (included ground gases) before the development is brought into use. All contamination reports must be prepared in accordance with good practice guidance.

In the absence of a suitable contaminated land reports being submitted in support of this application, it may be necessary to refuse the application and enforcement action may be necessary. Environmental health therefore withholds any further comments and recommendations in relation to other environmental health matters until we are re-consulted on the submission of new information.