

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

2025/90608 Thornccliffe Farm Shop, 1 Westfield Lane, Emley Moor, Huddersfield, HD8 9SZ

Discharge of details reserved by conditions 3 ((Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 , 6, 7, 9 (Remediation Strategy), 10 (intrusive site investigations) on previous permission 2024/91507 for erection of agricultural building

**Responding Date:
23rd October 2025**

**Responding Officer:
SR**

**Responding Ref:
WK202531071**

Comments

This response is in relation to conditions 3 to 7 inclusive which are within the remit of Environmental Health.

In support of the application the following documents have been submitted:-

- Phase I Preliminary Risk Assessment by Geo2,, ref: 23/1407.1.1
- Supporting Information Planning Application for land at the Thornccliffe Farm Shop, ref:25.1407.2.1
- G&M Consulting. Shallow Mining Investigation, dated 18th August 2023. Ref C593/01/ATS

Environmental Health do not comment on geotechnical aspects of reports; this response relates to contaminated land only.

The nature of the proposed development is non-residential, the proposed agricultural building shown in the plans is partly Yorkshire boarded, allowing for good natural ventilation. In our comments on the earlier planning application, we had concerns regarding the possible shallow coal to site and whilst we were satisfied the proposed building was sufficiently open to air and provided significant natural ventilation we wished to confirm if a combustion risk, or any possibility of voids (associated with shallow workings), due to shallow coal existed.

We have reviewed the submitted documents, two boreholes were drilled on the proposed site, one seam of intact coal, 700mm thick, was recorded in both of the boreholes between 7.5 m and 7.9 m bgl, within a bedrock sequence of sandstone and mudstones. This seam was described by the driller as 'dirty coal', which may be indicative of a poor quality coal. A second seam of coal, 800mm thick, was encountered in both holes, between 16.5 m and 16.9 m bgl. In BH02, the driller described the seam as 'dirty coal', again possibly indicating a poor quality coal. Based on the published geological records for the area, it is considered that the shallower seam represents the 3rd Brown Metal coal and the deeper seam, the Middleton Little coal. No voids or loss of flush were noted and harmful gases were not identified during drilling.

Based on the evidence of the two boreholes drilled it does not appear that the site is adversely affected by shallow mine workings within the seams of coal encountered at the locations drilled.

Recommendations

Conditions 3 Preliminary Risk Assessment (Phase I Desk Study Report) ,4 Phase II Intrusive Site Investigation Report and 5 Remediation Strategy

On the evidence and professional judgement of the authors presented within the documents listed above, Environmental Health have no objection to the discharge of the conditions 3,4 and 5. As condition 6 includes provision for the unexpected contamination being found during construction, it and condition 7 must remain until works are completed.