Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/90918 - 74, Wakefield Road, Lepton, Huddersfield, HD8 0BL		
Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 8 (Intrusive Site Investigations) and 9 (Intrusive Site Investigations Declaration) of previous permission 2024/92112 for demolition of existing dwelling and erection of replacement dwelling		
Date Responded: 30th April 2025	**Responding Officer:** NH	**Responding Ref:** WK/202509936

Conditions 8 and 9 are outside the remit of Environmental Health and were recommended by the Mining Remediation Authority.

Condition 3 - Preliminary Risk Assessment (Phase I Desk Study Report)
A Phase 1 Site Investigation by Eastwood Consulting Engineers (14th October 2024, 49246-ECE-XX-XX-RP-C-0001). 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.

Since 1855, minor changes have occurred over time, from open fields with a dwelling, including house extensions, the addition of outbuildings, a greenhouse, and tracks, with no substantial alterations noted after 1986. Surrounding the site was predominantly agricultural land use, with occasional housing and small sandstone quarries to the south. A former colliery and clay pit are also noted in the surrounding area.

Eastwood have provided an outline conceptual site model in Section 5 of the report, identifying potential shallow mining gases as a risk to site users. It is recommended in this report that a rotary borehole investigation is undertaken rather than a 'full Phase 2 geoenvironmental investigation'. This will aim to identify any coal workings present at shallow depth.

In addition to the Phase 1 report, we acknowledge the additional documents reviewed by the Mining Remediation Authority. These indicate that no shallow coal workings were found in the three boreholes drilled on-site. Eastwood has concluded that there is no significant risk of mine gas migration to the surface.

We have reviewed the Phase 1 Site Investigation by Eastwood Consulting Engineers (14th October 2024, 49246-ECE-XX-XX-RP-C-0001) and we accept the report in support of the application.

Recommendations
Condition 3 - Preliminary Risk Assessment (Phase I Desk Study Report)
Based on the Phase 1 report reviewed by Environmental Health and the information reviewed by the Mining Remediation Authority, we are satisfied with the information provided in support of Condition 3 and recommend that it is discharged. We would also suggest that there is sufficient information at this stage to discharge Conditions 4 and 5 of previous permission 2024/92112.

We remind the applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 6.

Kirklees
COUNCIL