

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

2025/91101 - Dale Bank, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR

Discharge of details reserved by conditions 9 (Arboricultural Method Statement), 10 (Phase II Intrusive Site Investigation Report), 11(Remediation Strategy) and 13 (Verification Report) of previous permission 2024/90914 for demolition of existing dwelling and erection of detached dwelling with associated works

Date Responded:
22nd May 2025

Responding Officer:
NH

Responding Ref:
WK/202512990

Condition 10 and 11 – Phase II Intrusive Report and Remediation Strategy

A Geoenvironmental Appraisal by Lithos (April 2025, 4977/2) has been received in support of the application to discharge Condition 10. The report includes geotechnical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspect of the report.

Lithos undertook an intrusive ground investigation at the site in February 2025. The site comprises a derelict house, associated gardens, woodland, and grassed areas. The investigation included 15 trial pits to assess ground conditions and collect samples for chemical analysis. Topsoil, typically around 300mm thick, was encountered across garden and landscaped areas, overlying weathered Grenoside Sandstone. Made ground was described as limited and localised, identified in three trial pits (TP02, TP06, and TP07), and comprised tarmac, ash and clinker, made ground topsoil, and cohesive fill. No groundwater was encountered.

No visual or olfactory evidence of contamination was reported during the investigation. A total of 15 soil samples were submitted for laboratory analysis, including samples of made ground, topsoil, and tarmac. These were tested for a range of contaminants including metals, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and asbestos. Laboratory results confirmed no elevated concentrations of metals or hydrocarbons, and no asbestos was detected. One sample of ash and clinker (TP02) returned a calorific value of 5.2 MJ/kg, indicating potential combustibility. Lithos concluded that the topsoil is chemically suitable for reuse.

Lithos concluded that a separate remediation strategy is not required. However in the current report, they recommend that preparatory works include demolition of existing structures, removal of relict foundations, and excavation of ash and clinker for isolation beneath areas of hardstanding. Where ash and clinker are to remain beneath proposed garden areas, they should be isolated beneath a minimum of 1,000mm of inert soil, comprising 850mm of clean subsoil and 150mm of topsoil. It is also advised in the report that ash and clinker should not be placed in areas where new utilities are to be installed. A 300mm clean soil cover is recommended in garden areas where made ground remains, as Lithos consider the made ground suitable for reuse.

Recommendations

Condition 10 and 11 – Phase II Intrusive Report and Remediation Strategy

We generally accept the findings of the report. However, if made ground is to remain in situ, we do not support the proposed 300mm cover without further testing to confirm its suitability. In addition, inert fill material for services does not appear to have been considered.

Nonetheless, there is sufficient information to recommend discharge of Condition 10 but Condition 11 must remain until further notice.