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

2025/91138 - The Chartist, 74 Commercial Road, Skelmanthorpe, HD8 9DS

Discharge of details reserved by condition 1, 2, 3, 5, 7, 8, 9, 12, 13, 14, 15, 17, and 18 on previous permission 2023/92551 for outline application for erection of residential development (within a Conservation Area)

Responding Date: 29th May 2025	**Responding Officer:** SR- 7,8&9 MN- 12	**Responding Ref:** WK202513833

Comments

Environmental Health have been consulted in relation to conditions 7,8,9 and 12 ONLY.

Condition 7 Preliminary Risk Assessment (Phase I Desk Study Report)

In support of the discharge of the condition, a Phase I Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions Ltd, ref: 4017-23 PI, dated August 2023 has been resubmitted. We have already commented on this report in our response to the outline application dated the 18th of October 2023. The applicant has supplied an intrusive investigation by Haigh Huddleston and Associates, ref: - E24/8229/R001A to fully support the discharge with an appraisal of the Phase 1 report, revised preliminary conceptual site model and an updated conceptual site modal. We note the three bore hole records have been supplied that were undertaken on site, dated 07/09/2020.

Condition 8 Phase II Intrusive Site Investigation Report

In support of the discharge of condition 7&8, a Ground Investigation Report by Haigh Huddleston and Associates, ref: - E24/8229/R001A, dated Rev A – March 2025 has been submitted. 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.

The report describes the site:- the northern quarter of the site is occupied by the two storey stone built public house which is known to have cellars. A small brick outbuilding is located on the eastern boundary of the site. A tarmac parking area taking up the central area of the site. In the southern half of the site is a grassed area. The western, eastern and southern boundary of the site is formed by a 0.6-1.4m high stone wall. The site generally falls from south to north. A review of the original Phase 1 report has resulted in a revised preliminary conceptual site modal indicating the need for further intrusive investigation.

The Phase II report details further information in relation to potential sources of contamination at the proposed development. A site investigation with trial pits was undertaken on the 28th of January 2025. Materials encountered in the trial pits were examined and categorised, the results of which are presented within Appendix B of the report. Five trail pits were dug with a total of five samples from the natural and made ground deposits recovered and sent for chemical analysis. A suite of common potential contaminants consisting of heavy metals, phytotoxic metals, sulphates, sulphides, poly-aromatic hydrocarbons and asbestos was analysed for. As there was car parking present on site, a sample was submitted for EPH (Total) analysis, the results are presented in Appendix C. The bore hole records, dated 07/09/2020 generally indicate clay, sandstone, a thin circa 20cms coal layer at 7m to 9m

depth, followed by sandstone to termination at 30m.

TP01 was undertaken in an existing mound on the grassed area in the south western corner of the site and proved made ground consisting of black ash with some plastic bags to a depth of 1.2m. TP02, TP04 and TP05 in the southern half of the site proved a 0.3-0.4m of black organic topsoil with some bricks, tiles and roots. TP03 was undertaken in the car park immediately south of the public house and proved 50mm of tarmac over 350mm of crushed brick and gravel. This was based on a 0.2m thick layer of soft reddish brown clay.

The fieldwork generally proved a thin layer of topsoil and made ground overlying clays with a sandstone bedrock encountered at 1.8m depth in four of the five trial pits. In only TP01 in the south of the site was a layer of mudstone encountered that extended to at least 2.8m below existing ground levels.

The results of the sampling are presented in tables 2 and 3, The samples of topsoil from TP02 and TP04 at 0.2m depth showed elevated levels of Lead of 230 mg/kg and 490 mg/kg respectively. The sample of topsoil from TP02 at 0.2m depth proved an elevated level of dibenzo(a,h)anthracene of 1.0 mg/kg. No asbestos was recorded in the samples taken from site.

Speciated analysis was undertaken due to the level of EPH (Total) exceeding 250 mg/kg, Table 3 presents the results demonstrating the individual carbon bands are below their respective tier 1 trigger levels. The risk to end users is assessed, with remediation proposed.

The report provides a basic remediation strategy, summarised at the beginning of the report as:- “The existing contaminated topsoil in the south of the site, along with the existing mound, should be removed from site to a licensed waste facility. As there is currently no clean topsoil on site, it is recommended that clean topsoil is imported to site to form a 300mm thick growing medium to all soft landscaped areas.” Additional information is provided in relation to unexpected contamination and importing of materials.

We acknowledge the report and make recommendations.

Condition 12 – Noise Assessment

A Noise Impact Assessment authored by ENS dated 13 March 2025 Ref NIA-11846-25-12075-v1 Commercial Road (Final).docx has been submitted in support of the discharge of this condition, considering the requirements of the condition. Figure 1.1 shows the location of the development site and identifies the neighbouring uses including the commercial unit and the public open space. Comment is made that the commercial use is constrained by a planning condition for ‘typical’ daytime use only supported by observations that no significant noise was noted from the business and no external plant was noted during the daytime or night time periods.

Noise monitoring was conducted on Thursday the 19th of December 2024 and the early hours of Friday the 20th of December 2024 with additional monitoring undertaken on Thursday the 9th of January 2024 (should read 2025). The adopted noise monitoring positions are shown in Appendix 2 and a summary of the findings is given in table 3.1. The ambient noise climate at the site was dominated by road traffic on Commercial Road, with no other significant noise

sources noted.

Corrections have been made for daytime road traffic noise and para 4.1 gives the design noise levels. Based upon these, mitigation measures are recommended in para 4.2 based upon the location of the plots and the relation to identified noise sources to ensure the development meets with the internal requirements of BS8233. A recommendation is made for plot 1 to have a 2m high solid barrier as either a fence or a brick wall in order to meet with the external requirements of BS8233. No specific external mitigation measures are required for the remaining plots.

Whilst the mitigation measures are predicted to ensure the development site meets with the relevant standard based upon the findings of the monitoring exercise, we have concerns that it did not consider the use of the public open space with likely elevated noise levels, in the summer months. We note the monitoring was conducted in December/January and ask that this exercise be repeated either in person or using library data and the mitigation measures amended if deemed appropriate. We also take this opportunity to ask for comment upon the electrical substation and whether and consideration has been given to any noise emissions, in particular low frequency sound.

Recommendations

Condition 7 Preliminary Risk Assessment (Phase I Desk Study Report)

We have already commented on the Phase I Desktop Study and Preliminary Risk Assessment Report by GeoEnviro Solutions Ltd, ref: 4017-23 PI, dated August 2023 report. It has been superseded by the Phase 2 intrusive investigation and we recommend discharge of the condition.

Condition 8 Phase II Intrusive Site Investigation Report

We have read the Ground investigation report by Haigh Huddleston and Associates, ref: - E24/8229/R001A, dated Rev A – March 2025. On the basis of the professional judgement of the report author and the evidence and interpretations presented, we recommend discharge of the condition.

Condition 9 Remediation Strategy

We have read the Ground investigation report by Haigh Huddleston and Associates, ref: - E24/8229/R001A, dated Rev A – March 2025 which provides a method for site remediation. On the basis of the professional judgement of the report author and the evidence and interpretations presented we have no objection to the discharge Condition 9 of the approved consent.

Condition 12 – Noise Assessment

We ask for further information to be submitted to address our concerns and as such, recommend the condition is not discharged at this time.

Informative

We remind the applicant that conditions 10 and 11 remain as verification of remediation will be required.