

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

2025/91415 - Shelley Lodge, 2, Box Ings Lane, Shelley, Huddersfield, HD8 0SU

Discharge of details reserved by condition 6 (Phase II Report) on previous permission 2021/92355 for alterations and extension to existing stables to create dwelling

**Date Responded:
8th November 2025**

**Responding Officer:
NH**

**Responding Ref:
WK/202529791**

Condition 6 – Phase II Report

The updated Conceptual Site Model & Risk Assessment Letter prepared by RGS (17th September 2025, Ref: C3044/25/E/8416) was submitted in response to previous Environmental Health comments relating to Condition 6. The report includes geo-technical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. We have read the report provided and have considered the commentary presented.

However, no readings were taken below 1000 mb and the “nearby weather station” cited to justify falling-pressure conditions is not identified. In accordance with good practice guidance, RGS should confirm the source of the meteorological data and demonstrate that representative worst-case conditions were indeed captured before the CS1 classification can be fully accepted.

Additional intrusive works included three trial pits (TPA - TPC) to further investigate the extent of previously identified contamination. Elevated concentrations of PAHs were detected within ash-containing made ground beneath the driveway, whereas soils within the soft landscaped areas were suitable for the intended residential use. RGS conclude that the impacted material beneath the driveway presents no risk as it remains sealed beneath hardstanding.

While this conclusion appears reasonable, the extent and volume of the impacted made ground have not been clearly defined. It is unclear whether the full lateral and vertical extent of the ash-containing material has been delineated, or whether all impacted material has been fully encapsulated beneath hard standing. These aspects require confirmation to demonstrate that the identified source–pathway–receptor linkage has been effectively broken.

Recommendations

Condition 6 – Phase II Report

Until these matters are fully addressed, we recommend that Condition 6 remain in place and that further consultation with Environmental Health be undertaken once clarification is provided.