

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

**2025/91702 rear of 51 Turnshaw Road, Kirkburton, Huddersfield, HD8 0TH**

**Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5, 6 Remediation Strategy, 7 (Validation Report), 8 (external walling and roofing materials) on previous permission 2024/92699 for erection of one dwelling and associated works**

**Responding Date:**  
**11<sup>th</sup> August 2025**

**Responding Officer:**  
**SR**

**Responding Ref:**  
**WK202523939**

**Comments**

We have reviewed the information and make the following comments and recommendations, which are within the remit of Environmental Health.

**Condition 3 (Phase I Desk Study Report)**

In support of the discharge of condition 3 a Preliminary Investigation by G&M Consulting Ltd, dated April 2025, ref: C757 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health, we have reviewed contaminated land aspects of the report only and make the following comments and recommendations.

The report has used information gathered from the following sources: - GroundSure Limited (GroundSure), British Geological Survey (BGS), The Mining Remediation Authority (MRA), The Environment Agency (EA) and Building Research Establishment (BRE). At the time of the walkover a partial site strip and an access had been formed to site, a selection of photographs is presented in appendix C.

The site history and environmental setting since 1854 have been listed, demonstrating historical maps indicate the site has remained undeveloped until sometime prior to 1932, following which the site appears to have formed the area of garden to the residence of No 51 Turnshaw Road. The report informs off-site land uses are limited to the area of historical quarrying which extended to within about 20m of the western boundary of the site and shown on the OS maps dated between 1932 and 1979. The quarry is shown as 'disused' on the OS map dated 1932. In relation to gas risk at the site the report informs "*No evidence of putrescible made ground present on site. Site not shown to be underlain by organic rich alluvial soils, which can generate ground gas Site not shown to be underlain by shallow mine workings, which can both generate and provide preferential pathways for gas .No current or historical landfills shown within 250m of the site. The site is not underlain by shallow coal workings*"

A conceptual site model is presented in Section 5.5, attributing unlikely risk rating to potential pollutant linkages to risks within the remit of Environmental Health. The preliminary conceptual site model has not identified potential complete pollutant linkages that are considered to require further risk assessment and investigation.

**Recommendations**

**Condition 3 – Preliminary Risk Assessment (Phase I Desk Study Report)**

We have read the Preliminary Investigation by G&M Consulting Ltd, dated April 2025, ref: C757. Based on the Phase 1 report reviewed by Environmental Health 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 to discharge Conditions 4 and 5 of previous permission 2024/92699.

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

**Condition 6**

As condition 6 covers the potential for unexpected contamination being found on site during the construction it must remain until construction is completed.

**Condition 7**

As no information has been provided in relation to the importation of materials, Condition 8 must remain until construction is completed.