

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

2025/92038 - Aspin House, Station Road, Bradley, Huddersfield, HD2 1UT

Discharge of details reserved by conditions 5 (Phase I Desk Study Report), 6 (Phase II Intrusive Site Investigation Report), 7 (Remediation Strategy), 8 (Preliminary Risk Assessment), 9 (Verification Report), 10 (Construction Management Plan) on previous permission 2025/90401 for erection of single storey storage unit with associated internal and external alterations

Responding Date:
08 August 2025

Responding Officer:
Mohammed Nasim

Responding Ref:
WK202523659

Comments

Condition 5 (Phase I Desk Study Report) & Condition 6 Phase II Intrusive Site Investigation Report

In support of the discharge of condition 5 and condition 6, a Geo-environmental Ground Investigation Report by Haigh Huddleston Associates ref: E25/8318/R002, dated July 2025 has been submitted, the report has been assessed in relation to the commercial end use of the site with no soft landscaping. The report contains geotechnical information, which is beyond the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report. We have reviewed the report and make the following comments and recommendations.

The site history and environmental setting since 1854 have been listed, a site walkover was conducted during the site investigation on the 4th of June 2025, giving a description of the current site. The report informs, borehole information from site taken in 2006 proved 0.3-1.25m of made ground over clays.

Potential Human Exposure Pathways are presented in Table 1 of the report.

A ground investigation comprised 2 trial pits. The results are presented in appendix B: - no groundwater was encountered, trial pitting encountered black ashy scalplings, unreinforced concrete paving and firm dark brown very sandy stoney clay with occasional sandstone cobbles from 0.4-1.7m bgl.

2 samples were sent for analysis: results are presented in appendix C and are summarised in the report, informing; no asbestos was found, no elevated levels of phytotoxic or heavy metals were recorded in the samples from site, no elevated levels of PAH (Total) or individual PAH compounds were recorded in the samples from site.

The gas risk from nearby landfill has been considered and discounted. The report confirms no soft landscaping to site and hardstanding will provide a pathway break.

The Risk Assessment based on the conceptual site model indicates a low risk.

Condition 10 (Construction Management Plan)

An undated and unreferenced Construction Environmental Management Plan (CEMP) authored by Orange Design Studio has been submitted which lists the requirements of the

condition. It is accompanied by drawing no. (20)002 dated 12 February 2025 which shows the site layout. With regard to Environmental Health matters, the CEMP makes reference to working hours, noise & vibration management and controlling dust emissions. The submitted information is accepted.

Recommendations

Condition 5 (Phase I Desk Study Report) and Condition 6 (Phase II Intrusive Site Investigation Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Geo-environmental Ground Investigation Report by Haigh Huddleston Associates ref: E25/8318/R002, dated July 2025, Environmental Health have no objection to the discharge of conditions 5&6.

We remind the applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 8.

Condition 7 (Remediation Strategy)

The Geo-environmental Ground Investigation Report by Haigh Huddleston Associates ref: E25/8318/R002, dated July 2025 has concluded that no remediation of the site is necessary, we therefore recommend the discharge of condition 7.

We remind the applicant that any unexpected contamination encountered during groundworks, must be reported to the LPA, as per the requirements of Condition 8.

Condition 8 (Preliminary Risk Assessment)

Condition 8 cannot be discharged until all works are complete because they include the provision for unexpected contamination being encountered. If unexpected contamination is encountered, it may require remediation.

Condition 9 (Verification Report)

Condition 9 must remain in place until all works are complete.

Condition 10 (Construction Management Plan)

The submitted information is accepted. However, as this is a compliance condition, we recommend the condition is not discharged until all of the construction works are completed.