

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92209 Former Waterworks Holmfield Road, Longwood, Huddersfield, HD3 4TY
Discharge of details reserved by condition 3 (Phase I Desk Study Report) on previous permission 2023/92703 for change of use and erection of extensions and alterations to former water treatment building to form one dwelling
Responding Date:
1st September 2025
Responding Officer:
SR
Responding Ref:
WK202525069
Comments
Condition 3 (Phase I Desk Study Report)

In support of the discharge of condition 3 a Phase 1 Environmental Assessment Report by RGS, dated the 5th of August 2025, ref: C4923/25/E/7503_Rev1 has been submitted. We have reviewed the report and make the following comments and recommendations.

The site history and environmental setting since 1855 have been listed, a site walkover was conducted on the 17th of July 2025. The site comprises an area of overgrown brownfield land. An existing structure and separate shipping container were also noted to be present. No visible signs of contamination present to the external areas during the time of the walkover; however, a burnt-out car and significant amount of other burnt material were noted to be present to internal areas. The site is located within a mostly rural area with commercial properties present to the south east and south west. The Longwood Reservoirs are present adjacent to the western boundary of the site. Reservoirs, the pump house and a tank are noted during history, indicating the possibility of made ground to be present on site.

The solid geology for site is described Huddersfield White Rock; a medium- to coarse grained, massive to flaggy, cross-bedded, micaceous sandstone. The Consultant's Coal Mining Report included in appendix 5 informs there are no probable unrecorded shallow workings.

The site has been identified as being within the sphere of influence of historic landfill sites.

A conceptual site model is presented in Table 8, attributing a moderate risk rating to a number of potential pollutant linkages. The report recommends an intrusive investigation.

We accept the report and remind the applicant that we will not accept incomplete gas monitoring in any submitted phase 2 reports.

Recommendations
Condition 3 (Phase I Desk Study Report)

We have reviewed the Phase 1 Environmental Assessment Report by RGS, dated the 5th of August 2025, ref: C4923/25/E/7503_Rev1. On the basis of the professional judgement of the report author and the evidence and interpretations presented, we recommend discharge of the condition.