

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92405 Land off Round Ings Road, Outlane, Huddersfield, HD3 3FQ
Reserved matters application for access, layout, appearance, scale and landscaping pursuant to outline permission 2025/90431 for the erection of one dwelling
Responding Date:
30th September 2025
Responding Officer:
SR
Responding Ref:
WK202529796
Comments

We have reviewed the application and supporting documents and make the following recommendations.

Contaminated Land

In support of the application a Phase 1 Geo-environmental Report by Haigh Huddleston and Associates, dated August 2025, ref: E25/8341/R001 has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental, our comments relate to contaminated land only.

We note the report is desk based only and has not included a site walkover by the report author. The site history and environmental setting since 1854 have been listed in section 4. The report identifies a historic quarry to site and identifies infilling may have occurred. The site is located within a semi-rural area with a Baptist meeting house indicated immediately north of site on 1892 maps.

The site geology for site is described as “majority of the site is shown as being infilled ground to the former sandstone quarry on site. No superficial geology is shown to overlie the site. The site is shown to be underlain by Huddersfield White Rock consisting of Sandstone..”

Coal information is presented indicating: - The Coal Authority Map Viewer indicates the site lies outside development high risk areas. There are no coal outcrops or mine entries recorded in the immediate vicinity of the site. There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

There are no landfill sites identified within 250m of the site.

A conceptual site model is presented in section 7, identifying risk of contamination from the following sources:

- i) Potential contaminated material within infilled quarry on site.
- ii) Possible ground gas generation within infill material to former quarry.

The report goes on to inform: - *“There is therefore considered to be a low risk of ground contamination present.”* We do not agree with the low risk attributed. Despite this the report author goes on to recommend an intrusive investigation to inform on the risks identified.

Recommendations

We have reviewed the Phase 1 Geo-environmental Report by Haigh Huddleston and

Associates, dated August 2025, ref: E25/8341/R001. Whilst we question the low risk attributed in the report we agree with the conclusion that intrusive investigation is required. We anticipate the submission of a Phase 2 intrusive site investigation and remind the applicant that we will not accept incomplete gas monitoring in any submitted phase 2 reports.

The applicant is reminded that due to the uncertainties in regard to potential risks on site this is not a complete indication that the site meets the requirements for safe and suitable at this stage and contaminated land conditions (7 through 10), still apply to this site.