

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

**2025/92451 adjacent 21a Jagger Lane, Emley Moor, Huddersfield, HD8 9SY**

**Discharge of details reserved by conditions 6 (Phase I Desk Study Report), 11 (intrusive site investigation on previous permission 2025/90052 for erection of detached dwelling**

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

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

**Responding Ref:**  
**WK202534673**

**Comments**

**Contaminated Land**

Environmental Health have been consulted in relation to condition 6 only, we do not comment on geotechnical matters; any comments are in relation to contaminated land only.

**Condition 6 (Phase I Desk Study Report)**

In support of the discharge of condition 6 a Contaminated Land Phase One Desk Study by Martin Environmental Solutions Ltd, dated April 2025 has been submitted.

The report provides a site history since 1854; it summarises earlier desk study and intrusive investigations that were undertaken some ten years ago for the development of the residential dwelling adjacent. A site walkover was undertaken on the 1<sup>st</sup> of April 2025 it confirms no signs of contamination, discoloration or olfactory evidence, dead or dying vegetation were seen during the walkover, but foundations of historic buildings were noted on site and the report author cannot fully confirm if remediation of the site to current standards, occurred during earlier development.

The report informs that earlier intrusive investigations found contaminants on site including asbestos, it also identifies possible risk from worked shallow coal. The site is in an area of coal mining legacy and a former brick works/depot. A preliminary conceptual site model is presented indicating intrusive investigation is required due to possible made ground, possible asbestos/contaminants and coal legacy/landfill, no specifics have been offered as to the nature of the intrusive investigation.

Environmental Health do not accept the current Coal Mining Risk Interpretation Report by Lyons CMC, because the report itself informs: - *It should be noted that this investigation is focused mainly on determining stability from potential shallow historic coal workings and will only provide limited information regarding the risks of uncharted mine entries.*

We have reviewed the report and make the following recommendation.

**Recommendations**

**Condition 6 (Phase I Desk Study Report)**

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Contaminated Land Phase One Desk Study by Martin Environmental Solutions Ltd, dated April 2025, Environmental Health have no objection to the discharge of conditions 6.

We anticipate a robust contaminated land based intrusive investigation, including completed monitoring data with any application to discharge condition 7.