

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/93061 - Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU

Discharge of details reserved by conditions 14 (phasing plan), 15 (CEMP: Biodiversity), 20 (phase 2 site investigation), 21 (remediation strategy), 22 (remediation implementation), 23 (validation report), 24 (drainage infrastructure in highway), 25 (retaining walls) and 26 (coal legacy) of previous permission 2025/90105 for variation of conditions 6 (PROW), 9 (boundary treatment), 38 (bin collection), 40 (car parking) and 41 (access) of previous outline permission 2022/91735 (with access and layout) for erection of 80 dwellings and associated work

Responding Date:
Sunday, 21 June 2026

Responding Officer:
Hannah Kent

Responding Ref:
WK202617745

COMMENTS

Environmental Health were previously consulted on the above application, providing a response on the 17th of November 2025. The submitted information was incomplete, as no remediation strategy was provided for review and therefore condition 21 could not be discharged. Environmental Health had no objection to the discharge of condition 20.

Condition 21 remained outstanding.

Condition 21 states:

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 20 further groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

The applicant has now provided further information, and submitted Ground Gas Strategy and Ground Gas Protection Verification Plan Letter Report, Ref: C10281A/JF/11185, dated 31st March 2026, prepared by Sirius Geotechnical Ltd.

The previously submitted Supplementary Geoenvironmental Appraisal Report, Ref: C10281, dated December 2024 also prepared by Sirius Geotechnical confirmed that:

"No specific remedial works are identified as being necessary for the subject site area.

A full remediation strategy report is not considered necessary. However, a Verification Plan detailing design and installation of gas protection measures if required for the development shall be produced and agreed with the regulatory authorities prior to commencement of development. In addition, should the import of topsoil and/or clean inert material be required in order to achieve development levels, then a design statement will be required in order to support a materials management plan (MMP) in accordance with the Definition of Waste Code of Practice (DoWCoP 11).

It is possible that areas of more significant contamination, not identified to date, may be encountered on site during excavation and construction works. If any areas of noxious, odorous, brightly coloured, fibrous, liquid or other potential contamination are encountered, then further advice should be sought from a suitably qualified consultant".

The submitted Ground Gas Strategy and Ground Gas Protection Verification Plan Letter Report, Ref: C10281A/JF/11185 therefore:

“Presents design details of the components of the proposed ground gas protection measures to be installed at the site (as provided by Miller) along with details of how the installation of these measures will be verified in order to ensure a sufficient level of protection is afforded against ingress of ground gases, commensurate with CS2 conditions”.

The letter details the site specific requirements and confirms the designs of the ground protection measures to be employed to achieve the required 3.5 points, consisting of:

- *“Provision of passive sub-floor void achieving at least ‘very good performance’ in general accordance with Appendix B.6 of BS8485 which achieves 2.5 points.*
- *Installation of suitable gas resistant membrane above the beam and block floor slab, in accordance with Table 7 of BS8485 which achieves 2 points”.*

Further details of the sub-floor ventilation and gas membrane installation is provided along with a note to advise that where membrane penetrations for services occur that:

“This element of the installation is not usually provided by the membrane installer and the party responsible for this element will need to be agreed and confirmed prior to verification works commencing”.

The letter then goes on to detail the verification programme – reminding the applicant that:

“It is the responsibility of Miller Homes to ensure that sufficient and appropriate verification records are maintained for every plot in accordance with the requirements of this plan and that appropriate independent inspections are arranged. The independent verifier cannot provide verification for plots where appropriate records are not provided by Miller Homes”.

The submitted Ground Gas Strategy and Ground Gas Protection Verification Plan Letter Report, Ref: C10281A/JF/11185, dated 31st March 2026, prepared by Sirius Geotechnical Ltd satisfies the requirements of condition 21 (remediation strategy), which may now be discharged.

RECOMMENDATIONS

The submitted report satisfies the requirements of condition 21 (remediation strategy), which may now be discharged.

The site will now require the installation of gas protection measures as detailed in the submitted Ground Gas Strategy and Ground Gas Protection Verification Plan Letter Report, Ref: C10281A/JF/11185, dated 31st March 2026, prepared by Sirius Geotechnical Ltd and details of the gas verification / validation report (conditions 22 & 23) is required to be submitted to the local planning authority for approval.