

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/90254 land at Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite, Huddersfield		
Discharge of details reserved by conditions 3 (Phase II Intrusive Site Investigation Report), 7 (EV Charging Point), 8 (retaining structures foundations), 9 (CEMP), 10 (retaining walls and boundary treatments details), 11 (invasive species protocol), 12 (foul, surface water and land drainage scheme), 13 (1 in 100 year storm events), 15 (oil/petrol interceptor), and 17 (bat and bird box) on previous permission 2021/90605 for erection of an industrial building (B1(c) use)		
Responding Date: 18 th February 2026	Responding Officer: SR	Responding Ref: WK202603630
<u>Comments</u> <u>Condition 3 (Phase II Intrusive Site Investigation Report)</u> In support of the discharge of condition 3 a Phase 2 geo-Environmental Report by RGS, ref: C4272/24/E/6581, dated 28/03/25 has been submitted. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report. The report references the earlier Phase 1 Desk Top Study, undertaken by Arc Environmental Ltd, report number 21-789 in June 2022 and describes the current site conditions and location. Fieldworks were undertaken on the 12th of February 2025 and included the following: • Four windowless sample boreholes. • Standard penetration tests within two boreholes. • Four dynamic probes. • Installation of three gas monitoring standpipes. The investigatory locations are shown on the site plan which is presented in Appendix 1. The results of the strata encountered is presented in section 6; significant thickness of granular and cohesive made ground to the base of WS01 to WS03. Underlain by 0.35m band of very gravelly clay, followed by very gravelly sand to 4m depth in WS04. A suite of testing was conducted on samples from the site, including tests for organic, inorganic and asbestos. The results are presented in Section 11 informing 3 samples were submitted, asbestos was not identified, the consultant informs whilst contaminants were present, they were below the associated At Risk Soil Screening Values for commercial development. A summary of the results of the sampling is presented in Table 8. In relation to PAH's results, we are informed no free product was observed. The report author concludes the site is not significantly contaminated with respect to a commercial end use. In relation to the gas risk at site we are informed 3 monitoring wells, were visited on 3 occasions over a period of one week. One of the wells has incomplete data due to the well not being located during 2 visits to site. Monitoring has not been demonstrated during falling		

atmospheric pressure.

The gas monitoring results are presented and calculations based on the data indicate a gas screening value of CS1 for the site suggesting no gas protection measures are required. With incomplete data sets, we believe this assumption to be premature, as data sets are incomplete and worst case has not been demonstrated by the report authors.

A conceptual Site model is presented in Table 10; although gas has been given a low risk rating the table informs this is based on the ground gas conditions remaining the same.

We acknowledge the report and make the following recommendations.

Recommendations

Due to incomplete gas monitoring we do not accept the report at this time. We are therefore unable to recommend the discharge of conditions 3 (Phase II Intrusive Site Investigation Report).