| Consultation Response from: KC Environmental Health (Pollution & Noise Control) | | |
|---|---|---|
| **2026/90405 - Land south of railway line, Scar Lane, Milnsbridge, Huddersfield, HD3 4PN** | | |
| **Discharge of conditions 3 (noise assessment), 5 (Phase I Desk Study Report), 6 (Site Investigation Report), 7 (Remediation Strategy), 15 (foul, surface, land drainage), 16 (seperate drainage systems) and 17 (surface water drainage) on previous permission 2024/91381 for variation of condition 2 (plans) on previous permission 2022/91789 for erection of four industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units** | | |
| **Date Responded:** **Wednesday, 06 May 2026** | **Responding Officer:** **HK** | **Responding Ref:** **WK/202612216** |

Thank you for consulting Environmental Health on the above discharge of conditions application.

**COMMENTS**

Environmental Health has previously responded to this application for the discharge of the Contaminated Land conditions, and were awaiting the Ground Gas Addendum as advised in the Phase 2 Assessment:

*"As monitoring is via measuring emissions from three standpipes (BH02, BH03 & BH05) that were installed during the sitework. The gas monitoring will consist of six visits over a period of three months. The gas monitoring results will be presented as an addendum to this report.*

*The rationale of the ground gas installations was to capture ground gas emissions from across the site, with BH03 in particular targeting deep made ground, and BH02 and BH05 providing additional spatial coverage".*

The applicant has now submitted a Ground Gas Risk Assessment letter report, Ref: 18th October 2024, prepared by Solmek. The assessment included gas monitoring under a range of rising and falling atmospheric pressures ranging between 992 and 1018 millibars during the surveys. The results of the monitoring confirmed:

- *Methane was not detected*
- *Carbon dioxide concentrations were recorded between 0.0% and 3.0%.*
- *Oxygen levels were between 17.0% and 20.8%.*
- *No significant flow rates were recorded.*

*"The gas screening values from the monitoring visits would place the site in Characteristic Situation 1".*

The submitted addendum is accepted. Environmental Health can now consider the Phase 2 Site Investigation Report and the Remediation Strategy Report – conditions 6 and 7.

The Phase 2: Site Investigation, Ref: S240420, dated June 2024, prepared by SOLMEK Ltd confirms that 6 samples consisting of made ground were tested:

*"The samples selected are considered to provide coverage of both the made ground and shallow natural strata from across the site that would be most likely to be exposed during future site works".*

- *"Significantly elevated concentrations of Nickel were encountered in TP03 (1.00-1.10m), in the centre of the site.*

- *Soluble sulphates (potentially aggressive to foundation concrete) were recorded between 61 and 410mg/l.*
- *TP02 – 0.10-0.20m recorded elevated benzo(b)fluoranthene, benzo(a)pyrene, dibenz(a,h)anthracene and total PAH*
- *TP03 – 1.00-1.10mbgl Chrysotile (white) comprised 0.005% asbestos fibre by mass"*

The contamination conceptual model indicates that:

*"In general terms, construction materials, are potentially most at risk as pollution linkages may be present for each of these receptors. Users of the site, construction workers, users of surrounding site and potential future users of the site are potentially at risk from contamination in the soils on site. Controlled waters and vegetation are at potentially less of a risk".*

The Phase 3: Remediation Statement, Ref: S240420/REM, dated August 2025, prepared by SOLMEK Ltd:

"*Outlines the objectives of the remediation works that are required to render the site suitable for the proposed development and its immediate surroundings".*

The statement reiterates the results of the contamination testing, confirming that:

*"The below exceedances were noted within the six samples tested:*

- *TP02 - 0.10-0.20m (Made Ground – granular) recorded elevated benzo(b)fluoranthene, benzo(a)pyrene, dibenz(a,h)anthracene and total PAH*
- *TP03 - 1.00-1.10m (Made Ground – granular) recorded elevated levels of nickel and asbestos (chrysotile, quantified as 0.005%)".*

The report goes on to outline the general remediation strategy, which is considered acceptable, and confirm the requirements for the site contractor to maintain records including volumes of materials, waste disposal records, surveys for base digs etc.

The submitted information is considered acceptable for the purposes of discharging conditions 6 and 7, namely:

- The Phase 2: Site Investigation, Ref: S240420, dated June 2024, prepared by SOLMEK Ltd
- Ground Gas Risk Assessment letter report, Ref: 18th October 2024, prepared by Solmek; and
- The Phase 3: Remediation Statement, Ref: S240420/REM, dated August 2025, prepared by SOLMEK Ltd

**RECOMMENDATION**

The additional submitted Ground Gas Addendum along with the Phase 2 Site Investigation, and the Phase 3: Remediation Statement satisfies the requirements of conditions 6 and 7 which may be discharged.

**FURTHER WORK REQUIRED**

In line with the remaining contaminated land conditions, the applicant will need to demonstrate compliance with conditions 8 and 9 below.

No part of the site can be brought into use until these conditions have been complied with and approved in writing by the Local Planning Authority.

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (7).

9. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.