

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2026/90793 Land off Waingate, Linthwaite, Huddersfield, HD7 5NR**
**Discharge of details reserved by conditions 10, 11 (site investigation) on previous permission 2019/94001 for partial demolition, rebuilding, extensions to and new garages for former 18 Waingate and attached terrace and for alterations to convert Black Rock House into single dwelling (Listed Building within a Conservation Area)**
**Responding Date:**  
**14<sup>th</sup> April 2026**
**Responding Officer:**  
**SR**
**Responding Ref:**  
**WK202609719**
**Comments**
**Condition 10 Phase II Intrusive Site Investigation Report**

In support of the discharge of condition 10 a Phase 2 Environmental Report by Rogers Geotechnical Services Ltd, ref: C1061/20/E/1936, dated 03/02/2021 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.

Fieldworks were undertaken on the 18th of December 2020 and included the excavation of 9 trial pits, one by hand (TP09). Following investigation strata was confirmed to comprise made ground (dark brown and brown sandy slightly gravelly clay. with low cobble content. Gravel is subangular fine to coarse of sandstone brick mortar and rare clinker). At slightly lower levels; brown sandy sub-angular gravel of sandstone with medium cobble content. Or sandstone TP0 – TP04 TP06 – TP08. The location of the pits and the detailed results are shown in appendices. No groundwater was encountered.

12 samples were recovered for chemical analysis, no asbestos detected. Contaminants exceeding soil screening values were found to be lead, arsenic, naphthalene and, locally some PAH's. Particularly areas TP05&6.

The conceptual site model presented in table 10 gives a risk rating as moderate, indicating remediation is necessary.

**Condition 11 Remediation Strategy**

The Phase II report includes an indicative remediation strategy only, whilst it contains some information, considering the levels and nature of the exceedances encountered, we believe, it is not detailed or site specific enough to be considered in the discharge of condition 11. We anticipate a remediation strategy to be submitted which will specifically consider the contaminants encountered; their site locations, indicating details of materials to be carefully recovered from site and where necessary removed with all necessary clean cover requirements.

Having reviewed the documents provided we make the following recommendations.

**Recommendations**
**Condition 10**

On the basis of the professional judgement of the report author and the evidence and

interpretations presented in the Phase 2 Environmental Report by Rogers Geotechnical Services Ltd, ref: C1061/20/E/1936, dated 03/02/2021; Environmental Health have no objection to the discharge of condition 10.

**Condition 11**

The Phase II report includes an indicative remediation strategy, whilst this contains some information it is not detailed or site specific enough to be considered in the discharge of condition 11. We anticipate a remediation strategy to be submitted which will specifically consider the contaminants encountered; their site locations, indicating details of materials to be carefully recovered from site and where necessary removed with all necessary clean cover requirements. Condition 11 must remain.