

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

**2026/90928 - Whistlestop Valley, Park Mill Way, Clayton West, Huddersfield, HD8 9XJ**

**Discharge of details reserved by conditions 4, 5, 6, 7, 8, 9, 10 (C5402 - P1DS & CMRA: C5402 GM - Ground Gas Assessment) on previous permission 2023/91480 for erection of semi-permanent multi-use structure**

**Responding Date:**

**Wednesday, 27 May 2026**

**Responding Officer:**

**HK**

**Responding Ref:**

**WK202610871**

## **COMMENTS**

Environmental Health's response relates to the following contaminated land conditions 4, 5, 6, 7 and 8, which state:

4. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

5. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (4) groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (5) further groundworks shall not commence until a Remediation Strategy by a suitably competent person 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.

7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (6). If remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification 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 Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

The applicant has submitted a Phase One Desk Study and Coal Mining Risk Assessment Report Ref: C5402/25/E/8331, dated the 17<sup>th</sup> September 2025, and a Ground Gas Assessment letter Ref: C5402/25/E/8536, dated 4<sup>th</sup> December 2025. Both reports are prepared by Rogers Geotechnical Services (RGS) Ltd.

The Phase One Desk Study report introduces the proposed development and states:

*“The site comprises a semi-permanent structure surrounded by hardstanding that was previously occupied by two stationary train carriages used for events. The site is approximately 0.03 hectares in size... at the time of writing this report, the structure was already constructed. The client has informed us that the development includes the following:*

- *A bed of crushed stone was installed at surface.*
- *A layer of Visqueen (damp proof membrane) was placed above the stone.*
- *No anchorage and no footings were installed.*
- *A marquee framework was constructed, with scaffold board flooring. Metal wall cladding and windows were subsequently installed.*
- *A stone layer forms a ~300mm wide decorative perimeter around the building, beyond which permanent hard-standing (asphalt) is insitu”.*

The Phase 1 report confirms that there is a *“high potential for made ground related to the railway, railway sidings and colliery to be present on-site”*, however, the risk and linkage to receptors relates to site operatives, not end users, and the building (semi-permanent structure surrounded by hardstanding), as detailed above has been constructed.



There does however remain a risk of ground gas identified by the Coal Mining Risk Assessment report *“This assessment has identified that there is potential for shallow mine workings to be present beneath the proposed development. The Consultants Coal Mining Report has reported a mine gas incident within the vicinity of the development, and shallow mining activity represents a credible source of ground gas. As such, a moderate risk rating has been assigned”*.

The submitted Ground Gas Assessment letter Ref: C5402/25/E/8536 confirms that the *“ground gas source identified was attributed to localised spoil produced and deposited by a historical colliery that was closed ~35 years ago; Park Mill Colliery”*.

The Ground Gas Assessment considered *“as the structure was already insitu, it was deemed appropriate for internal gas monitoring to substitute external (ground) monitoring”*.

Continuous gas monitoring was undertaken (within the storeroom of the insitu building) between the 3<sup>rd</sup> – 24<sup>th</sup> October 2025, during which time the *“pressure trends for Leeds1 reveal that a significant period of falling pressure was recorded between the 15th October and 20th of October 2025, when a fall in pressure ranged from 1032mb to 988mb over a 5 day period. Thereafter, another fall in pressure occurred on the 22nd and 23rd of October”*. The Ground Gas Assessment presents the results of the gas monitoring in Table 1 and considers *“it is apparent that ground gases are not rising and accumulating in significant concentrations within the building. The continuous*

gas monitoring has only detected up to 0.03% carbon dioxide within the buildings”.

**Table 1: Continuous Gas Monitoring – Max and Min Values**

Location	Value	CH <sub>4</sub> (ppm)	CO <sub>2</sub> (ppm)	Comments
Storeroom	Max	0.0	300	Equivalent of 0.03% CO <sub>2</sub>
	Min	0.0	200	Equivalent of 0.02% CO <sub>2</sub>

The Ground Gas Assessment concludes that *“The internal monitoring suggests that the provisions in place are sufficient and/or there does not exist a ground gas source. Therefore, it is considered that there is a low risk to end users and no further action is required”*.

Environmental Health accept the conclusion of the submitted Ground Gas Assessment.

### **RECOMMENDATIONS**

The submitted reports satisfy the requirements of contaminated land conditions 4, 5, 6, 7 and 8, which may now be discharged.

However, as stated in the submitted Phase 1 *“There is a high potential for made ground related to the railway, railway sidings and colliery to be present on-site. Any made ground found on site may be a potential source of contamination”*, and therefore, should any further groundworks be undertaken on site there is a risk to site operatives that they will come into contact with contaminated materials. It is the responsibility of owners/developers to determine the extent of any contamination on site and ensure safe development and secure occupation.