

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90946 - J L Brierley, Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

Discharge of details reserved by conditions 5 , 6 , 7, 8 (Demolition Works), 9 (new walls/other structures), 14 (electricity substation), 18 (Phase II Intrusive Site Investigation Report), 23 (drainage), 24 (new building retaining walls), 25 (CEMP), 28 (cycles), 30 (evc), 34 (retained walls), 35 (Mitigation Method Statement), 36 (PWMS), 37 (CEMP: Biodiversity), 38 (BEMP), 40 (security and crime prevention measures), 41 (landscaping) on previous permission 2025/91122 for Redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retainer adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works

Date Responded:
Sunday, 10 May 2026
Responding Officer:
HK
Responding Ref:
WK/202610985

Overall Recommendation: Environmental Health accept the submitted Phase 2 Ground Investigation, Ref: 25072-GI, dated 25th March 2026, authored by Abbeydale Geoscience Limited for the purposes of discharging Condition 18 (Phase 2 Ground Investigation). Condition 18 may be discharged.

Comments

Thank you for consulting Environmental Health on the above application. This response relates to condition 18 (Phase II Intrusive Site Investigation Report) on previous permission 2025/91122.

CONDITION 18 STATES:

NO DEVELOPMENT OR GROUNDWORKS SHALL COMMENCE (OTHER THAN THOSE REQUIRED FOR A SITE INVESTIGATION REPORT) 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.

The applicant has submitted a Phase 2 Ground Investigation, Ref: 25072-GI, dated 25th March 2026, authored by Abbeydale Geoscience Limited (AGL).

Environmental Health previously commented on the previous version (dated October 2025), of the above report on the 6th November 2025, stating that:

"We largely accept the report, however we require further information on the gas regime at site. Methane was recorded on 2 occasions during steady atmospheric pressure of 3.4% v/v, no visits were undertaken during periods of falling pressure. The nuanced interpretation requires more explanation. At this time, we do not accept the current attributed Characteristic Situation 1 (CS1) classification".

The updated Ground Investigation dated 25th March 2026 includes additional ground gas monitoring:

"Due to these isolated methane results, the monitoring programme was initially extended by a further three visits from the initially intended six post-investigation visits, with a three further readings undertaken in 2026, totalling 12 monitoring visits.

No flow was recorded during any of the monitoring visits however for risk assessment purposes a nominal flow rate of 0.1 l/h has therefore been assumed for risk assessment, which is the limit of detection of the gas monitor used.

Using the design flow rate of 0.1 l/h and the highest recorded concentration of methane, a site wide Gas Screening Value (GSV) of 0.0034l/h has been adopted for ground gas risk assessment purposes”.

The site was previously given a Characteristic Situation 1 (CS1) classification which Environmental Health queried. The report has now demonstrated with further monitoring, including during periods of falling atmospheric pressure, adding weight to the conclusion that the “isolated methane results” can be used to characterise the site. The report provides further discussion on this subject, stating:

“Although the maximum recorded methane concentration exceeds 1%, which according to BS8485:2015 can allow consideration for upgrading the risk level to Characteristic Situation 2 (CS2), the methane was recorded as a short-term spike between the end of June 2025 and recommencement of the monitoring in mid-September 2025. No methane measurements were recorded prior to or following this period, indicating that the elevated values do not reflect a sustained or continuous risk. Furthermore, the ground conditions, historical data, and conceptual site model do not highlight a potential source of significant methane generation. It is also noted that carbon dioxide levels were increased in these two monitoring visits, as well as lower values of oxygen. The recorded concentrations are possibly due to varying standing water levels in WS04, which could have resulted in a pumping effect and either caused methane in the groundwater to come out of dissolution, or temporarily influenced methane occurrence by opening, blocking or displacing pathways within the ground. The methane would then likely become trapped at the top of the monitoring well”.

We accept the rationale presented above along with the site’s characterisation, and accept the conclusion of the submitted Phase 2 Ground Investigation, Ref: 25072-GI, dated 25th March 2026, authored by Abbeydale Geoscience Limited that:

“There will not be any potential pathways between future site users and the underlying soils. Accordingly, no remediation measures are necessary”.

Environmental Health accept the submitted Phase 2 Ground Investigation, Ref: 25072-GI, dated 25th March 2026, authored by Abbeydale Geoscience Limited for the purposes of discharging condition 18.

Recommendation

Environmental Health accept the submitted Phase 2 Ground Investigation, Ref: 25072-GI, dated 25th March 2026, authored by Abbeydale Geoscience Limited for the purposes of discharging Condition 18 (Phase 2 Ground Investigation). Condition 18 may be discharged.

