

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

2026/91041 Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Discharge of details reserved by condition 17 (Phase II Report) on previous permission 2025/92440 for erection of four dwellings

Responding Date:
 29th April 2026

Responding Officer:
 SR

Responding Ref:
 WK202612131

Comments

In support of the application a Phase 2 Intrusive Site Investigation Report by Geoinvestigate, dated April 2026, Ref: G25097 has been submitted. The report presents the findings of the earlier accepted Phase 1 report. 5 Boreholes and 4 hand dug trail pits enabled strata data collection, 5 samples were tested for a suite of analysis. The intrusive investigation and soil analysis demonstrate exceedances of soil screening values have not been found at site, asbestos was not found on analysis.

The report provides an updated conceptual site model, concluding no noteworthy or significant contamination risk exists to potential receptors either within or close to the site (including water receptors). No significant depth of made ground was encountered furthering the evidence to support the low risk of ground gas at site. The report does not recommend any remedial works.

Having reviewed the report we make the following recommendation.

Recommendations

Condition 17 (Phase II Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 2 Intrusive Site Investigation Report by Geoinvestigate, dated April 2026, Ref: G25097; Environmental Health have no objection to the discharge of condition 17.