Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91135 rear of 28 Northorpe Lane, Northorpe, Mirfield, WF14 0QN		
Discharge of details reserved by condition 24 (Geoenvironmental Appraisal (Phase 2)) on previous permission 2021/91914 for demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure		
Responding Date: 2nd June 2026	**Responding Officer: SR**	**Responding Ref: WK202612717**

Comments

In support of the discharge of condition 24 (Geoenvironmental Appraisal (Phase 2)), a Geoenvironmental Appraisal by Lithos, ref: 3433/2C, dated: March 2022 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.

A site walkover survey was completed on 25th March 2021, the existing property and gardens are described and surrounding field areas with some recent tree felling being noted. A summary of the phase 1 information including site history and environmental setting is given.

Fieldworks were undertaken on the 14th of July 2021 (trial pitting) and 26th to 30th July 2021 (mining probeholes) and included trail pitting and rotary open boreholes with installation of gas monitoring wells. Details are given in Section 6.3.1 (exploratory hole locations are shown on Drawing 3433/9 presented in Appendix B).

Following investigation strata was confirmed to comprise topsoils, made ground, reworked natural ground, weathered coal measures and coal measures. Groundwater seepage during fieldwork was recorded in TP06 at 0.6m depth. Land drains with water seepages were encountered in 2 pits between 0.3m and 0.8m. We are informed no visual & olfactory evidence of hydrocarbon contamination was encountered during the investigation.

12 samples were recovered (from reworked made ground, topsoil and made ground topsoil), for chemical analysis, no asbestos detected. Arsenic in excess of the Tier 1 screening value (37mg/kg) was recorded in 11 of the 12 soil samples. Bio accessibility analysis and modelling were undertaken on 3 samples; this returned a maximum bio-accessible fraction of arsenic at 1.5%. We are informed a conservative estimate of a maximum bio-accessible fraction of arsenic at 3% was input into the CLEA model with the report Author concluding the soil identified at this site is considered suitable for use as garden topsoil. We are informed no exceedances of organics were found.

The report Author presents the results of gas monitoring at site indicating wells were affected by ingress of water. No methane was recorded but carbon dioxide was found above 5%v/v. The report author presents arguments, indicating that whilst gas was encountered, no plausible pathways are present between potential ground gas sources and future occupiers.

The conceptual site model (CSM), is presented indicating no low risk with no contaminated land remediation recommended at this time.

The report does caveat that the area of the current property is to be demolished and further assessment will be undertaken to ensure any risk encountered will be addressed in an updated CSM if required. We anticipate this would be submitted under condition 26.

Recommendations

Condition 24 (Geoenvironmental Appraisal (Phase 2))
On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Geoenvironmental Appraisal by Lithos, ref: 3433/2C, dated: March 2022; Environmental Health have no objection to the discharge of condition 24.