

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/91242 - adj, 42, Long Croft Street, Golcar, Huddersfield, HD7 4EA
Discharge of details reserved by conditions 6 (floor/ground levels), 8 (Phase I Desk Study Report) on previous permission 2025/92628 for erection of dwelling and associated works (within a Conservation Area)
Date Responded:
Monday, 29 June 2026

Responding Officer:
HK

Responding Ref:
WK/202620500

Thank you for consulting Environmental Health on the above discharge of conditions application.

COMMENTS

Environmental Health has been consulted on the discharge of the Phase 1 Contaminated Land conditions, and this response will therefore address 8 (Phase I Desk Study Report) on previous permission 2025/92628.

The applicant has submitted a LCRM: Stage 1 Risk Assessment Report, Ref GUK-0426-05, dated 6th May 2026, prepared by Groundsmiths Ltd pursuant to the discharge of condition 8.

A site walkover was undertaken on the 27th April 2026 confirming that *"The Site currently forms part of the existing residential curtilage to No.42 Long Croft Street. Its upper area consists of hardstanding and is used for parking, whilst the lower level (beyond a concrete retaining structure) is private garden space"*.

The report confirms that:

- *"3% and 5% of properties are estimated to exceed the Radon Action Level. Basic radon protective measures are indicated as being required in construction on this basis.*
- *Mining Remediation Authority data indicates that the Site lies within an area classified as Development Low Risk.*
- *No historical industrial land uses are recorded within the Site or within 50m.*
- *By 1932, the Site lies within the curtilage of No. 42 Long Croft Street and is assumed to be in use as garden".*

The report concluded that:

- *"The Site currently comprises hardstanding and soft landscaped areas associated with No. 42 Long Croft Street. Historical mapping indicates that the Site remained largely undeveloped prior to its incorporation into the residential curtilage and has remained in residential use thereafter. Whilst, as with any site, the presence of unforeseen contamination cannot be entirely discounted, there is no evidence to suggest that significant contamination is likely to be encountered. On this basis, the risk to future Site end users from soil contamination is considered to be very low, and no further assessment is considered necessary.*
- *Where any arisings are generated during redevelopment works, and they are intended for disposal to landfill, there is a requirement to determine if they would be classified as inert, non hazardous or hazardous.*
- *It is a statutory requirement to ensure that wastes are characterised to meet specific acceptance criteria if disposal to landfill is to be undertaken, Waste Acceptance Criteria (WAC) testing would need to be completed in parallel with standard soils analysis. This testing would need to be undertaken on*

representative samples of any soils that are to be disposed of (e.g. from foundation excavations), prior to being removed from Site”.

The submitted LCRM: Stage 1 Risk Assessment Report, Ref GUK-0426-05, dated 6th May 2026, prepared by Groundsmiths Ltd is accepted.

RECOMMENDATION

The submitted a LCRM: Stage 1 Risk Assessment Report, Ref GUK-0426-05, dated 6th May 2026, prepared by Groundsmiths Ltd satisfies the requirements of condition 8 which may be discharged.