

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91286 2 Elm Street, Skelmanthorpe. HD8 9BH		
Discharge of details reserved by conditions 4 (dilapidation survey), 5 (Phase I Desk Study Report), on previous permission 2025/90583 for erection of rear dormers, raising of roof height and alterations to workshop to form dwelling.		
Date Responded: 11th June 2026	Responding Officer: KB	Responding Ref: WK/202615982
Condition 5 - Phase I Desk Study Report For the purpose of discharging condition 5 (Phase I Desk Study Report), on previous permission 2025/90583, a Phase 1 Environmental Desk Study & Coal Mining Report by RGS (17/03/2026 - C5782/26/E/8985) 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 reports. We have read and reviewed the report and make the following observations. The Phase 1 Environmental Desk Study provides a comprehensive review of the site history, environmental setting and potential contamination risks associated with the proposed development. The site comprises a derelict building that is to be refurbished and extended with the addition of parking and landscaped areas for alterations to the former workshop to form a dwelling. A site walkover was conducted on 19th February 2026 noting no obvious sources of contamination. Waste associated with the derelict nature of the site was noted. Historical mapping from 1854 to present identified potentially contaminative land uses within the surrounding area, including several infilled quarries, 20m south of the site and 210m northwest. A summary of the geology suggests that although not indicated on the map, there may be made ground present on the site. Several areas of infilled ground are also noted (111m NW, 124m E and 299m SE). Solid geology is recorded as sandstone (Penistone Flags) within the Lower Coal Measures which is a Secondary bedrock aquifer of high vulnerability. The report identifies that the site is not located within a Coal Authority Development High Risk Area. There are two historic landfill sites recorded which relate to Station Road Skelmanthorpe (199m NW) and the Derelict Quarry at rear of Environmental Health Depot (247m W). The preliminary Conceptual Site Model (pCSM) considers these factors. Potentially contaminative sources are identified in Table 10 and include the presence of made ground from demolitions of previous structures and the localised infilling to level the site. RGS identify areas of mining activity waste to the north-east, south-east and south of the site and potential contaminants including metals, hydrocarbons and coal tar being present. The		

electricity substation (9m NE) is also considered a potential source of contamination. Ground gas monitoring is also considered.

The pCSM in Table 11 identifies potential pollutant linkages associated with these sources including a Moderate risk from made ground present on the site, hazardous gases and mine gas and migration of contaminants via permeable strata. There is also consideration for the proposed development including imported materials for soft landscaping and the impact of contaminants on building materials.

The report concludes that further testing is required to reach a firm conclusion, and a Phase 2 Intrusive Investigation is required to further assess ground conditions, contamination risks and potential ground gas associated made ground at the site.

RGS recommend a minimum of three testing locations due to the size of the site using hand dug trial pits and windowless sample boreholes. These will target the area underneath the current concrete base and soft standing areas. There will be a minimum of three sampling locations with samples of soils and groundwater where encountered, retrieved for chemical analysis. Standpipes will be installed and an initial gas monitoring period of 6 visits over 3 months be completed in accordance with relevant guidance.

COMMENTS

We have reviewed the document provided and have the following comments.

The pCSM appears to disregard the quarry located 20m south of the site that is noted on the historical summary of the site. This should have been identified as a potential source of ground gases. The Historic Landfill sites located to the northwest and west of the site are not considered as part of the pCSM. These should have been identified as a potential source of ground gases.

Within the list of potentially contaminative sources, RGS identify areas of mining activity waste to the north-east, south-east and south of the site and potential contaminants including metals, hydrocarbons and coal tar being present. These cannot be identified on the historical maps.

The nature of the workshop is unclear and has not been considered in the RGS report. There is the potential for underground and above ground storage tank (VOC risk). We would expect consideration for this in any future Phase II Intrusive Site Investigation.

However, we can see that RGS have recommended a Phase II Site Investigation with associated ground gas monitoring.

RECOMMENDATIONS

Condition 5 - Phase I Desk Study Report

For these reasons, there is sufficient information to satisfy the requirements of the condition, and we recommend that condition 5 is discharged. We expect any monitoring programme to be designed and undertaken in accordance with good practice guidance.