

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91632 adjacent to 6 Rowley Hill, Lepton, Huddersfield, HD8 0JF		
Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 5, (Phase II Intrusive Site Investigation Report), 9 (intrusive investigations) on previous permission 2025/90456 for erection of two dwellings, formation of vehicular access and associated external works		
Responding Date: 8 th July 2026	Responding Officer: SR	Responding Ref: WK202619245
<u>Comments</u> 4 (Phase I Desk Study Report), 5 (Phase II Intrusive Site Investigation Report) A Phase 1 & Phase 2 Site Investigation & Geo-Environmental Appraisal by Mugen Geo Ltd, ref: MGEO 2512 HD8 0JF, dated May 2026 and supplementary Groundsure report has been submitted in support of the application. The report contains geotechnical information, which is beyond the remit of Environmental Health, this response is in relation to contaminated land only. The geoenvironmental assessment provides a site history since 1854, it summarises the desk top data available and details from the site walkover presented. The preliminary conceptual site model indicates intrusive investigation is required due to small buildings in the north of the site/ possibly made ground and potential for mine gas from possible worked shallow coal to site. We accept the information provided in relation to condition 4. The ground investigation was undertaken in phases with the window sampling undertaken on the 18th of December 2026. The trial pits were excavated on the 31st of January 2026, comprising 4 trial pits and 3 window sampling boreholes with associated gas monitoring wells. Four samples were recovered with samples tested for heavy metals, hydrocarbons (PAHs) and asbestos. No asbestos was found and all determinants below screening values. The report author concluding remediation is not required. Rotary boreholes confirmed; thin coal seams (100–200 mm thick) at depths between approximately 4.6m and 6.9m below ground level. No evidence of mine workings are presented. The ground gas monitoring was undertaken by GeoEnginSeer Ltd and presented in an addendum ground gas risk assessment report (appendix g). The consultant advises worst case conditions were observed during monitoring between December 2025 and February 2026. The site was classified as Characteristic Situation 1 (CS1) in accordance with BS8485:2015+A1:2019, and no gas protection measures were considered necessary. An updated conceptual site model informs no significant pollutant linkages were identified. We acknowledge the report and make the following recommendations. Condition 9 (intrusive investigations) We believe this condition is not within the remit of Environmental Health. Recommendations		

Condition 4 (Phase I Desk Study Report), Condition 5 (Phase II Intrusive Site Investigation Report)

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 1 & Phase 2 Site Investigation & Geo-Environmental Appraisal by Mugen Geo Ltd, ref: MGEO 2512 HD8 0JF, dated May 2026, Environmental Health have no objection to the discharge of conditions 4&5.