

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

2019/94117 - 14 Wormald Street, Millbridge, Liversedge, WF15 6BE

Discharge of conditions 3 (Materials) 6 (Ventilation) 7,8,9,10 (Intrusive Site Investigation Report) 13 (Boundaries) and 14 (Bin Collection) on previous application 2018/91150 for erection of 3no. dwellings

Date Responded:
23 Apr 2020

Responding Officer:
Richard Hume

Responding Ref:
WK/2020082

Contaminated Land (Conditions 7,8,9 and 10)

In our previous response dated 25 March 2020 we advised that the submitted Phase 2 contaminated land report dated 19 Feb 2020 was unacceptable because it was incomplete due to the absence of the full ground gas monitoring data.

Some ground gas monitoring results have now been received, they relate to three monitoring visits to a single monitoring well over a period of just four weeks. No assessment of the monitoring results has been provided.

The submitted information falls well short of what is required for the requirements of condition 7 for a Phase 2 contaminated land report. Current guidance for ground gas monitoring is referred to in part 5.1.5 of the originally submitted Phase 2 report but the submitted monitoring results do not meet the recommendation provided in that guidance in connection with the number of gas monitoring wells, the number of monitoring visits and the duration of the monitoring period. There is no interpretation provided for the gas monitoring results or any attempt to justify why recommended ground gas assessment guidance has not been followed and therefore fails to demonstrate how the monitoring provides an accurate characterisation of the ground gas situation of the site with a high level of confidence.

Recommendations

For the reasons detailed above I recommend that conditions 7, 8, 9 & 10 should not be discharged at this time and development at the site should therefore not commence.