

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2019/94117 - Green Lane Motors, 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:
29 May 2020**
**Responding Officer:
Richard Hume**
**Responding Ref:
WK/202000082**
Condition 7 – Phase 2 contaminated Land Report

In our original response dated 25 March 2020 to the submitted Phase 2 Contaminated Land report by Michael D Joyce Associates dated February 2019 reference 399, we recommended that the contaminated land conditions could not be discharged because the submitted Phase 2 report was incomplete because of the absence of full ground gas monitoring results. In further responses from us dated 12 April 2020, and an email dated 12 May 2020 following the receipt of some ground gas monitoring results we advised that the ground gas monitoring results relating to just 4 visits over 39 days from just a single monitoring well were insufficient for the requirements of condition 7 without any explanation regarding why recognised guidance on ground gas monitoring had not been followed.

An email from Mr Oldroyd, the agent was received on 14 May 2020, it included an email from Anthony Joyce dated 13 May 2020 regarding the gas monitoring. In the email he considers that from the monitoring carried out, together with additional information regarding any possible gas risks to the development, the risk to the site from ground gas is very low. But as a precautionary measure gas protection measures to gas characteristic situation 2 (CS2) are to be installed.

The original Phase 2 report also included an assessment of the risks associated with the soils on the site. The report identified elevated levels of lead, benzo(a)pyrene and dibenzo(a,h)anthracene. It recommended the provision of a cover layer of 600mm of clean soil for soft landscaped areas of the site.

Recommendations for Condition 7

Because of the proposals to install gas protection measures to CS2 and the provision of 600mm of clean cover material, I recommend that the above-mentioned information be together accepted as a satisfactory Phase 2 report and acceptable for the requirements of condition 7. I therefore recommend that Condition 7 should be discharged.

Condition 8 – Contaminated Land Remediation Strategy

A Remediation and Validation Strategy by Michael D Joyce Associates LLP dated May 2020 (ref: 4026) has been submitted together with generic visqueen gas barrier diagram showing the edge details for the gas membrane.

The report details the specification for the proposed clean cover provision including process for the sourcing sampling and testing of the imported material and verification proposals.

The report also details the ground gas protection measures that will incorporate a ground bearing slab and a gas resistant membrane. It details that the guidance documents that the gas protection measures will be installed and verified in accordance with.

Recommendations for Condition 8

I consider that the above-mentioned remediation Strategy is sufficient for the requirements of Condition 8 and therefore recommend that condition 8 should be discharged.

The works can now commence, and the gas protection measures and clean cover must be installed and verified in accordance with the agreed Remediation Strategy.