

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2020/91896 - Pentlands, New Mill Road, Holmfirth, HD9 7LN		
Demolition of existing dwelling and erection of 25 dwellings with associated access and external works		
Date Responded: 13 October 2020	Responding Officer: Natalie Heaney	Responding Ref: WK/202018659
Contaminated Land In the previous consultation response dated 4th September 2020, we recommended the removal of conditions relating to Phase II and recommended conditions relating to the next phases of development remain until further notice. We have now received a Phase 3 Remediation Report by Rogers Geotechnical Services Ltd, dated 30th September 2020, (ref: C406/19/E/1734 – Rev 1). I have read the report supplied by the applicant. From the Phase II report, remediation relating to ground gas were required, specifically the implementation of ground gas protection elements reflective of Characteristic Situation 2 (CS2) classification following CIRIA C665 guidance. The submitted remediation strategy provides details concerning the remediation works necessary to protect the end-users. A precast suspended segmental sub-floor, good performance passive sub-floor dispersal layer and gas resistant membrane will provide a protection score of 3.5 points reflecting BS 8485:2015 + A1:2019 guidance. I approve of the chosen combination of protective elements. The report then continues to detail the screening for fill materials, site management procedures and validation proposals. I am also satisfied with these proposals. In conclusion, I am satisfied with the Phase III remediation report and the recommendations for remediation. These proposals should now be implemented and verified. On completion a Phase IV verification report, which demonstrates the site is suitable for its intended use, must be submitted for consultation. <u>Recommendations</u> For the reasons detailed above, I consider the Remediation Report sufficient for the previously recommended Remediation Strategy condition (CLC3) to be removed. The outstanding conditions recommended previously should remain unchanged.		