

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2021/91603 - Cleckheaton Mills, Bradford Road, Cleckheaton, BD19 5BD		
Discharge of conditions 7, 9, 10, 12, 11, 19 and 21 of previous permission 2014/92998 for proposed residential development		
Date Responded: 18th May 2021	Responding Officer: Natalie Heaney	Responding Ref: WK/202114860
Conditions 7, 19 and 21 are outside the remit of Environmental Health. Environmental Health have previously reviewed the submitted contaminated land information as part of application no. 2020/91983. Condition 9 - Phase II Intrusive Site Investigation Report To discharge Condition 9 the following documents have been received: • Geo-environmental ground investigation report dated June 2018 (ref: E18/5765/R001) • Addendum to Geo-environmental Ground Investigation Report dated June 2018 amended January 2020 by Haigh Huddleston & Associates (ref: E18/5765/R001addnd) and supporting Summary of Chemical Analysis by Dets dated 2nd January 2019 (ref: 18/29580). The Phase II report identified exceedances for asbestos, arsenic, lead and PAHs. However, these were generally isolated occurrences. Gas monitoring identified a GSV of 0.057 l/h reflective of CS1, suggesting no further action was required for gas protection. The addendum to the Phase II report details the intrusive field investigation targeted around the former mill ponds. Two further trial pits, TP16 and TP17, were excavated and ground conditions were confirmed as reinforced concrete underlain by stone and brick fill and then clay. Soil analysis determined the two trial pits were generally uncontaminated and the report detailed that following remedial work, the site will be suitable for use. I generally agree with the Phase II submitted. From the submitted Phase II report and information, it is apparent that there is a significant source-pollutant linkage on site that requires remediation to make the land safe and suitable for the proposed end-use. The Phase II information provide is considered satisfactory, and Condition 9 should be discharged. Condition 10 - Remediation Strategy To discharge Condition 10 the following documents have been received: • Remediation Strategy Statement Dated September 2018 (Ref: E17/5765/R001) • Trial Pit Location Plan by Haigh Huddleston & Associates dated 12th January 2019 (ref: E14/5765/010a) The submitted remediation strategy details that 600mm of clean cover will be implemented to break the pollutant linkages on-site. In the area of TP3 where asbestos was identified, the report details that this is overlain by 6F2 material, 600m clean cover and hardstanding, further breaking pollutant pathway linkages. The report continues to provide adequate specifications for importing soils, contingency measures for unexpected contamination and validation		

proposals. I am satisfied with the Phase 3 report supplied.

The clean cover as detailed in the Phase 3 report should be implemented. Then, a Phase 4 report should be submitted for consultation. This must explain the validation measures completed to demonstrate that the site is safe for end-use.

Condition 11 – Implementing the Remediation

Condition 11 relates to the completion of remediation in accordance with the approved Remediation Strategy (Condition 12). Until a satisfactory validation report has been received, and the report has been approved in writing then Condition 11 should remain.

Condition 12 – Validation Report

At the time of writing, no reports have been submitted in support of Condition 12. Condition 12 should remain until further notice.

Recommendations

The information provided in support of Condition 9 is considered satisfactory and this condition should be discharged.

The information provided in support of Condition 10 is considered satisfactory and this condition should be discharged.

Condition 11 related to implementing the remediation. Condition 11 must remain until the remediation has been completed and is confirmed by the submission and approval of a validation report as per the requirements of Condition 12.

No information has been received in support of Condition 12, so Condition 12 should not be discharged.