

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2021/93921 - Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN**
**Discharge of condition 16 (Validation Report (phase 1)) of previous outline permission 2015/93824 for erection of 56 dwellings and care home with associated car parking**
**Date Responded:**  
**27<sup>th</sup> May 2022**
**Responding Officer:**  
**Natalie Heaney**
**Responding Ref:**  
**WK/202138015**
**Condition 16 – Validation Report (Phase 1)**

In the agreed remediation strategy, dated 16<sup>th</sup> May 2019 by Eastwood & Partners (reference: PR/AJK/39141-009), it was detailed that a minimum 600mm thickness clean cover layer underlain by a geotextile would be employed to soft-landscaping areas. It was also agreed that NHBC Amber 2 level gas protection elements would be installed. It was reported that at all plots, a gas resistant membrane above a precast concrete beam and block floor with a ventilated void below of at least 150mm.

We previously rejected a report titled ‘Validation Report of Remediation – House Plots 7 to 13 Midlothian, New Mill, Holmfirth, HD9 7LN,’ by Ashton Bennett, dated September 2021 (reference: SIG 3435 VAL 7 TO 13) and a report titled ‘Validation Report of Remediation – House Plots 14 to 21 Midlothian, New Mill, Holmfirth, HD9 7LN,’ by Ashton Bennett, June 2021 (reference: SIG 3435 14-21). This was because there was insufficient information to confirm, to a high degree of confidence, that remediation measures had been implemented in accordance with the agreed remediation strategy.

Since then, to discharge Condition 16 the following validation documents have been submitted:

1. A report titled ‘*Validation Report of Remediation – House Plots 7 to 13 Midlothian, New Mill, Holmfirth, HD9 7LN,*’ by Ashton Bennett, dated January 2022 (reference: SIG 3435 VAL 7 TO 13 Rev1)
2. A report titled ‘*Validation Report of Remediation – House Plots 14 to 21 Midlothian, New Mill, Holmfirth, HD9 7LN,*’ by Ashton Bennett, January 2022 (reference: SIG 3435 14-21 Rev 1)

The Appendix B has now been provided in the validation report concerning Plots 14 to 21 (reference: SIG 3435 14-21). In the same appended information, the installation of the ground gas parameters for plots 16, 17, 20 and 21 are described. There are several references to the block work having been installed ahead of the validation visits. Further concerns are raised such as the double-sided butyl tape not always being visible and no DPC across the door thresholds. However, Geoshield consider these plots validated as they have assurance by an individual from Signature Homes that these were installed correctly. Lastly, the hexavalent chromium information and photo evidence of hardstanding that we previously requested has also now been provided.

Whilst several of our initial concerns have now been addressed, it remains that we have concerns over the installation of ground gas installation measures at plots 14 to 21 as this does not appear to have been verified in accordance with the agreed remediation strategy by Eastwood & Partners (reference: PR/AJK/39141-009).

Overall, there is insufficient evidence to consider the discharge of Condition 16 for Plots 14 to 21. Further information is required, as described in the points detailed herein. Until we received satisfactory information, we do not recommend the discharge of Condition 16 and it must remain until further notice.

**Recommendations**

The information provided for Condition 16 is considered unsatisfactory and we recommend that Condition 16 remains until further notice.