

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/91184 - 120, Laund Road, Salendine Nook, Huddersfield, HD3 3TY		
Discharge conditions 8 (remediation strategy) and 9 (validation report) on previous permission 2019/90486 for demolition of existing dwelling and erection of 7 dwellings		
Date Responded: 21st April 2022	Responding Officer: Natalie Heaney	Responding Ref: WK/202212074
Condition 8 and 9 – Remediation of the Site and Validation Report The following documents have been submitted in support of Conditions 8 and 9: • A document titled '<i>Discharge of Condition Information</i>' (no author, no date, no reference) • Verification Report for Plot 7 Laund Road by Sub Surface North East Limited, dated March 22 (ref: NE3941F/7) • Gas Membrane Installation Validation Report by MEC Environmental Ltd, dated 10th March 22 (no reference) The reports include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the reports. A site visit was also made to the site by Natalie Heaney from Environmental Health on Tuesday 8th February 2022 following the installation of the ground gas membrane. The document titled '<i>Discharge of Condition Information</i>' (no author, no date, no reference), details that this application covers the remaining plots 5,6,7 and 8. The verification report (ref: NE3941F/7) advises that the rear garden of Plot 7 was complete at the time of the visit. The front driveway is to be tarmacked at the end of March and no soft landscaping is proposed for the front of Plot 7. The visit to the site by Sub Surface on 25th February 2022 to verify the remedial measures is detailed. Three hand-dug pits were dug to determine the depth of clean cover placed in Plot 7. It was confirmed that to the rear and side of Plot 7, the depth of clean brown slightly gravelly sandy topsoil was between 610mm and 780mm. The soil was described as from a 'natural' source and two samples were taken to confirm the suitability for use against residential end-use with homegrown produce generic assessment criteria and no exceedances were identified. The report concludes that a minimum depth of 600mm clean cover has been placed in the rear garden of Plot 7. The document then details the contamination assessment of the ecologically protected area of scrub to the rear of Plot 7. Briefly, six hand dug pits were excavated to depths of between 0.35m and 0.60m and three samples were sent for analysis. The report reads that '<i>Given that there will be no potential for the residents of Plots 7 and 8 to utilise the area of scrub as a garden, the results of the analyses were compared with generic assessment criteria (GACs) for a public open space near residential housing (POSresi)</i>'. The GAC used has been provided in the appendix. The Gas Membrane Installation Validation Report details that a beam and block floor with a minimum 150mm void has been installed and a gas protection membrane is laid across the full footprint of the building and extends across the cavity. All joints and pipe penetrations have been sealed and air lanced and pick tested. The report concludes that the gas protection		

elements have been installed correctly.

Comments

The documents provided detail the remedial works undertaken at Plot 7 only, this appears to contradict the document titled '*Discharge of Condition Information*' (no author, no date, no reference). We accept the Gas Membrane Installation Validation Report by MEC Environmental Ltd, dated 10th March 22 (no reference).

Whilst the content provided in the Verification Report for Plot 7 Laund Road by Sub Surface North East Limited, dated March 22 (ref: NE3941F/7) is generally satisfactory, we do not agree with the assessment of the soil samples in the rough grass area against the generic assessment criteria (GACs) for a public open space near residential housing (POSresi) as it may be that future occupiers use this land as gardens. Therefore, we would expect this to be assessed against the most conservative screening criteria for residential with homegrown produce, presented and then discussed in the report.

Until this information has been submitted, we do not consider that Plot 7 has been remediated in accordance with the approved remediation strategy. We are still awaiting additional information for Plots 5,6,7 and 8. Furthermore, as a phased validation approach for different areas of the whole site has been agreed, we also expect a Final Validation Summary Report to be submitted to and approved before the site is brought into use.

Recommendations

Condition 8 and 9 – Remediation of the Site and Validation Report

We are unable to recommend the discharge of Conditions 8 and 9 for Plot 7 until additional information has been submitted for consultation. Therefore, these conditions must remain.

We still require further validation reports for the remaining plots. Furthermore, as a phased validation approach for different areas of the whole site has been agreed, we expect a Final Validation Summary Report to be submitted to and approved before the site is brought into use.