

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/92352 - 120, Laund Road, Salendine Nook, Huddersfield, HD3 3TY		
Discharge conditions 8 and 9 (Remediation Strategy) (plots 5 and 6) on previous permission 2019/90486 for demolition of existing dwelling and erection of 7 dwellings		
Date Responded: 8th August 2022	Responding Officer: Natalie Heaney	Responding Ref: WK/202224615
Condition 8 and 9 – Remediation of the Site and Validation Report To discharge Condition 8 and 9, the following documents have been submitted: • Verification Report for Plot 5 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/5) • Verification Report for Plot 6 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/6) • Gas Membrane Installation Validation Report for Plot 5 by MEC Environmental Ltd., dated 15th June 2022 (no reference) • Gas Membrane Installation Validation Report for Plot 6 by MEC Environmental Ltd., dated 15th June 2022 (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. The document relates to verification of remedial works at Plot 5 and 6 only. A site visit was also made by Natalie Heaney from Environmental Health on Tuesday 8th June 2022. The verification reports (ref: NE3941F/5 and NE3941F/6) detail the findings from the site visit by Sub Surface on 22nd June 2022 to verify the remedial measures carried out at Plots 5 and 6. The reports advise that hard paving was installed on a minimum 150mm bed of aggregate adjacent to the side, front and rear patio of the buildings. There was no soft landscaping at the front of Plot 5 or 6 to verify. The topsoil used in the cover system in the rear gardens was from a natural source and was provided by Darrington Quarries via Green Tech Limited. Delivery notes for the imported material have been included in the appended materials. Two hand dug pits were excavated to 0.7m in the rear garden of each property and two samples (one from each pit) were taken and compared against generic assessment criteria (GACs) for a residential end use with homegrown produce. The ground conditions in each plot were confirmed as brown slightly gravelly sandy topsoil to a depth of 0.7mm. Photographic evidence of the hardstanding in-situ and the clean cover system has been provided. The Gas Membrane Installation Validation Reports detail the findings from a validation visit undertaken on 8th June 2022. A beam and block floor with a minimum 150mm void has been installed at Plot 5 and 6 and a Visqueen gas protection membrane has been laid throughout. All pipe penetrations and joints have been inspected. Repairs were undertaken where necessary. The reports therefore conclude that Plot 5 and 6 passed the inspection. Photographs of each plot have been provided in Appendix 1 of each respective report alongside the Site Surveys Sheets.		

Comments

The application here relates to the remedial works undertaken at Plot 5 and 6 only. The Verification Report for Plot 5 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/5), the Verification Report for Plot 6 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/6), the Gas Membrane Installation Validation Report for Plot 5 by MEC Environmental Ltd., dated 15th June 2022 (no reference) and the Gas Membrane Installation Validation Report for Plot 6 by MEC Environmental Ltd., dated 15th June 2022 (no reference) satisfy the requirements of Conditions 8 and 9 for Plots 5 and 6, therefore we recommend that Conditions 8 and 9 are discharged for Plots 5 and 6 only.

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 accept the Verification Report for Plot 5 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/5), the Verification Report for Plot 6 Laund Road by Sub Surface North East Limited, dated July 22 (ref: NE3941F/6), the Gas Membrane Installation Validation Report for Plot 5 by MEC Environmental Ltd., dated 15th June 2022 (no reference) and the Gas Membrane Installation Validation Report for Plot 6 by MEC Environmental Ltd., dated 15th June 2022 (no reference). Therefore, we consider that the agreed remediation has been implemented at Plot 5 and 6 and recommend that Condition 8 and 9 is discharged. **Note: this relates to Plot 5 and 6 only.**