

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/90915 - adj, 115, Westfield Lane, Wyke, BD12 9LY

Discharge of conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25, 27, 28, 30, 31, 32, 33, 34 and 36 of previous permission 2023/91472 for the variation of conditions 9, 11, 12, 22, 23, 25, 27, 29, 30, 33, 34 and 38 of previous outline permission 2020/90436 for the demolition of one dwelling and erection of residential development and associated works with details for access

Date Responded:
4th July 2023

Responding Officer:
NH

Responding Ref:
WK/202319965

Condition 17 – Remediation Strategy

To discharge Condition 17, a Remediation Statement dated May 2023 (ref: S221109/RS) has been received. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report.

The report proposes that following demolition of the existing building and a site strip, where made ground is to remain in the garden and landscaped areas a clean cover system comprising of 600mm clean cover (150mm clean imported topsoil and 450mm subsoil) will be adopted. Any excess made ground will be stockpiled and tested for off-site disposal. The report advises that any imported topsoil will be tested for contaminants that are considered to pose a risk to human health and the clean cover system will be installed in accordance with Yorkshire and Lincolnshire Pollution Advisory Group Version 4.1 – June 2021 guidance. More details relating to the imported soil screening is provided in Section 4.1 of the report.

Validation proposals are provided and suggest that a plot-by-plot validation may be necessary followed by a final validation report summarising the whole site remediation. The report considers either validating plots post-placement or prior to placement and details the number of samples to be tested. In addition, the depth of clean cover will be evidenced with photographs.

We agree with the proposals however, we recommend the sampling of imported material should be undertaken as early as possible prior to importation to avoid having to re-excavate any unsuitable material and cross-contamination. We also support the retesting of material once on-site. If this approach can be agreed with the planning officer, we would support the discharge of Condition 17.

Condition 25 - Construction Management Plan (CMP)

To discharge Condition 27, a Construction Management Plan by Yorkshire Choice Homes Construction Ltd, (no date, ref: SVP002) has been received. This response is in relation to aspects of the condition within our remit: wheel washing facilities within the site, lighting during construction works, hours of working, details of dust, noise and vibration suppression measures to protect amenity.

The report states that site materials and plant will only be delivered to the site between 09.15 and 15.00 Monday to Friday, and 08:00 and 13:00 on a Saturday and no deliveries will take place on a Sunday or Bank Holiday. Detailed working hours are provided in Section 7.

Whilst the report does not cover lighting spill in relation to lighting used during construction works, the Construction Management Plan by Futures Ecology, dated March 2023 (ref: FE257/CEMP01) confirms in Section 3.14 that any light used on site will be directed into the Site and focussed onto the working area. A wheel wash facility will be provided by YCH at the site exit and consist of a power washer and a water tank. The report advises that vehicles will be cleaned prior to leaving the site. The wash down facility will be off the main access route, with a bunded catchment area to allow any silt to settle.

Detailed dust mitigation measures are provided in Section 5 of the report and include damping down and speed limits across the site. In relation to noise, several mitigation measures are given and consider the location where plant is to be used, the use of specifically designed equipment to reduce noise and maintenance of equipment. These are accepted.

The information presented in the Construction Management Plan by Yorkshire Choice Homes Construction Ltd, (no date, ref: SVP002) and Section 3.14 of the Construction Management Plan by Futures Ecology, dated March 2023 (ref: FE257/CEMP01) satisfy the Environmental Health requirements of the condition. However, we cannot recommend the discharged until the development is complete.

Recommendations

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