

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/91800 - Oldfield Nook, 171, Scholes Lane, Scholes, Cleckheaton, BD19 6LY
Discharge conditions 5 (Remediation Strategy), 6 (Remediation), 7 (Validation Report) on previous permission 2016/90646 for erection of 4 detached dwellings (within the curtilage of a Listed Building within a Conservation Area)
Date Responded:
4th July 2023

Responding Officer:
NH

Responding Ref:
WK/202320151

Conditions 5, 6 and 7 – Contaminated Land Conditions

Conditions 5, 6 and 7 relate to the submission and approval of a remediation strategy, remediation and validation report for the application site. We understand the development is complete.

In support of the application, a Remediation Statement by Eastwood Consulting Engineers dated 8th February 2023 (ref: AJK/DD/46917-002) 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 statement considers that from the original investigation at the site, no remedial measures were necessary. It also explains that a subsequent Phase II investigation by Geoenviro Solutions Limited identified elevated arsenic (46 mg/kg) however this was considered a very low risk and no asbestos was identified. Therefore, again no remediation was considered necessary.

The statement also advises that no materials have been imported or removed from site and the site has utilised site won material. No suspected contamination hotspots or impacted soils were encountered.

We have not had sight of the additional Phase II Investigation referred to in the report. Therefore, we cannot confirm the validity of the content in the letter by Eastwood Consulting. Moreover, the report has identified potential contamination at the site. For these reasons, we require the applicant to provide a copy of the Phase II investigation by Geoenviro Solutions Limited to support the discharge of the remaining contaminated land conditions.

Recommendations
Conditions 5, 6 and 7 – Contaminated Land Conditions

We require further information to satisfy Conditions 5, 6 and 7 on previous permission 2016/90646. Therefore, we recommend that these conditions remain until further notice.