

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2023/91801 Land to the North of, Cumberworth Road, Skelmanthorpe

Discharge condition 12 (phase 1) (Remediation Strategy) on previous permission 2019/90151 for erection of 190 dwellings and associated landscaping and infrastructure

Date Responded:
11 February 2026

Responding Officer:
Hannah Kent

Responding Ref:
WK/202528214

Thank you for consulting Environmental Health on the discharge of condition 12 (phase 1) (Remediation Strategy) on previous permission 2019/90151 for erection of 190 dwellings and associated landscaping and infrastructure.

BACKGROUND

Environmental Health have previously responded to the discharge of the same condition the 17th July 2023, 30th April 2024 and again on the 24th May 2024.

Condition 12 – Phase 1 Remediation

Condition 12 on previous permission 2019/90151 and NMA 2023/91201 requires the submission of a validation report to confirm that remediation has taken place at the site in accordance with the approve documents. Phase 1 of the site as per the NMA 2023/91201 covers plots 1 to 24, 164 to 189.

Our initial consultation response dated 17th July 2023, requested further clarification in relation to specific elements of the documents submitted.

Further detail was provided, Environmental Health were re-consulted and a response provided dated 30th April 2024 advising that the reports generally demonstrate the installation of gas protection measures that include a fully ventilated void (150mm) and a ground gas membrane for Plots 1-7, 8-32, 36-50, 165-189 to achieve the necessary score for a CS2 site, however, no information was provided in relation to gas protection measures at Plot 164. Our response went on to explain that the documents solely cover the gas protection aspect of the agreed remediation, and that further information was required with regards the other aspects of the agreed remediation strategy.

Additional information was provided in relation to the missing gas protection measures for plot 164. Our response confirmed receipt of the additional information – but reiterated that no information has been received in relation to the reuse of site-won or imported materials across the whole of the Phase 1 site as per the agreed remediation strategy.

COMMENTS

Further to our previous comments dated 17th July 2023, 30th April 2024 and 24th May 2024, the applicant has submitted the following documents in support of the discharge of condition 12:

- a) Remediation Verification Letter Report, Ref: C7844/GH/10883, dated 22nd May 2025, prepared by Sirius Geotechnical Ltd, and
- b) Remediation Verification Plan, dated May 2023 (no drawing reference provided).

Previous ground investigations identified: Elevated concentrations of arsenic detected within localised topsoil within the northwestern most field (with concentrations of between 29mg/kg

and 75m/kg, and a US95 of 53.6mg/kg). The recorded concentrations of arsenic within the topsoil were considered unsuitable for a residential with consumption of homegrown produce end use, however, the concentrations of arsenic were considered acceptable for use as Public Open Space (POS).

The remediation strategy recommended that:

- Material in the northwestern most field be stripped, stockpiled separately from topsoil from other parts of the site, and placed as a growing medium (of minimum 100mm in thickness) within areas of proposed POS.
- Suitable site-won topsoil can be used in gardens and areas of soft landscaping to provide a suitable growth medium.
- Any imported materials used as growth media in gardens was to be tested in accordance with the Remediation Strategy.
- During excavation and construction works any areas where noxious, odorous, brightly coloured, fibrous, liquid or other potential contamination is encountered, advice should be sought from a suitably qualified consultant.

The submitted Remediation Verification Letter confirmed that:

- The localised arsenic impacted topsoil was temporarily relocated as part of enabling works and stockpiled to the rear of plots 108-110.
- Temporarily relocated topsoil was permanently located to an area of POS to the east of the site, as detailed on the Remediation Verification Plan, Drawing No. C7844/08.
- Site won topsoil was assessed by Persimmon and their groundworker prior to placement within garden plots across the site.
- No imported soils have been used.
- Formation levels within proposed gardens and soft landscaping have comprised natural LCM subsoils.

The submitted Remediation Verification Letter Report, Ref: C7844/GH/10883, dated 22nd May 2025, prepared by Sirius Geotechnical Ltd concludes that remediation has taken place at the site in accordance with the approve documents. Condition 12 can be discharged in full.

