

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

2023/92107 - Land Off, Oxford Road, Gomersal, Cleckheaton, BD19 4LA

Discharge condition 10 (Validation Report) on previous permission 2021/92981 for erection of 8 detached dwellings with associated landscaping, boundary treatment and vehicular access

Date Responded:
8th August 2023

Responding Officer:
NH

Responding Ref:
WK/202322615

Condition 10 – Validation Report

To discharge Condition 10, a letter titled 'Ref: Land off Oxford Road, Gomersal, Cleckheaton BD19 4LA – coal removal by Rogers Geotechnical Services Ltd, dated 6th July 2023 (ref: C3260/22/E/5532) has been received. The letter includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the letter.

Referring to the letter report issued on 21/12/22, the current report outlines the removal of coal from the Plot 8 area as required. An initial visit by RGS on April 18th, 2023, involved trial trenches to confirm coal presence. Coal was identified in one trench, approximately 0.28m thick at 0.9m depth, with mudstone at similar depths in other trenches. The coal occurrence was considered a 'discrete isolated lens of coal' and was subsequently removed. A second visit on June 13th, 2023, verified the excavation and replacement with Type 1 material, as evidenced by photographs in the appended documents.

The document fails to confirm the removal of proven contaminated soils in other areas of the site. As a result, we still require additional information to confirm that the site is safe for occupation. We expect remediation to be undertaken in accordance with the approved remediation strategy.

For these reasons, Condition 10 must remain until further notice.

Recommendations

Condition 10 – Validation Report

The letter titled 'Ref: Land off Oxford Road, Gomersal, Cleckheaton BD19 4LA – coal removal by Rogers Geotechnical Services Ltd, dated 6th July 2023 (ref: C3260/22/E/5532) fails to fulfil the requirements for Condition 10; therefore, Condition 10 must remain until further notice.