

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:
6th March 2024
Responding Officer:
NH
Responding Ref:
WK/202405311
Condition 10 – Validation Report

Further to our comments dated 30th October 2023, we have received a Verification Report authored by Lithos, dated February 2024 (ref: 4910/1) in support of the application to discharge Condition 10. The document includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the document.

The report describes the remediation works undertaken at site. First, unexpected contamination was reportedly encountered during clearance works at the site. Asbestos sheeting was identified and has since been removed off-site. No other unexpected contamination was encountered during the groundworks.

To facilitate the clean cover proposals, topsoil was imported to the site from Manningham Concrete (c.735m³). Following placement of the soils in garden areas, chemical testing was undertaken. Seven topsoil samples were tested, equating to a sampling frequency of approximately 1 sample per 105m³. The report advises that most samples yielded contaminant concentrations below the imported soils assessment criteria. Elevated arsenic (47mg/kg) was encountered in the rear garden of plot 3. The report states '*the result was only slightly above the screening criteria which is considered conservative and does not account for the bioaccessibility of arsenic, the result is not considered to be significant.*' The imported soils in the rear of plot 3 were reported to be visually like the other imported topsoils across the site.

No subsoils were imported. Sub-soils were encountered in plot 5 and were deemed to be natural in-situ subsoil. A sample of the subsoil in Plot 5 was also subjected to chemical analysis with all determinants being below the Tier 1 screening criteria.

Depth verification was undertaken by the excavation of inspection pits in each rear garden and four front gardens. Topsoil was encountered to 600mm in most of the rear gardens. Subsoil was only encountered in one rear garden (Plot 5). Topsoils were encountered to 450mm in the front gardens and were the same soil as from the back gardens i.e. imported manufactured soil type. A geofabric marker layer was evident at the base of each hand pit.

The report concludes that the site is now considered to be suitable for its intended residential use in relation to land contamination.

We have read the report provided and make the following recommendations.

Recommendations
Condition 10 – Validation Report

We have read the report provided and recommend that Condition 10 remain until further notice. We request sight of the bioaccessibility results to confirm the bioaccessible fraction of the soil in the rear of Plot 3 does not pose a risk to end receptor.