

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:
16th April 2024**
**Responding Officer:
NH**
**Responding Ref:
WK/202408952**
Condition 10 – Validation Report

Further to our comments dated 6th March 2024, we have received a Verification Report authored by Lithos, dated March 2024 (ref: 4910/1A) 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 revised report has amended Section 4.2.9 confirming that there has been additional testing undertaken on the original Plot 3 topsoil sample (Chemtest ID: 1759777) that contained 47 mg/kg of arsenic. The report has included the new laboratory report no. 24-04241-1 that shows the results of the three sub-samples. The total arsenic concentration was confirmed as 6.0 to 6.1 mg/kg and Lithos consider the 47mg/kg As value to be 'extraneous and not significant.' The revised report maintains the previous conclusions, that the site is considered to be suitable for its intended residential use in relation to land contamination and ground gas.

Recommendations
Condition 10 – Validation Report

We accept the Verification Report authored by Lithos, dated March 2024 (ref: 4910/1A) and recommend that Condition 10 is discharged.