

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2023/92360 - 2, Cross Green Road, Dalton, Huddersfield, HD5 9XX**
**Discharge of conditions 3, 4, 5, 8, 9 & 12 on previous permission no 2017/92149 for demolition of existing dwelling and erection of 10 dwellings**
**Date Responded:**  
**18th September 2023**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202326301**
**Condition 7 – Validation Report**

To discharge Condition 7, we have received a Phase 4: Validation Report, dated 2<sup>nd</sup> August 2023 (ref: C3737/23/E/5671) and letter dated 15<sup>th</sup> September 2023 (report ref: C3737/23/E/5671) authored by RGS. The documents include geotechnical information, which is outside the remit of Environmental Health. Our consultation response solely addresses the land contamination aspects of the report.

The report confirms that the client has removed made ground from the site, supported by photographic evidence and waste transfer notes. Consequently, RGS has determined that the contaminated land has been successfully remediated, rendering a vapour membrane unnecessary. Imported fill was then used to restore site levels and although elevated levels of polyaromatic hydrocarbons were found in the soil, no free product was detected. Therefore, stockpiled topsoil from the donor site was deemed suitable for use onsite.

The letter outlines the monitoring undertaken at the development using a PID monitor within the air bricks of the properties. The monitoring was completed to support the conclusions of the validation report. Only two instances of elevated volatile organic compounds (VOCs) were recorded, and these coincided with elevated ambient concentrations. RGS attributes this to factors such as monitoring timing, traffic density, and property location close to a busy junction. Subsequent monitoring at the same locations confirmed the absence of VOCs. Photographic evidence of the monitoring process and the calibration certificate for the PID monitor has been included in the appended information.

After reviewing the Phase 4: Validation Report dated August 2, 2023 (ref: C3737/23/E/5671) and the letter dated September 15, 2023 (report ref: C3737/23/E/5671) authored by RGS, we find that they satisfy the requirements of Condition 7. Specifically, the documents demonstrate that the site has been successfully remediated. Therefore, we recommend the discharge of Condition 7.

**Recommendations**
**Condition 7 - Validation Report**

Based on the Phase 4: Validation Report of Remediation, dated 2<sup>nd</sup> August 2023 (ref: C3737/23/E/5671) and letter dated 15<sup>th</sup> September 2023 (report ref: C3737/23/E/5671) authored by RGS, we recommend that Condition 7 should be discharged.