

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2023/93370 22 & 24 Prospect Terrace, Hightown, Liversedge, WF15 6PW		
Discharge conditions 3 (materials), 5 (lighting), 6 (bird boxes), 9 (evc), 10-14 (Phase 1/2 Report), 18 (external materials) on previous permission 2023/90299 for demolition of two dwellings and erection of two detached dwellings with two detached garages		
Responding Date: 19th March 2024	Responding Officer: SR	Responding Ref: WK202407149
<u>Comments</u> We previously commented on this application on the 29th of November 2023, these comments should be read in conjunction with this response. This response is in relation to condition 12 Contaminated Land, only and remind the applicant geotechnical aspects are outside the remit of Environmental Health. Condition 12 – Remediation Strategy In support of the discharge of condition 12 a Remediation Strategy by Soil and Structures, dated 29 February 2024 (V01), Project Number 20297 has been submitted. The remediation strategy provides an outline of the remediation works to be carried out. The report informs proposals for Amber 1 (CS2) gas protection measures, which include the addition of a sub-floor ventilated void and a gas protection barrier designed and verified in accordance with BS8485:2015+A1:2019. Additionally, the report details information concerning imported fill materials and screening criteria (if required), verification proposals and relevant contingency measures in the event of unexpected contamination. Having reviewed the report, we generally accept the proposed remediation measures. We strongly advise that the verification of gas protection measures will align with best practice guidance, as outlined in the report and CIRIA C735 guidance, and expect to see robust evidence to support correct installation with any future report. Nevertheless, the Remediation Strategy by Soil and Structures, dated 29 February 2024 (V01), Project Number 20297 satisfies the requirements of Condition 12. Therefore, Condition 12 should be discharged. Conditions 13 and 14 remain.		