

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2024/90789 - adj, 35, Headlands Road, Liversedge, WF15 7NT**
**Discharge of conditions 6 (Remediation Strategy), 7 (Remediation) and 8 (Validation Report) on previous permission 2020/90675 for erection of one detached dwelling and garage**
**Date Responded:**  
**16<sup>th</sup> April 2024**
**Responding Officer:**  
**NH**
**Responding Ref:**  
**WK/202410936**

The applicant seeks permission to discharge Conditions 6 (Remediation Strategy) Condition 7 (Remediation) and Condition 8 (Validation Report).

**Conditions 6 - Remediation Strategy**

Further to our comments in relation to application no, 2023/93220 (our ref: WK/202334845), we understand from revised Validation Report authored by Mugen Geo Ltd, dated February 2024 (ref: 2306 2308 WS15 7NT ph4) that there are no longer any trees or Tree Preservation Orders at the site. Therefore, Mugen Geo Ltd, state no membrane was considered necessary to protect tree root systems and clean cover levels were maintained at 600mm.

Therefore, we are prepared to recommend the discharge of Condition 6, based on the proposals presented in a previously received remediation strategy 'Remediation Statement & Validation Proposal Sheets', by Arc Environmental Limited, dated 17<sup>th</sup> August 2022 (Ref: 21-1036).'

**Condition 7 - Remediation**

We are yet to accept a validation report for this site. Therefore, we recommend that Condition 7 remain until further notice.

**Condition 8 - Validation Report**

A Validation Report authored by Mugen Geo Ltd, dated February 2024 (ref: 2306 2308 WS15 7NT ph4) has been received in support of the application to discharge Condition 8. A site visit was undertaken in October 2023. We have reviewed the document and require additional information. It is unclear what the source of imported materials is. It is also unclear what volume of imported material was introduced to the site. Therefore, it is unclear whether the material used on site have been characterised in accordance with best practice guidance.

We recommend that the applicant consult Land Contamination Risk Management (LCRM) guidance and the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Technical Guidance for Developers, Landowners, and Consultants - Verification Requirements for Cover Systems (V4.1, June 2021). These documents detail the requirements for verification reports and clean cover systems.

For these reasons, Condition 8 must remain until further notice.

**Recommendations**
**Conditions 6 - Remediation Strategy**

We request additional information in relation to this condition. Therefore, Condition 6 must remain until further notice.

**Condition 7 - Remediation**

We are yet to accept a validation report for this site. Therefore, we recommend that Condition 7 remain until further notice.

**Condition 8 - Validation Report**

We require additional information to satisfy Condition 8. Therefore Condition 8 must remain until further notice.