

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91917 land at 115 Westfield Lane, Wyke, BD12 9LY
Discharge of details reserved by condition 17 (Validation Report) of previous permission 2023/91472 for variation of conditions 9, 11, 12, 22, 23, 25, 27, 29, 30, 33, 34 and 38 of previous outline permission 2020/90436 for the demolition of one dwelling and erection of residential development and associated works with details for access
Responding Date:
31st July 2024

Responding Officer:
SR

Responding Ref:
WK202423398

Comments
Condition 17- Validation

In our response dated the 4th of July 2023 we accepted the Remediation Statement dated May 2023 (ref: S221109/RS).

In support of the partial discharge of condition 17 a Phase 4: Validation Report, by Solmec Ltd, ref: S221109 has been submitted. We have reviewed the report and make the following comments.

Section 1.3 informs *"Imported soils were opted for by the client. Greenfield soils were proposed for importation to the site to form the topsoil of the garden areas, whilst imported crushed stone was proposed."*

We are unable to find any documents to evidence the source of the imported materials or the quantities brought onto site, as such it is unclear whether the topsoil can be classed as greenfield. We also note that insufficient commentary has been given in relation to how the imported material has been stored once on site; has it been stockpiled/placed in final situation?

1 sample of *"proposed"* topsoil was taken, June 2024, it is unclear if this was at source, from stockpile or from garden area. 2 samples of cover material were taken, January 2024, prior to importation, but no documentary evidence or quantity information has been provided. The report confirms that further testing will be undertaken to validate future plots.

The results of the sampling are summarised in tables 1&2 of the report, with no exceedances demonstrated.

The report is in relation to plots 1 to 6 only it confirms imported topsoil and subbase has been applied to the garden areas of the plots to a total depth of 600mm. The report goes on to confirm depth of cover by way of description and photographs in plots 4,5&6.

Whilst we accept the depth of cover information and the test results to date, we are unable to accept the report at this time, for the reasons given above.

We require additional commentary and documentary evidence in line with YALPAG guidance to support the report.

We would wish to see a more appropriate spread of photographic evidence across the plots in future reports, clear clarification regarding source/quantities and if sampling has been undertaken at source, from stockpiles or in situ.

Recommendations**Condition 17- Validation**

For the reasons given above we are unable to discharge condition 17 at this time.
Condition 17 remains in place.