Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2024/91917 - adj, 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		
Date Responded: **1st October 2024**	**Responding Officer:** **NH**	**Responding Ref:** **WK/202429382**

Condition 17 – Validation Report

Further to our comments we have received a revised Validation Report, authored by Solmek, dated September 2024 (ref: S221109). The document refers to the validation of remediation works at plots 1 to 6 only. The report adds additional information relating to the imported materials and the results of additional testing. Notably, an exceedance of lead was identified in one of the samples (610mg/kg). Solmek consider this to be an outlier. Solmek conclude that no significant contamination was identified within the cover layer in the gardens tested and the capping material and capping thickness was recorded as sufficient and suitable for garden areas.

We have read the report and do not accept the document for the following reasons:

- No soil delivery notes appear to be included in the document.
- It remains that we would wish to see a more appropriate spread of photographic evidence across the plots in, clear clarification regarding source/quantities and if sampling has been undertaken at source, from stockpiles or in situ.
- We do not agree with the information regarding the lead concentrations, as there is insufficient commentary. It may be that additional sampling is necessary and/or removal of the impacted material.
- It is unclear why 6 samples were tested for organic contaminants, 7 were tested for inorganic contaminants and only 4 samples were tested for asbestos.
- The laboratory reports described sample deviations for some of the samples.

The above points need to be addressed. In addition, further validation of the remaining plots will also be necessary to fully satisfy the condition.

<u>Recommendations</u>

Condition 17 – Validation Report

We do not accept the revised Validation Report, authored by Solmek, dated September 2024 (ref: S221109) and recommend that Condition 17 remain until further notice.