

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91995 - Calder View, Lower Hopton, Mirfield, WF14 8JD
Discharge of details reserved by condition 9 (gas protection) of previous permission 2017/90557 for erection of 99 dwellings
**Date Responded:
30th September 2024**
**Responding Officer:
NH**
**Responding Ref:
WK/202423644**
Condition 9 – Validation Report

The following documents have been received in support of the application to discharge Condition 9:

1. A letter titled 'Calder View', Lower Hopton, Mirfield (Plots 201, 202, 217 and 218) authored by Eastwood & Partners (dated 23rd January 2019, ref: CAT/KE/DN/42177-009)
2. A letter titled 'Installation and Validation of Gas Protection Measures, Plots 205 to 208 and 221 to 224, authored by ASL (dated 3rd October 2018, ref: 147-18-292.2080)
3. A letter titled 'Installation and Validation of Gas Protection Measures, Plots 78-81, 201-240, 242-245, 247-258, 260-264 and 268-295, authored by ASL (dated 20th November 2020, ref: CAT/KE/DN/42177-009)

According to the Implementation Plan by Lithos dated July 2017 (ref: 1082/3A) 600mm of clean cover comprising of a minimum of 100mm minimum topsoil was required site wide in all garden and landscaped areas. It was also stated gas protection measures in accordance with an Amber 1 classification (broadly equivalent to Characteristic Situation 2) are required. It was stated that the required score of 3.5 this would be achieved by a minimum 150mm ventilated sub-floor void, beam & block floor and a proprietary gas-resistant membrane.

The first document confirms (letter, dated 23rd January 2019, ref: CAT/KE/DN/42177-009) The letter verifies the clean cover in plots 201, 202, 217 and 218. Topsoil in plots 217 and 218 was sourced from Barnsdale Bar Quarry and supplemented with additional topsoil from Heather View, Hade Edge in January 2019 due to settlement. Testing showed no contaminants assessment values for human health with home-grown produce end use. Similarly, Hade Edge topsoil placed in plots 201 and 202 passed tests, confirming suitability for capping. Subsoil used in plots 201 and 202 was sourced from Ferrybridge. Testing showed no contaminants above the assessment values for human health with home-grown produce end use. The report states that further testing of recent natural ground arisings is currently being undertaken. Eastwood & Partners conclude that the capping materials are considered chemically suitable for use in a residential setting.

In 2018, one pit in the rear garden of plot 217 and 218 was used to verify the placement of the cover system as was found to be insufficient. A return visit in January 2019 is described, to verify the depth of cover in plots 201, 202, 217 and 218. In each verification pit the depth of clean cover was confirmed as >600mm and made ground was encountered at the base of each verification pit. Therefore, Eastwood & Partners consider the depth of cover to be satisfactory.

We request that Eastwood & Partners confirm the 'respective residential assessment' criteria used for this report as it is missing from the text.

Gas protection documents have been reviewed and we are satisfied with the information provided but information is missing for the following plots 205-208, 232-234,247, 260, 280.

However, all plots require clean cover and gas protection verification.

Finally, a verification report detailing the combined remediation measures implemented should be submitted in accordance with the implementation plan.

These points should be addressed.

Recommendations

Condition 9 – Validation Report

As we require additional information to satisfy the requirements of the condition, we are unable to recommend the discharge of the condition at the time of writing. Further consultation with Environmental Health is recommended to ensure safe occupation of the site,