

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2024/92081 - land adj, 36, Oxford Road, Dewsbury, WF13 4LL

Discharge of details reserved by conditions 3 (Remediation Strategy), 5 (CEMP:Biodiversity), 6 (CEMP), 7 (Arboricultural Method Statement), 8 (highway condition survey), 9 (Drainage strategy), 10 (Temporary drainage), 11 (BEMP) and 15 (oil / petrol inteceptor) of previous permission 2023/92712 for erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

Date Responded:
 13th November 2024

Responding Officer:
 NH

Responding Ref:
 WK/202434019

Condition 5, 7, 8, 9, 10, 11 and 15 are outside the remit of Environmental Health

Condition 3 – Remediation Strategy

A Remediation Method Statement authored by Abbeydale Geoscience dated September 2024 (ref: 574017-RMS) has been received in support of the application to discharge Condition 3. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report.

The report proposes the removal of identified burnt ground and that the soils be disposed off-site. Abbeydale advise that these should be excavated and disposed before any other site clearance works are undertaken, to avoid the potential for intermixing with surrounding soils.

The report notes that, at the time of writing, specific details regarding the materials for the gas protection system, such as membrane jointing methods and sealing techniques for service entries, are not yet available. However, it outlines proposed measures to achieve the minimum gas protection score of 3.5 points for a Type A building with a CS2 risk classification, in accordance with BS8485. The report also states that validation visits will need to be undertaken by an appropriately experienced independent Validation Engineer, and validation will be in accordance with CIRIA 735 and YALPAG guidance.

We acknowledge the report and generally accept its findings. However, we note that the report does not provide sufficient detail regarding the areas affected by burning. Specifically, we require clarification on how the applicant intends to assess the soils in these burnt areas to determine their suitability for re-use with the remaining site-won material. Remediation may be necessary in these areas.

Additionally, we request that photographs of the affected areas be included in the remediation strategy to support the proposed approach and provide a clearer understanding of the site conditions.

For these reasons, we recommend that the condition remain until additional information is provided.

Condition 6 – Construction Environmental Management Plan (CEMP)

Further to our comments dated 31st July 2024, no new construction environmental

management plan has been received, therefore our previous comments remain unchanged.

Recommendations

Condition 3 – Remediation Strategy

We acknowledge the information presented in the Remediation Method Statement authored by Abbeydale Geoscience dated September 2024 (ref: 574017-RMS) but require additional information fully satisfy the requirements of Condition 3. Therefore, we recommend that Condition 3 remain until further notice.

Condition 6 – Construction Environmental Management Plan (CEMP)

We do not accept the Construction Management Plan authored by Majestic Site Management dated 6th June 2024 (ref: MSM/TOH/001) and recommend Condition 6 remain until further notice. New information is required to satisfy the condition. Further consultation will then be necessary.