

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

2024/92370 - adj, 19, Burnside Close, Birstall, Batley, WF17 0NS

Discharge of details reserved by conditions 7 and 8 (Remediation Strategy) on previous permission 2020/93274 for erection of 2 semi-detached dwellings

Date Responded:
6th March 2025

Responding Officer:
NH

Responding Ref:
WK/202504923

Condition 8 – Verification Report

Condition 8 on previous permission 2020/93274 requires the submission of a verification report following the completion of any measures identified in the approved Remediation Strategy. The approved remediation strategy (authored by RB Geotechnical in February 2024, ref: RBG385) involved the removal of contaminated soils, the application of clean cover in soft landscaped areas and the installation of gas protection measures (a sub-floor void and gas protection barrier). Verification proposals were also provided.

A report titled, 'Verification Report for Installation of Gas Mitigation Measures' by GeoEnginSeer (28th January 2025, 1779) has been received in support of the application to discharge Condition 8. The document verifies the installation of a Visqueen gas membrane and reinforced monolithic slab. GeoEnginSeer state that this installation now meets the requirement of the risk assessment for this site and that the gas protection elements are installed.

We have read and accept the report provided. However, there is no information to confirm the removal of contaminated material and the installation of the clean cover system at this site. For these reasons, we recommend that Condition 8 remain until further notice.

Recommendations

Condition 7 relates to remediation of the site and unexpected contamination. Condition 8 must be satisfied in full before Condition 7 can be removed.

Condition 8 – Verification Report

We have read and accept the report provided. However, there is no information to confirm the removal of contaminated material and the installation of the clean cover system at this site. For these reasons, we recommend that Condition 8 remain until further notice.