

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

2024/92702 - Land south of, Granny Lane, Mirfield, WF14 8LA

Discharge of details reserved by condition 15 (Validation Report) of previous permission (appeal: APP/Z4718/W/21/3279040, application: 2019/91467) for erection of 67 dwellings with associated access and parking

Date Responded:
22nd November 2024

Responding Officer:
NH

Responding Ref:
WK/202432184

Condition 15 – Validation Report

A Verification Report authored by Lithos, dated November 2023 (Ref: 2935/3), and the Soil Cover Validation Certificate for Plot 31, issued by Lithos, have been submitted to support the application to discharge Condition 15.

Topsoil from the former paddock area was stripped and stockpiled separately from uncontaminated topsoil from the remainder of the site, which was reserved for re-use within the development. Testing of the paddock topsoil revealed contamination with benzo(a)pyrene and asbestos. This contaminated topsoil was reportedly removed off-site.

Lithos confirms that most of the made ground has been retained on-site beneath a minimum 600mm clean soil cover in the gardens of Plots 38 to 41 and around the surface water attenuation tank in the public open space (POS) west of the site entrance. Trial pits excavated in Plots 31 to 37, Plots 38 to 41, and the POS confirmed compliance with the agreed remediation strategy, although Plot 31 was inaccessible on the first visit.

Additional information relating to Plot 31 was provided in a separate document, the Soil Cover Validation Certificate for Plot 31. This document suggests at least 600mm of validated clean soil has been placed at this plot.

Further information is considered necessary.

Recommendations

Condition 15 – Validation Report

While the information provided is acceptable, additional information is needed to fully meet the condition requirements. This includes waste transfer notices for material removed from the paddock and confirmation that remaining gardens across the site are underlain by natural soil. For these reasons, we recommend that Condition 15 remain until further notice.