

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/93486 - 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:
8th January 2024

Responding Officer:
NH

Responding Ref:
WK/202440411

Condition 17 – Validation Report

We have previously commented on earlier versions of this document as part of application 2024/91917. The applicant has now provided a revised Validation Report authored by Solmek (December 2024, ref: S221109 Issue 4) in support of the current application. Please note this relates to plots 1 to 6 only.

Following our review of the submitted validation report and the additional comments provided by the consultant by email on 3rd December 2024, we are now able to recommend that the condition relating to the topsoil validation be discharged.

Solmek has clarified that further testing of the same topsoil source was carried out in October 2024 and have confirmed that all tested material originated from the same source of topsoil used across the site. The report evidenced that a total of 16 samples of this topsoil have been tested. Solmek has provided assurance that the single lead exceedance identified is not indicative of a wider issue, as demonstrated by the additional testing undertaken. The report states that separate validation reports will be issued for the remainder of the plots.

Based on this information, we recommend that the condition can now be discharged for plots 1 to 6 only. Our recommendations are given in full below.

Recommendations
Condition 17 – Validation Report

Based on the information presented in the revised Validation Report authored by Solmek (ref: S221109 Issue 4, dated December 2024), we recommend that Condition 17 is discharged. Additional information is necessary for the remaining plots built as part of previous outline permission 2020/90436.

Please attach the following on any decision letter in relation to condition 17: In accordance with paragraph 197 of the National Planning Policy Framework (2024), where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner.