

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90205 - 672, Bradford Road, Birkenshaw, BD11 2EE
Discharge of details reserved by condition 8 (remediation strategy) on previous permission 2023/93178 for demolition of existing dwelling and erection of 2 detached dwellings with integral garages
Date Responded:
9th October 2025
Responding Officer:
NH
Responding Ref:
WK/202525906
Condition 8 – Remediation Strategy

A Phase 3: Remediation Statement (9th January 2025, C4182/24/E/R) and Revised Conceptual Site Model and Remediation Strategy by RGS (6th August 2025, C4182/24/E/CSM&RS) has been received in support of the Condition 8. 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 Phase 3: Remediation Statement (9th January 2025, C4182/24/E/R) has been previously reviewed by this service, in relation to application 2025/90205. In the second report (6th August 2025, C4182/24/E/CSM&RS), RGS acknowledge the presence of a restricted activity zone within part of the rear soft landscaped area, primarily due to the influence of an off-site ash tree. The clean cover proposals for this area include root inspection and the placement of a geotextile layer with topsoil. The approved remediation strategy, comprising a 600 mm clean cover system in all other landscaped areas, remains appropriate. RGS also note that a labelling error in sample BH04 has been corrected, confirming that the sample represented topsoil (0–0.3 m) rather than subsoil. Verification sampling of the underlying clays identified no contaminants of concern, confirming that no further remediation is required beyond the agreed measures.

Recommendations
Condition 8 – Remediation Strategy

We have reviewed the documents provided. Based on the professional judgement of the report authors and the evidence and interpretations presented in the reports received, we can confirm that we accept the document in support of the application.