

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90511 - Land south of, Swallow Lane, Golcar, Huddersfield, HD7 4NB
Discharge of details reserved by condition 8 (Validation Report) on previous permission 2023/92749 for variation of condition 2 (plans and specifications) on previous permission 2020/94096 for erection of 21 dwellings and associated works
Date Responded:
11th March 2025
Responding Officer:
NH
Responding Ref:
WK/202506085
Condition 8 – Validation Report

We have reviewed the Verification Report No. 4445 (Letter dated 13th February 2025, ADJ/DJM/11459), by Michael D Joyce Associates LLP, submitted in support of the application to discharge Condition 8.

The document refers to the application of clean cover in Plots 17 to 21 of the development. The inspection and sampling took place on 5th February 2025 by MDJA. Two samples of topsoil and two samples of subsoil obtained from Plots 19 and 20 were tested. The following results were recorded. All of the results from the testing fell within the chosen assessment criteria and MDJA consider the soils suitable. There was at least 600mm of topsoil and subsoil in the rear gardens of Plots 19 to 21. Photographs of the work have been provided.

We have read the report. The information provided is insufficient to discharge the conditions due to the following:

- No waste transfer notes have been provided to confirm the removal of material from the site.
- There is inadequate justification for the reuse of materials on this site.
- Insufficient photographic evidence.
- Testing of the soil to confirm suitability does not appear to be in accordance with good practice guidance.

Additionally, our previous comments in relation to application 2024/90425 have not been fully addressed. Until these issues are resolved, the conditions should remain to ensure safe development. For these reasons, we recommend that Condition 8 remain in place until further notice.

Recommendations
Condition 8 – Validation Report

The information provided is insufficient to discharge the condition. Therefore we recommend that Conditions 8 remain until further notice.