

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

2025/90571 - adj 27 Town End Road, Wooldale, Holmfirth, HD9 1AH

Discharge of details reserved by condition 13 (Validation Report) of previous permission 2021/93228 for outline application for erection of residential development

Responding Date:
30th September 2025

Responding Officer:
SR

Responding Ref:
WK202529914

Comments

condition 13 (Validation Report)

Further to our responses dated 22/05/2025 and 24/07/2025, a Gas Membrane Installation Validation Report by MEC Environmental Ltd (24/09/2024), which includes a Final Assessment, Date of Visit: 2025-04-02 by Tom Perry, Job Title: Senior Waterproofing Technician has been received in support of the application to discharge Condition 13.

The Final Assessment document included is a pass certificate by Sika Guarantee, validating the integrity of the waterproofing installation. This forms the additional element of the gas protection measures as specified in the accepted remediation strategy. We accept the documents provided.

Unfortunately, we still await clarification in relation to imported fill material, for clarification we will not accept piecemeal laboratory reports that are geotechnical in nature. We require a validation report by a competent author clarifying the presence or absence of infill material to site, if infill has been brought to site we require evidence to support the safety of the information for human health purposes. We would refer the applicant to the earlier accepted; Section 11 and Appendix 5 of the Phase 2 Geo-Environmental Report by RGS dated October 23rd, 2023 (ref: C3644/23/E/5333).

All contamination reports must be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Further information can be found in the Land Contamination Risk Management (LCRM) guidance and Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

Recommendations

condition 13 (Validation Report)

Due to the reasons given above and stated in earlier responses we are unable to recommend the discharge of condition 13 at this time.