

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

2025/91171 - Land at, Owl Lane, Chidswell, Dewsbury

Discharge of condition 23 (Validation Report) of previous permission 2019/92787 for erection of 260 dwellings with open space, landscaping and associated infrastructure

**Date Responded:
27th May 2025**

**Responding Officer:
NH**

**Responding Ref:
WK/202513990**

Condition 23 – Validation Report

The following documents have been received in support of the application to discharge Condition 23:

1. Validation Report for Remediation and Preparatory Works: Plots 1 to 133 and 223 to 260 (March 2022, SR3943-VR)
2. Validation Report for Remediation and Preparatory Works: Phase 2 (October 2023, SR3786-VR-P2)

The report includes geotechnical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspect of the report.

The reports primarily describe the remediation and preparatory works undertaken at the site, including the excavation and relocation of asbestos-contaminated soils and the removal of shallow coal from garden areas to public open space. Both reports acknowledge that further work is required, including the placement and validation of clean cover in public open space.

While the reports are acknowledged, the full scope of the agreed remediation strategy must be evidenced before Condition 23 can be discharged. This includes confirmation of the placement and validation of clean soils in both gardens and public open space, as well as evidence of the removal of contaminated materials off-site, details which appear to be absent from the submitted reports.

Recommendations

Condition 23 – Validation Report

At this stage, there is insufficient information to recommend the discharge of Condition 23.