

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

2025/91350 - Mirfield Air Cadet Centre, Huddersfield Road, Mirfield, WF14 9DQ

Discharge of details reserved by condition 5 (Remediation Strategy) on previous permission 2023/93737 for erection of single storey modular building and band store with associated external alterations following demolition of two existing single storey modular buildings

Date Responded:
8th July 2025

Responding Officer:
NH

Responding Ref:
WK/202517699

Condition 5 – Remediation Strategy

A Remediation and Enabling Works Strategy by Murray Rix (no date, no reference) has been received in support of the application to discharge Condition 5. The document includes geotechnical information, which is outside the remit of Environmental Health. This consultation response only relates to the land contamination aspects of the report.

We have read the document received. The document proposes remediation of the site, in particular, the removal of asbestos-containing made ground soils and the replacement with clean cover. However, we do not accept the report received. There are several reasons for this decision including:

1. There is reference to gardens throughout, the permission does not include gardens, and the remediation strategy should be site specific. This should be remedied before we can comment further on the actual proposals.
2. The proposals for the delineation and validation of the hotspots are unclear in that the number of samples proposed for the excavated area may be insufficient should this be a large excavation. These should be reconsidered.
3. The report is unclear whether imported material will be employed or site won for instance it reads:

There is limited potential for suitable topsoil material to be present on site and as such there will be a requirement to import suitable material for use within the proposed development.

Then reads:

Topsoil whether site won or imported will require testing in line with the schedule present within Section 8 and Table 6.3.

This should be made clear.

4. Table 6.3 does not reflect The Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Verification Requirements for Cover Systems guidance. We therefore consider this unacceptable.

Recommendations

Condition 5 – Remediation Strategy

For these reasons we do not accept the report and recommend that Condition 5 remain until further notice.