

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92386 - Land adj Lockwood Road (A616) and Crowther/Albert Street Intersection

Discharge of details reserved by condition 8 (Validation report) on previous permission 2020/93105 for highway development works to realign Lockwood Bar junction at Crowther Street, between Lockwood Road and Albert Street, with new pedestrian crossing facilities, removal of on-street car parking, improved bus stop facilities and public realm enhancements to Lockwood Road frontage

Date Responded:
23rd September 2025
Responding Officer:
NH
Responding Ref:
WK/202527399
Condition 8 – Validation Report

To discharge Condition 8, a Verification Report by JNP Group (3rd September 2025, S12527-JNP-XX-XX-RP-G-1001 P02) and an Analytical Report Number by i2 Analytical Ltd (15th July 2025, 25-037550) has been received. The document 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 report confirms that underground storage tanks were removed by the contractor, with subsequent verification undertaken through eighteen trial pits by JNP. No tanks were found, although TP02 contained demolition rubble rather than engineered fill. This material has since been removed and replaced with suitable backfill. Localised hydrocarbon odour (TP07) and marginal PAH exceedances (TP03 and TP10) were identified, but these areas are covered by hardstanding JNP consider there to be no viable exposure pathway.

Imported soils for landscaping were initially unsuitable due to asbestos contamination but were subsequently replaced and validated as suitable for use. JNP conclude that remediation has been completed in accordance with the agreed strategy.

Recommendation
Condition 8 – Validation Report

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