

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/91699 - Land adjacent to, 480, Halifax Road, Hightown, Liversedge, WF15 8DX
Discharge of details reserved by conditions 9 (boundary treatment plan), 12 (Remediation Strategy) and 13 (Verification Report) on previous permission 2024/92529 for erection of 3 dwellings and associated works
Responding Date:
18/08/2026

Responding Officer:
KB

Responding Ref:
WK202620719

This response relates to Condition 12 and 13 on previous permission 2024/92529.

The description of the discharge of conditions refers to Condition 12 (Remediation Strategy). It is noted that the Remediation Strategy by G&M Consulting (July 2025, Report No: C723/RS) was submitted pursuant to Condition 11 and discharged in our response dated 27th October 2025 (Our Ref: WK/202531508).

This consultation addresses Condition 12 (Remediation and Unexpected Contamination) and Condition 13 (Verification Report) with reference to the approved Remediation Strategy.

We acknowledge receipt of the letter dated 25th November 2025 from Tim O'Hare Associates (Ref: TOHA/25/7081/2/SS) which provides a 'Topsoil Analysis Report: Barnsdale Landscape Grade Topsoil'.

The submitted analysis demonstrates that the proposed imported topsoil is suitable for use and accords with the requirements set out within the approved Remediation Strategy.

However, the approved Remediation Strategy states within Section 7: Post Reclamation Requirements that, *"following completion of the remediation works, a Validation Report shall be prepared and submitted to the Local Planning Authority."* This report is required to demonstrate that the remediation has been carried out in accordance with the approved strategy and current good practice guidance, including YALPAG validation requirements.

For clarity, the submitted soil analysis is accepted as evidence of the suitability of the proposed imported material. However, it does not constitute the Verification Report required by the approved Remediation Strategy.

Recommendations

Condition 13 (Verification Report) cannot be discharged until the required verification documentation has been submitted following completion of the remediation and groundworks.

Condition 12 (Remediation and Unexpected Contamination) cannot be discharged at this stage, as compliance can only be demonstrated once the groundworks and any necessary remediation measures have been completed, including confirmation of how any unexpected contamination encountered during development has been addressed.