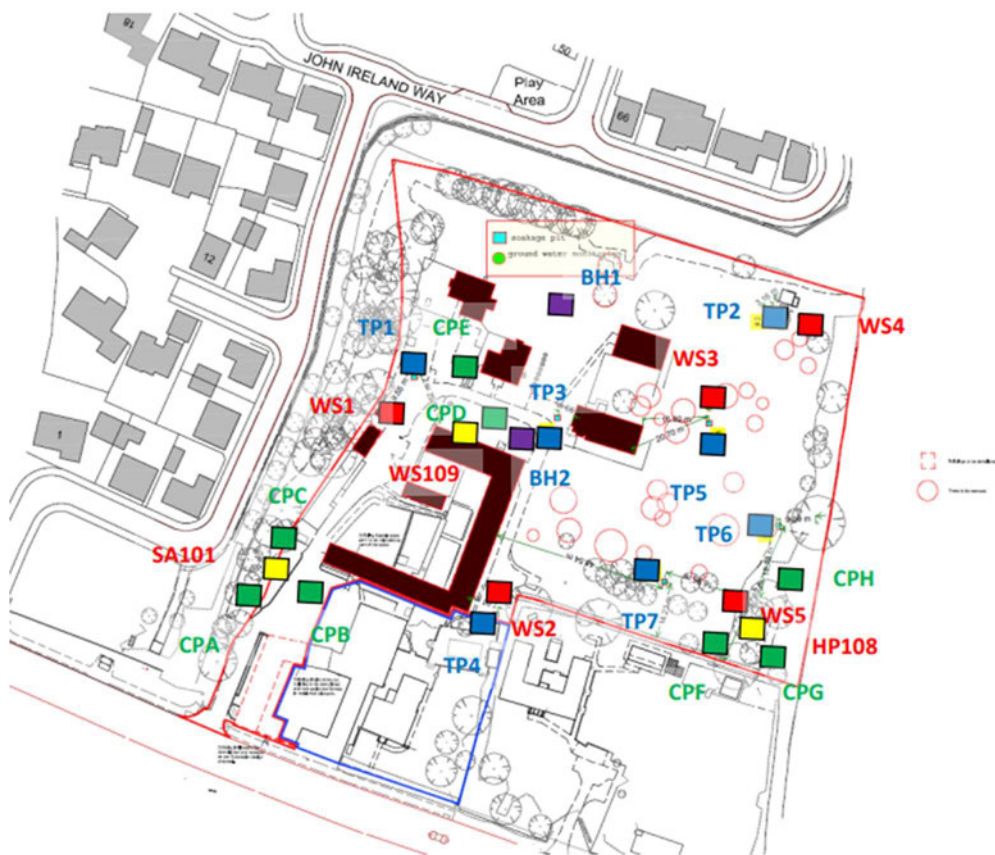


From: Kevin.Beer [REDACTED]
Sent: 07 April 2026 11:02
To: Sophie.Moore [REDACTED]
Subject: DISC/26/0061 - Old Clayton Boarding Kennels

Dear Sophie,

Environmental Health have reviewed the Ground and Water Validation Report, dated 3rd December 2025, and we have the following comments to make.

1. From revisiting the remediation method statement we note two key requirements of the remedial works were:
 - Validation samples shall be taken from the base and sides of the excavation and tested.
 - Until the laboratory test results are received the excavation will remain open. Should these samples indicate unacceptable concentrations, further removal is required.
2. It is however not clear if the above mentioned remedial works were undertaken. We appreciate that a membrane has been placed in the excavation, with the exception of the TPZ area the placement of a geotextile was not however agreed as part of the RMS and if validation samples, as detailed above, have not been undertaken this is a concern.
3. We note the comment in relation to location WS109 – ‘During the setting out of the of the site, it was determined that the hotspot fell under the footprint of the proposed care home. As a result the area would no longer pose a risk to end users’. From revisiting the borehole location plan in the site investigation report (a copy of which is provided below) and lining up this location with an offsite reference point, notably the existing residential dwellings to the west of the site, we are however not entirely convinced that location WS109 now falls under the footprint of the proposed care home. On the assumption that the below locations are accurate, WS109 lines up with the eastern corner of 3 John Ireland Way which, from reviewing the proposed plan, which puts WS109 to the south of the main carehome building.



4. We note the comments in the report in that the excavations have been backfilled with site won material, it is however not clear if any topsoil or subsoil has been imported onto the site to form soft landscaping/garden areas. We would therefore be grateful if the applicant can clarify this.

Given the above unfortunately we are not currently in a position where we can recommend the discharge of condition 24.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

[REDACTED]
[REDACTED]



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The banner features a 3D illustration of a house with the text 'LANDLORDS GET ON TOP OF THE RENTING CHANGES' on its side. To the right, a white house icon is followed by the text 'Renting is changing'. Below this is the UK Government crest and the text 'UK Government'. On the right side of the banner, the text reads: 'Get on top of the renting changes', 'New rights and responsibilities for landlords in England.', and 'Click here to learn more...'.