

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2023/92667 - Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
Discharge of condition 8 (validation report) of previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area)
Date Responded:
27th October 2023
Responding Officer:
NH
Responding Ref:
WK/202329058
Condition 8 – Validation Report

The following documents have been received in support of the application discharge Condition 8:

- Remediation Verification Report authored by Cundall, dated 1st September 2023 (ref: NE8659-CDL-ZZ-XX-RP-GE-60202 – P01)
- Verification Reports (no. 001 – 013), authored by Geoshield, dated July 2022 – November 2022.

The documents include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the documents.

The verification report outlines remediation and verification works carried out for Phase 1 of the project. Phase 1 covers the construction of new car parking and soft landscaping in the west and the main college building in the south east, including areas of hardstanding, infrastructure and very small areas of new soft landscaping.

The report describes that in new landscaping areas and where made ground remained in-situ a clean cover system, a geotextile marker layer under a minimum of 300mm of topsoil/subsoil, was implemented. A minimum of 150mm was applied where natural ground was exposed, to act as a growing medium. The report details that imported topsoil and aggregate was introduced to site and underwent chemical testing and screening prior to use.

It is understood from the Cundall report that no remedial earthworks were possible to undertaken due to the presence of semi-mature, mature trees or dense vegetation (to be retained). A clean cover system was not installed within these areas.

The report also suggests ground gas protection elements have been installed as per the agreed remediation strategy, stating:

‘The required ground gas protection score of 2.5 has been achieved within the main building in the south east by adopting a ground bearing floor slab (0.5 points) and installing a suitable ground gas membrane (2 points), which was verified by an independent third party consultant’

Geoshield reports were included in the appended items and provide a commentary for the installation of ground gas protection measures at the site.

Recommendations

Condition 8 – Validation Report

While the report generally satisfies the requirements of Condition 8 for Phase 1 of the project, certain crucial information appears to be missing. This includes:

- The Remediation Verification Report by Cundall dated September 1, 2023 (ref: NE8659-CDL-ZZ-XX-RP-GE-60202 – P01) Appendix C,
- The Ground Floor Slab General Arrangement by Cundall (July 2023), Drawing No. NE8659-CCS-XX-00-DR-S-31002,
- The Importation Certificates for soils and aggregates

The provision of these documents is necessary so that we can confirm our final recommendations to the Planning Officer. For these reasons, Condition 8 must remain until further notice.