

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91213 - Southgate/Leeds Road, Huddersfield, HD1 1TW

Discharge of condition 24 (Phase II Intrusive Site Investigation Report) of previous outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness

Date Responded:
 27th June 2024

Responding Officer:
 NH

Responding Ref:
 WK/202415153

Condition 24 – Remediation Strategy

Condition 24 on previous permission 2021/91544 requires the submission of a Remediation Strategy.

A Remediation Strategy authored by Curtins (dated April 2024, ref: SG2-CUR-B2-XX-RP-G-00004 Revision P01) has been received in support of the application to discharge Condition 24. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report. The report covers the Phase 2 application area only.

We accept the report. Exceedances of the GAC for selected PAHs and asbestos were identified in the Phase 2 investigation therefore remediation is considered necessary at this site. Curtins recommend a 450mm clean soil capping layer for soft landscaping areas over existing made ground. Site-won topsoil was found to be unsuitable re-use. The suitability of site-won subsoils and imported soils will be confirmed before placing the capping layer. The testing frequency and verification criteria are provided in the report, with capping thickness validation proposals detailed in Sections 6.3 and 8. The remediation strategy also specifies that surplus soil that is found unsuitable for reuse will be stockpiled on an impermeable membrane, and covered then transported off-site.

Overall, we accept the Remediation Strategy authored by Curtins (dated April 2024, ref: SG2-CUR-B2-XX-RP-G-00004 Revision P01)) authored in support of the condition 24 and recommend that Condition 24, applicable to Phase 2 of the permission is discharged.

Recommendations
Condition 24 – Remediation Strategy

We accept the Remediation Strategy authored by Curtins (dated April 2024, ref: SG2-CUR-B2-XX-RP-G-00004 Revision P01)) authored in support of the condition 24 and recommend that Condition 24, applicable to Phase 2 of the permission is discharged.