Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2024/91722 - Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW

Discharge of details reserved by conditions 3 (materials), 5 (retaining walls), 7 (phase I desk study), 8 and 9 (phase II intrusive site investigation report), 12 (CEMP) 15. (CMP) and 19 (parking) of permission 2022/92471 for redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, changing places, WC, driver offices, 6 bus stands, landscaping, and associated works

Date Responded: 2nd October 2024	**Responding Officer:** NH	**Responding Ref:** WK/202431157

Our comments relate to matters within the remit of Environmental Health only and specifically, Condition 9 only.

Condition 9 – Remediation Strategy
Further to our comments dated 28th August 2024, a Technical Note has been provided by WSP (dated 25th September 2024 ref: 70097732 - Heckmondwike BS - EHO Response). 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 document provides technical commentary on the gas risk and the results of the additional monitoring undertaken at BH2 in August. WSP conclude that the development would constitute a low (commercial) sensitivity development in accordance with CIRIA C665 guidance, and receptors are likely to be transitory (public users) or limited to commercial users of the bus hub (e.g. bus drivers). The previous recommendations for ground gas protection measures in line with a CS2 classification, proposed by WSP, remain.

We accept the document provided.

Recommendations
Condition 9 – Remediation Strategy
We accept the technical note (dated 25th September 2024 ref: 70097732 - Heckmondwike BS - EHO Response) and with the Remediation Strategy, authored by WSP (dated October 2023, ref: 70079085_RS), consider the condition satisfied. Therefore, Condition 9 should be discharged.