

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2024/91959 – Former Hoyle Ing Dyeworks, Manchester Road, Linthwaite, Huddersfield, HD7 5QS
Discharge details reserved by condition 16 (soil validation) of previous permission 2021/94664 for demolition of existing building and development of the former Dyeworks comprising 9 apartments, 4 bungalows and 2 maisonettes (within a Conservation Area)
Date Responded:
6th June 2025

Responding Officer:
NH

Responding Ref:
WK/202513990

Condition 16 – Validation Report

To discharge Condition 16, a Validation Report by Rogers Geotechnical Services Ltd (May 2025, C3012/23/E/604) has been received. 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 original ARP validation letter (20th December 2023, HIH/07/JPI1) reviewed in our previous response was rejected due to its limited scope, particularly its failure to address volatile organic compounds (VOCs) and the lack of documentation on soil import/export.

In response, the new report addresses VOC concerns around TP2 by explaining that although a VOC-specific vapour barrier was not installed, the contaminated made ground was reportedly removed and replaced with engineered fill and a ventilated sub-floor void was constructed beneath the ground floor with air bricks. RGS excavated a trial pit adjacent to a wall that was deemed closest to TP2 and reported that at shallow depths, a sandy sandstone gravel with occasional sandstone cobbles was identified. These soils are anticipated to represent soils similar to the 'no-dig' layer material in the ARP soil validation report.

RGS conducted PID monitoring of the sub-grade air bricks. All readings were 0.0 ppm, indicating no detectable VOCs. Based on this, the revised conceptual site model concludes that the source-pathway-receptor linkage has been broken and the risk to end users is low.

In response to soil handling, soil certification and waste transfer documentation have been provided in Appendix 2.

RGS conclude that despite deviations from the original remediation strategy, the implemented measures are effective and sufficient to discharge Condition 16.

We accept the report provided. Together with the ARP report, there is sufficient information recommend the discharge of the condition.

Recommendations
Condition 16 – Validation Report

Based on the professional judgement of the ARP and RGS and the evidence and interpretations presented we can confirm that we have no objection to the discharge of Condition 16 for Area 1 of the development.

