

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90387 - Site of Former Perseverance House, St Andrew's Road, Huddersfield, HD1 6RZ
Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 10 (materials), 12 (drainage strategy), 13 (temp surface water strategy), 15 (interceptor details) on previous permission 2024/91336 for erection of two storey office/workshop with detached store and associated works
Date Responded:
8th November 2025
Responding Officer:
NH
Responding Ref:
WK/202526164

Conditions 10, 12, 13 and 15 are outside the remit of Environmental Health.

Condition 4 – Phase II Intrusive Site Investigation Report

In our comments dated March 2025 (Ref: WK/202504805), we confirmed that we were generally satisfied with the findings of the Phase 2 report. However, we requested confirmation as to whether any testing had been undertaken on the stockpiles of suspected demolition material identified in the Phase 1 report (27 September 2024, Ref: C4483/24/E/6940), and clarification on whether these stockpiles remained on site.

We acknowledge receipt of the Stockpile Testing Letter prepared by RGS (11 August 2025, Ref: C4483/25/E/8304). The report has been reviewed in relation to land contamination matters only.

The report identifies three stockpiles present on site in July 2025, all located on hardstanding. No distinct odours or visual evidence of contamination were noted during inspection, and the report concludes that the stockpiles are suitable for the intended end use. However, no information has been provided regarding the volumes of the stockpiles, and it is therefore unclear whether sufficient testing has been undertaken to fully assess their suitability.

If the stockpiles are to be retained and reused on site, further testing and verification may be required to confirm their suitability for reuse. We request confirmation of the stockpile volumes in this instance.

If reuse or retention is not proposed, this should be confirmed in writing to the LPA.

Recommendations
Condition 4 – Phase II Intrusive Site Investigation Report

Further information is necessary before we can consider recommending the discharge of Condition 4.