

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

**2025/90923 - 72, Northgate, Huddersfield, HD1 6AE**

**Discharge of details reserved by conditions 14 (Phase II Intrusive Site Investigation Report) and 15 (Remediation Strategy) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure**

**Date Responded:**  
**30<sup>th</sup> May 2025**

**Responding Officer:**  
**NH**

**Responding Ref:**  
**WK/202514024**

**Conditions 14 - Phase II Intrusive Site Investigation Report**

We have received a consultation request to review the following documents:

- Supplemental Ground Investigation Report by BWB (Ref: WYP-BWB-RP-LE-0001\_GIR)
- An Email from Avison Young dated 16<sup>th</sup> December 2024

The reports include geotechnical information, which is outside the remit of Environmental Health. This consultation response therefore only relates to the land contamination aspect of the reports.

The Supplemental Ground Investigation Report by BWB (Ref: WYP-BWB-RP-LE-0001\_GIR) has been previously assessed in our last consultation response for the previous permission 2024/92246 (22<sup>nd</sup> November 2024, ref: WK/202434599). In that response, we requested additional information in relation to gas monitoring, the suspected tank and the VOC sampling methodology.

In the email from Avison Young, additional information has been provided. This includes clarification regarding the atmospheric pressure trends. The site classification of CS1 i.e. that no gas protection measures are required, is maintained. Regarding the suspected underground tank and VOCs, additional information has been provided and is accepted. In brief, no evidence of the underground tank was identified however a hotspot protocol will be applied for any unexpected contamination. Additional commentary was given on the VOC sampling methodology and this is considered sufficient.

We accept the Supplemental Ground Investigation Report by BWB (Ref: WYP-BWB-RP-LE-0001\_GIR). Based on the professional judgement of the report author and the evidence and interpretations presented we can confirm that we have no objection to the discharge of Condition 14.

**Condition 15 - Remediation Strategy**

A Remediation Strategy by BWB (December 2024, Ref: WYP-BWB-RP-LE-0001\_GIR) has been received in support of the application to discharge Condition 15. 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 outlines the remediation strategy for the development. BWB advises that the site previously housed a car dealership and workshop, with existing buildings now demolished. Investigations identified contamination sources, pathways and receptors,

primarily related to asbestos-containing materials and elevated total petroleum hydrocarbons in made ground.

For asbestos, BWB proposes that retained made ground soils will undergo hand-picking, with the remaining soils disposed of off-site. Areas covered by buildings, hardstanding, pavements and car parks are considered sufficient to break pollutant linkages and mitigate risks to future site users. BWB also advises that soft landscaping areas will require a minimum 400mm soil cover system, consisting of topsoil and subsoil over a geotextile membrane or hard dig layer. Imported materials will be tested and screened before use to ensure suitability, with acceptance criteria outlined in Appendix 3 of the report.

BWB also provides guidance on materials management, recommending the retention of delivery tickets and source information for inclusion in a validation completion report. A 'Hotspot Protocol' will be implemented to allow ground workers to take action if previously unidentified soil or groundwater contamination is suspected, including notifying the Council. Finally, Section 7 details the reporting requirements.

We accept the Remediation Strategy by BWB (December 2024, Ref: WYP-BWB-RP-LE-0001\_GIR). Based on the professional judgement of the report author and the evidence and interpretations presented we can confirm that we have no objection to the discharge of Condition 15.

### **Recommendations**

#### **Conditions 14 - Phase II Intrusive Site Investigation Report**

We accept the Supplemental Ground Investigation Report by BWB (Ref: WYP-BWB-RP-LE-0001\_GIR). Based on the professional judgement of the report author and the evidence and interpretations presented we can confirm that we have no objection to the discharge of Condition 14.

#### **Condition 15 - Remediation Strategy**

We accept the Remediation Strategy by BWB (December 2024, Ref: WYP-BWB-RP-LE-0001\_GIR). Based on the professional judgement of the report author and the evidence and interpretations presented we can confirm that we have no objection to the discharge of Condition 15.