Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91122 Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT		
Redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works.		
Responding Date: **13th June 2025**	**Responding Officer:** **SR**	**Responding Ref:** **WK202516647**

Comments

We have reviewed the application and any necessary submitted supporting documents and make the following comments and recommendations. The application appears to concern the part demolition of some of the site buildings and mixed use redevelopment.

Contaminated Land

In support of the application a Phase 1 Desk Study Report by Abbeydale (July 2023, 744010-DS), has been submitted. We have reviewed the document.

A site walkover was conducted on 27th July 2023. Abbeydale noted that Quay Street divides the site into northern and southern halves. The southern half contains a seven-storey former mill, warehouses, and a small concrete yard with waste bins. A supermarket lies to the south, and a car park followed by Broad Canal is located to the east. The northern portion of the site includes several warehouses and yards. In the southeast is the seven-storey Turnbridge Mills building with a freestanding chimney. A car park occupies the western area, and between it and the mill is a concrete yard with waste bins and waste oil storage. Two warehouses are in the northeast corner, and a garage is in the northwest. A central car park, accessed via Old Leeds Road, sits about 4 m lower than the southwest car park, separated by a retaining wall.

The site has likely been in industrial use since at least 1854, based on the earliest OS map. Potentially contaminative features identified from historical maps include mills, mill ponds, a chimney, a garage, and tanks. The surrounding area is shown to be heavily developed since at least 1854.

The site is shown to be underlain by Pennie Lower Coal Measures formation. Made ground is not recorded on the published maps, however some made ground should be expected across the site to superficial depth associated with past development at the site.

Two shallow coal seams are expected beneath the site. The shallowest, the Middle Band Coal, outcrops 5 m west of the site and dips gently eastward, reaching a depth of 7.00-7.50 m at the eastern boundary. The second, the Soft Bed Coal, lies at approximately 18.50 m depth at the western edge, deepening to around 25.00 m in the east, with a thickness of up to 0.60 m. Abbeydale believe that the extraction of the Soft Bed Coal beneath the site is considered unfeasible and given the site's industrial use since at least the 1850s, shallow mining is unlikely to have occurred. Therefore, the risk of unrecorded shallow mine workings is considered low.

No potentially infilled land has been identified within 250m of the site. Although mill ponds were historically present within the site, these have since been redeveloped over.

A preliminary risk assessment is provided in Section 11 of the report. The assessment assumes that no soft landscaping or garden areas are proposed where future receptors could come into contact with underlying soils. The overall risk to future site users is therefore considered to be very low, based on the proposed end use of the site. The associated risk of potential contamination from on-site sources is deemed to be moderate at this stage.

Abbeydale note a potential for ground gas generation due to the depth of made ground recorded in BGS borehole logs. This presents a low risk to future buildings at this stage. However, they recommend ground gas monitoring during intrusive investigation, using monitoring wells installed through the underlying strata.

A conceptual site model (CSM) has been provided in Appendix F of the report. Abbeydale acknowledge ground Investigation, with associated laboratory testing and ground gas monitoring will be necessary to refine the CSM.

The Phase 1 report concludes by recommending that a geo-environmental ground investigation is carried out prior to redevelopment. Abbeydale recommend that this includes ground gas monitoring.

We acknowledge the report which recommends intrusive investigation and make the following recommendations.

<u>Air Quality</u>
Environmental Health have been asked for comments on the submitted Air Quality Impact / Mitigation Statement, authored by Robert Halstead Chartered Surveyors & Town Planners, dated April 2025. The site of the proposed development sits outside the Huddersfield town centre Air Quality Management area by some 45m.

The document informs the development will fall under the medium proposal type according to the West Yorkshire Low Emissions Strategy (WYLES), technical planning guidance document. The report refers to a transport statement, informing a net decrease in overall traffic associated with the current proposal. The application form informs that only 50 additional parking spaces are to be created at the development and no manufacturing based pollution sources are associated with the proposal.

The document goes on to describe the impacts on local air quality as: - The proposals are not considered to have unacceptable impacts on air quality and offers mitigation proposals to demonstrate for a medium type development.

The mitigation proposals are: -

a) Five EV charging points are proposed, exceeding the 5% level specified in the AQETPG.
b) A Travel Plan accompanies the planning application and includes provision for:
improvements to increase pedestrian usage through safe and convenient access with

appropriate lighting; improvements to increase cycle usage through safe and convenient

We acknowledge the document and accept that in this instance existing car parking at the site is be added to by 50 spaces, the provision of 5 number EVCP points would meet the 10% requirement of the West Yorkshire Low Emissions Strategy (WYLES), technical planning guidance document. We advise the Planning Officer to satisfy themselves that the submitted travel plan and Transport Statement have been accepted by the appropriate consultee (as this is outside the remit of Environmental Health), before applying our recommended condition.

Recommended Conditions

CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition

Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC3 Submission of Remediation Strategy - Condition

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC4 Implementation of the Remediation Strategy - Condition

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC5 Submission of Verification Report - Condition

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person

shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 197 of the National Planning Policy Framework

CLC7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

EVC2 Installation of Agreed Electric Vehicle Charging Points – Condition

Before the development is brought into use, the dedicated facilities that will be provided for charging electric vehicles shall be installed and made operational in accordance with those detailed Air Quality Impact / Mitigation Statement, authored by Robert Halstead Chartered Surveyors & Town Planners, dated April 2025. Once installed the charging points shall be retained for use thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

EVF1 Electric Vehicle Charging Points – Advisory Footnote

- Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable electrical requirements in force at the time of installation.
- The installation must meet the minimum requirements within the *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy (WYLES) Group

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