Kirklees COUNCIL

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91122 Turnbridge Mills Quay Street, Huddersfield, HD1 6QT		
REVISED/ADDITIONAL INFORMATION RECEIVED FOLLOWING LISTING OF SPINNING BLOCK BUILDING (GRADE II). 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: **6th November 2025**	**Responding Officer:** **SR**	**Responding Ref:** **WK202534504**

Comments

Contaminated Land

In our comments dated the 13th of June 2025, we accepted the Phase 1 contaminated land report and recommended conditions to ensure the site was fully characterised. The applicant has submitted a Ground Investigation Report by Abbeydale Geoscience, ref: 25072-GI, dated 27/10/2025. The report contains geotechnical information that is beyond the remit of Environmental Health, this response is in relation to contaminated land.

The report describes the findings from fieldwork conducted on the 19th and 29th June. These included 7 window sample boreholes, with retrieval of soils for laboratory analysis and screening.

The fieldwork revealed strata conditions of made ground across the site to maximum depth of 5.45m bgl in WS05, followed by sandy gravelly clay residual soil, found beneath the made ground. No signs of broken ground, soft ground or voids were noted in any of the window sample holes.

The report informs "*No soft landscaping areas are proposed where future receptors could come into contact with underlying soils are proposed. The site is going to be entirely covered by buildings or hardstanding, which will break potential pathways between any underlying contaminants and future site users.*"

The laboratory testing and screening of 5 samples of made ground for metals, polycyclic aromatic hydrocarbons (PAHs) and hydrocarbon testing, is summarised on Tables 2A, 2B and 2C respectively in Appendix B. The consultant informs all values are below current GQRA threshold values for a commercial land use. Asbestos fibres were detected in the made ground from two window sample boreholes: Chrysotile in WS01 at 1.00 m bgl, and Amosite in WS05 at 1.00 m bgl. Quantification testing was subsequently undertaken on these samples, and the results were found to be at or below the human health threshold value of 0.001% asbestos content, the consultant concludes it is not considered to be of undue concern to human health receptors.

Table 3 presents gas data, showing gas monitoring in 4 wells over 9 visits, peak methane 3.4% v/v, peak carbon dioxide at 2.7% v/v, Monitoring was not undertaken during periods of falling atmospheric pressure. Using the data gathered the consultant has classified the site as Characteristic Situation Level 1. Concluding gas protection measures are not required.

The conceptual site model is presented in Appendix E indicating negligible risk to receptors and a gas Characteristic Situation Level 1, indicating remediation is not necessary.

We largely accept the report, however we require further information on the gas regime at site. Methane was recorded on 2 occasions during steady atmospheric pressure of 3.4% v/v, no visits were undertaken during periods of falling pressure. The nuanced interpretation requires more explanation. At this time, we do not accept the current attributed Characteristic Situation 1 (CS1) classification.

We make the following recommendation.

Recommended Conditions

For the reasons given above the recommendations in our previous response remain.