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10th September 2025

GMI Construction PLC
Middleton Lodge House
Westland Road
Leeds LS11 5UH

Attention Of: Al Whitehead

Subject: Peer review of Phase I Contaminated Land Report for the George Hotel, Huddersfield

Dear Al,

The following document review has been prepared by TRC Companies Limited (TRC) for GMI Construction PLC (the 'Client').

The TRC review will cover the following items to check whether there have been any significant changes since the report was produced.

- Site description;
- Historical land use;
- Environmental setting;
- Surrounding land use;
- Potential contaminants; and,
- A Conceptual Site Model (CSM) and Preliminary risk assessment

I trust that this review is satisfactory and meets with your project requirements. I would welcome the opportunity to discuss this with you in greater detail. If you have any questions regarding this, then please do not hesitate to contact the undersigned.

Yours sincerely,

TRC

Jonathon Sander

Associate Director

George Hotel, Huddersfield Phase I – Peer Review

TRC has been commissioned by GMI Construction PLC (the 'Client') to review an existing Phase I Report for The George Hotel, Huddersfield (the 'Site'). The purpose is to confirm the original findings have not changed given the passage of time since the report was completed and to check if there is impact from the changes made to the building design. The findings of this review are considered sufficient to satisfy any Phase 1 planning conditions requiring discharge prior to redevelopment works at the Site, if applicable.

A plan showing the Site location is presented as Figure 1 in Annex A, along with a plan showing the Proposed Development, presented as Figure 2 in Annex A.

This summary comprises a review of the following documents provided by the Client:

- 'George Hotel, Huddersfield Phase 1 Contaminated Land Desk Study' – Ramboll, dated November 2022.

Peer Review Summary	
Site Details	
Site Location	The George Hotel, St George's Square, Huddersfield HD1 1JA Easting 414416, Northing 416938
Site Area	0.12 hectares
Current Land Use	
Based on the 2022 Phase I report, the Site is known to comprise a disused grade II listed Hotel which ceased operations in 2013. The entire Site is made up of hardstanding, most of which constitutes the building. The Site is roughly triangular in shape. A Site walkover has not been undertaken by TRC as part of this review. The Site lies within Huddersfield Town Centre and is considered as an area of both residential and commercial land use. Huddersfield Train Station lies 40m to the west of the Site. The surrounding area is urban in nature.	
Environmental Setting	
Geology	Superficial deposits are listed as being Head deposits of Clay, Silt and Gravel. The Site is underlain by bedrock geology of the Pennine Lower Coal Measures. Made Ground is anticipated under the Site due to the area being previously developed.
Hydrogeology	The superficial Head deposits are designated as a Secondary undifferentiated Aquifer. The bedrock geology is classed as a secondary (A) Aquifer. The Site does not lie within a groundwater source protection zone (SPZ).

Peer Review Summary	
	The nearest groundwater abstraction is located 180m to the northeast of the Site.
Hydrology	Based on the information within the Ramboll report, there are no surface water abstractions noted within 500m of the Site. The Site lies within flood zone 1 with a low probability of flooding from river and sea. The nearest watercourse is the Huddersfield broad Canal, Located 480m to the East.

Site History

Based on historical mapping reviewed by Ramboll as part of their review, the Site was first developed in 1854, by which time Huddersfield train station was already present and adjacent to the Site. The surrounding area was in an industrial/commercial area of Huddersfield. The building operated as a hotel until 2013.

The Site comprises a Victorian grade II listed hotel building with associated structures. The building and structures cover the majority of the Site.

Conceptual Site Model

TRC have reviewed the conceptual site model (CSM) and Preliminary Risk Assessment set out in the previous Phase I Report. The potential sources of contamination identified in the previous report include:

- Contaminants in Made Ground beneath the Site;
- Off-site sources including rail land, a petrol filling station, mills, garages and warehouses; and,
- Potential for ground gas generation from the underlying coal measures within the bedrock geology.

TRC are in agreement with the potential sources of contaminants that have been identified. The preliminary risk assessment suggests that the risk all present a low risk to identified receptors, other than the risk posed to construction workers from contaminated soils (Low to Moderate) and the risk associated with potential mine gases is classified as moderate.

The 'Level of Risk' for each potential pollutant linkage is considered appropriate.

TRC are aware that since the originally approved scheme was approved the development proposals have changed slightly. The alterations to the proposed development are not expected to significantly change the level of risk, from a land contamination perspective.

Previous Investigation and Assessment

A desk study report was prepared by Ramboll in November 2022 to support the development of the Site.

Peer Review Summary

The Ramboll assessment identified the following potential sources of contamination:

- Made Ground;
- Railway Sidings;
- Mills;
- Petrol filling station
- Garages;
- Warehouses; and,
- Ground gas generation from the underlying coal measures.

A ground investigation was recommended to fully characterise the ground conditions beneath the Site to assess the potential contaminated land risks on site. The report recommended an intrusive ground investigation should be carried out to:

- Investigate the likely shallow ground conditions beneath the site to accurately inform a revised conceptual site model, with a particular focus on potential contaminants in shallow Made Ground to which construction workers may come into contact;
- Provide a spread of soil chemical data across the site area, and include testing suites for heavy metals, total petroleum hydrocarbons (TPH), polyaromatic hydrocarbons (PAH), and asbestos; and,
- Characterise the ground gas regime by monitoring newly installed wells for methane, carbon dioxide, carbon monoxide, hydrogen sulphide to allow Ground Gas and Coal Mining Gas Risk Assessments. The extent of monitoring would be confirmed on completion of the site works once the presence/absence of any coal seams or other potential gas source materials has been quantified.

The ground investigation is likely to comprise, but is not limited to, the following:

- Window sampler and rotary boreholes to confirm the ground conditions as well as depths to potential coal seams;
- Borehole installations to allow groundwater and / or ground gas monitoring;
- Soil sample recovery for testing for a range of determinands; and,
- Gas monitoring programme.

Data Gaps and Caveats

No site walkover has been conducted by either Ramboll or TRC at this stage.

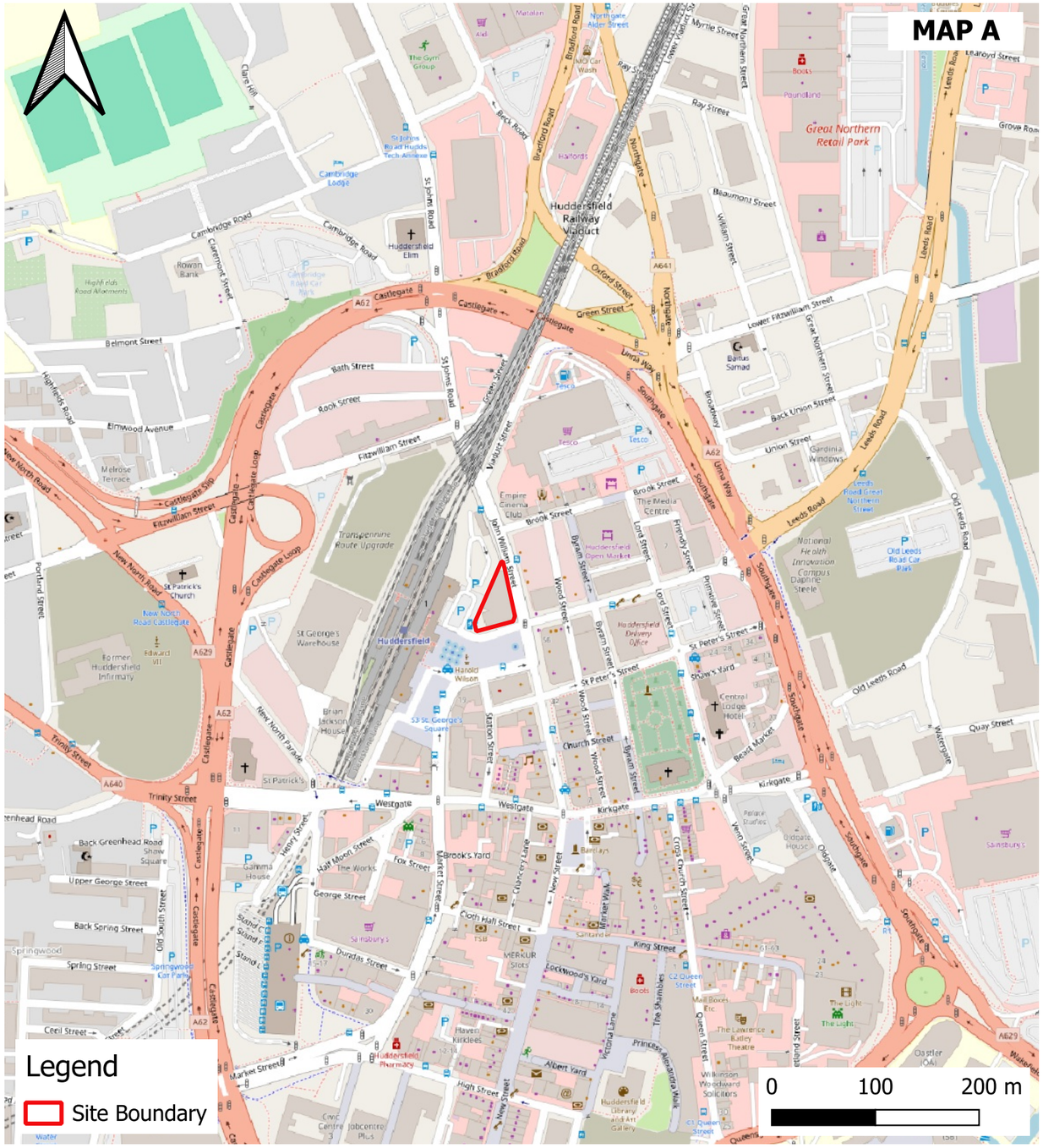
The existing Phase I report does not consider geotechnical hazards and as a result the report is not compliant with BS5930 and Eurocode 7 requirements.

Conclusions and Recommendations

The TRC review indicates that limited changes have occurred on site since the Ramboll Phase I Report was produced. The Site history has not changed significantly in the last three years, as well as the surrounding land uses and potential contaminants of concern. TRC can confirm that the CSM produced by Ramboll is still valid and the preliminary risk assessment is considered to be accurate.

Peer Review Summary
TRC generally agrees with the findings and recommendations of the Ramboll Phase I Report. There are potential risks to current site users which cannot currently be discounted, particularly from potential ground gas and organic vapour. Furthermore, there exists a potential risk to groundwater as a Secondary A Aquifer is present beneath the Site and off-site surface waters are present. The nature and extent of potential contamination is unknown and until intrusive investigation is undertaken the level of risk cannot be fully determined. Demolition work and construction of new buildings is required; this work has the potential to unearth contaminants which may create a risk from inhalation of contaminants and direct contact with contaminants during the construction phase. TRC would recommend chemical testing of soils in areas that are proposed to be excavated in the future, to ensure safety of construction workers and members of the public. TRC recommend an intrusive investigation to characterise soils, groundwater quality and the ground gas regime at the Site and assess any potential active contaminant linkages identified. Intrusive investigation and assessment are likely to be required for the change of use and will be a requirement of any future planning application.

Annex A – Figures



NOTES

COPYRIGHT NOTES

Google Imagery January 2025

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REVISIONS

REV.				
P01	FIRST ISSUE			
	Initials	NJ	9/9/2025	
REV.	REVISION NOTES/COMMENTS			
	Initials			

TRC
Arkwright House
Manchester
M3 2LF

TITLE
SITE LOCATION PLAN

TRC PROJECT NO.
694848.0000.0000

SCALE
MAP A: 1:5,000 @ A3
MAP B: 1:500 @ A3

CLIENT
GMI CONSTRUCTION PLC

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS

PROJECT
GEORGE HOTEL, HUDDERSFIELD

DRAWING NO
694848.0000.FIG01

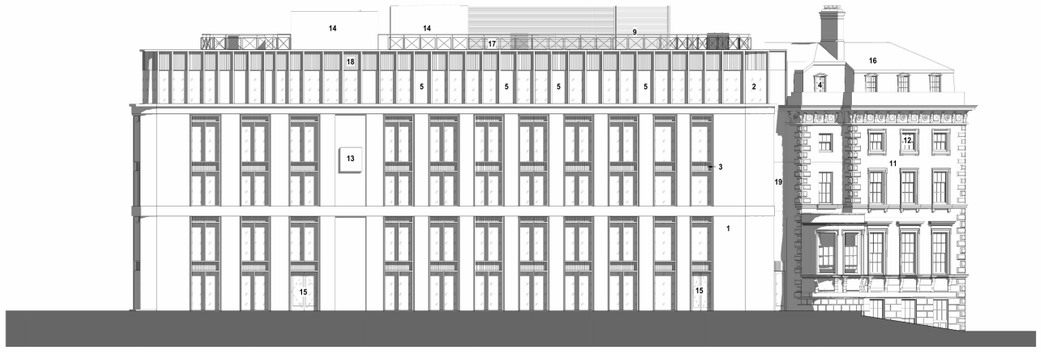
REVISION
PO1

NOTE:

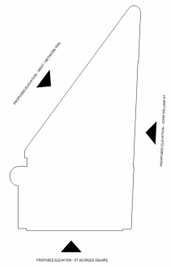
1. Layouts subject to change following receipt of updated Fire Strategy from the Fire Engineer
2. Layouts subject to receipt of Acoustic Strategy from the Acoustic Engineer
3. Ventilation strategy to Block A is currently in abeyance.
4. Layouts subject to Building Control approval
5. Fire Strategy subject to approval by Building Control

1 Proposed GA Elevation - John William Street
1 : 100

3 Proposed GA Elevation - St Georges Square
1 : 100



2 Proposed GA Elevation - West Elevation (Network Rail)
1 : 100



1_	Sawn Stone Rainscreen Cladding	5_	Glazed Spandrel Panel	9_ Louvred Plant Screen
2_	PPC Aluminium Curtain Wall System	6_	PPC Aluminium Feature Panel - Bronze	10_ PPC Slim Framed Aluminium Door
3_	PPC Vertical Louvred Aluminium Panel	7_	Proposed Door In Existing Fabric	11_ Existing Stone Masonary
4_	Proposed Timber Sash Window To Match Existing	8_	PPC Perforated Aluminium Door	12_ Existing Timber Sliding Sash Windows

13_	Exterior Signage	17_	PPC Steel Balustrade
14_	Aluminium Composite Cladding Panel	18_	Concealed Vertical Louvred Panel
15_	PPC Aluminium Fully Glazed Doorset	19_	Sturctural Glazing Curtain Wall System
16_	Existing Slate Roof Tiles	20_	Bespoke Ventilation Grille

Rev	Description	Date	Or By	App By
P5	Stage 3 Design Update	09.07.2025	DR	MS
P4	Issued for Stage 3	16.06.2025	DR	MS
P3	Issued for Planning	22.04.2025	DR	MS
P2	Issued for Client Approval	14.04.2025	DR	MS
P1	Issued for Coordination	12.03.2025	DR	MS

Approved by	Date Issued	Approved by
DR	02/01/2025	MS

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Kirklees COUNCIL

client name	GMI Construction Group
project	George Hotel Refurbishment
drawing	Proposed Elevations
computer file	2024.00373.000
plot date	As indicated@A0
drawing number	L054-AHR-20-ZZ-ZZ-D-A-20120
rev	P5
issue status	S3

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.

NOTES	COPYRIGHT NOTES	REVISIONS					TRC Arkwright House Manchester M3 2LF	TITLE PROPOSED DEVELOPMENT PLAN	
								TRC PROJECT NO. 694848.0000.0000	SCALE N/A
		P01	FIRST ISSUE				CLIENT GMI CONSTRUCTION PLC	PURPOSE OF ISSUE SUITABLE FOR INFORMATION	STATUS
			Initials	NJ	9/9/2025				
		REV.	REVISION NOTES/COMMENTS				PROJECT GEORGE HOTEL, HUDDERSFIELD	DRAWING NO 694848.0000.FIG02	REVISION PO1
			Initials						

Annex B – Significant Assumptions & User Reliance

Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Geoenvironmental and Geotechnical Site Assessment is intended to reduce, but not eliminate, uncertainty of geoenvironmental and geotechnical conditions associated with the subject Site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the subject site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

User Reliance

This report was prepared for GMI Construction PLC. Reliance on this report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.