

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/91929 - Huddersfield Bus Station, Upperhead Row, Huddersfield, HD1 2JN		
Discharge of details reserved by conditions 18 (Phase II Intrusive Site Investigation Report), 19 (Remediation Strategy) on previous permission 2024/92302 for refurbishment comprising (phase 1): facade improvements including Henry Street entrance; replacement shop fronts; alterations to external bus apron; extension and alterations to existing barrier within the bus alighting lane adjacent to Henry Street; (phase 2): new entrance canopy; public realm improvements; cycle hub; facade improvements including replacement shop fronts		
Date Responded: 18th September 2025	Responding Officer: NH	Responding Ref: WK/202437698
Conditions 18 (Phase II Intrusive Site Investigation Report), 19 (Remediation Strategy) To discharge Condition 18 and 19, a Letter by Calabrian (17th June 2024, 7297/006/RJH/rjh) and a report titled 'Intrusive Survey Findings' by Roscoe (November 2024, HDS-ROS-ZZ-XX-R-S-00500) has been received. We have reviewed the documents provided. 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 Letter by Calabrian describes that fieldwork was undertaken on 4th and 5th June 2024 and comprised the boring of eight dynamic sampling boreholes to around 1.5m depth. Made ground was identified within each borehole except WS101 and WS107 and comprised a laterally and vertically variable mix of granular and cohesive soils to depths ranging from 0.60m to 1.20m. Two soil samples were recovered from each of the boreholes and analysed for a suite of inorganic and organic determinands. None of the determinands exceeded their respective screening criteria and Calabrian concluded that remediation of these soils is not required in the context of a continued commercial end-use of the site. The Report by Roscoe explains that two trial pits have been excavated to inform foundation and drainage arrangements. The report does not contain any contaminated land commentary or discussion and therefore we consider it outside the remit of Environmental Health. We have reviewed the reports provided and identified several points requiring clarification, before we can further consider the discharge of Conditions 18 and 19: • The information is not a fully investigation report and misses key features included an updated Conceptual Site Model and risk assessment. The report should be revised and submitted to support the assessment. • The risk from ground gases to end-users of the development was flagged in the Phase 1 report but the report stated that the site is well ventilated. The scope of internal alterations remains unclear and while some areas appear to be well ventilated, smaller enclosed spaces intended for office or welfare use may pose a potential risk from ground gas intrusion. If alterations are occurring in these areas then we believe this risk has not been adequately addressed in the site investigation letter. Additional information is therefore considered necessary.		

- It is unclear whether any ground gas protection measures exist at the development and if so whether these will be exposed/and or replaced as part of the development.
- If imported soils are to be used, detailed proposals must be submitted to demonstrate their suitability and to ensure they do not introduce contamination to the site.

Recommendations

Conditions 18 (Phase II Intrusive Site Investigation Report), 19 (Remediation Strategy)

For the reasons above, we consider there to be insufficient information to satisfy the requirements of both Conditions 18 and 19 at this time and recommend that these conditions remain until further notice. A contaminated land consultant should address the comments and we recommend that Environmental Health are consulted to review additional information.