

Kirklees Council Offices
Civic Centre
3 Market Street
Huddersfield
HD1 2EY

Dear Kirklees Council

RE: Condition No. 18 "Remediation Strategy" WK/202523429

We are in receipt of your correspondence reference WK/202523429 dated 25th September 2025 and comments regarding Remada's Remediation Strategy ref' 1080.07.03.

We have address each point raised below:

Regarding Point 1.:

As per previous correspondence, Remada's Remediation Strategy supersedes the Sirius Remediation Strategy and hence there should be no references to it.

Remediation and enabling works are currently underway and comprise:

- Vegetation clearance (now completed),
- Reduced level excavation in footprint of the Home Bargains store (nearly completed),
- Raising levels in the footprint of the proposed Lidl store by approximately 1m with 6F2 crushed concrete.

The contractor, Stonedale Construction Ltd has provided the appended photographs and confirmed that only natural soils were encountered when reducing the level of the Home Bargains footprint.

Stonedale will place a piling matt over the proposed building footprints and install and Controlled Modulus Columns (CMCs) to each building. CMC is a displacement technology and it is not envisaged there will be any arisings, however, landfill waste was recorded at (Delta Simons TP105, TP107 and TP108) and if waste is encountered in arisings, the material will be removed from site.

The Ground Investigation Report does not suggest any other obstructions. If it becomes necessary to excavate landfill waste, it will be removed from site.

Regarding Point 2:

As per the Remediation Strategy, Remada will install three gas monitoring wells within in building footprint and carry out a minimum of four gas monitoring visits ensuring that these are completed during periods of high and low atmospheric pressure. A calibration certificate for the gas analyser will be provided in our report.

Regarding Point 3:

A Ground Gas Risk assessment will prepared in accordance with BS8485 and submitted to the LPA as per the Remediation Strategy in order to ensure that necessary gas venting and protection measures are designed and installed within each building.

Regarding Point 4:

Remada is not a building services consultant and cannot comment on gas alarm systems in buildings.

*Specialist in Land Condition
(SILC)*

*National Quality Mark
Scheme*

Due Diligence

Audit

Desk Study

*Intrusive Ground
Investigation*

*Human Health Risk
Assessment*

*Water Resource Risk
Assessment*

Mining Risk Assessment

*Preliminary Foundation
Design Recommendations*

*Remediation Strategies &
Method Statements*

Pre-acquisition Advice

Abnormal Cost Assessment

*Materials Management Plans
& Declarations*

UST Decommissioning

Soil Bio-remediation

Soil Stabilisation

*In-situ Groundwater
Remediation*

EA Remediation Permit

*Verification & Completion
Reports*

WAMITAB

Waste Classification

www.remada.co.uk

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Remada Ltd

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*Registered in England &
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Yours sincerely,

Krysia Szybut.
Senior Geo-Environmental Engineer
Remada Ltd

Enclosures

Client Photos

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Birstall 8th October 2025









