

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2025/92291 - The Highfields Theatre, Highfields Road, Huddersfield, HD1 5NG

Discharge of details reserved by conditions 3 (stone samples), 4 (doors and windows), 5 (parking), 9 (crime prevention), 10 (Phase I Desk Study Report) on previous permission 2021/93815 for demolition of single storey rear extension and erection of three storey rear extension (within a Conservation Area)

Date Responded:
18th May 2026

Responding Officer:
NH

Responding Ref:
WK/202607197

Condition 10 – Phase 1 Report

A Report on a Phase One Desk Study by RGS (04/08/2025, C5324/25/E/8202) has been received to discharge Condition 10. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports. We have read the report provided and make the following comments.

The Phase One Desk Study identifies potential pollutant linkages associated with historical on and off site land uses. A site walkover undertaken on 17th July 2025 and the site currently comprises an old mill-style building and associated car park. During the walkover, no visible evidence of contamination was identified. However, RGS recommend an intrusive investigation, including soil sampling, chemical analysis and ground gas monitoring (minimum 4 visits over 1 month), to assess potential risks and determine any remediation requirements.

Recommendations

Condition 10 – Phase 1 Report

Based on the professional judgement of the report authors and the evidence and interpretations presented, we have no objection to the discharge of condition 10.