

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92866 - Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

Discharge of details reserved by condition 8 (Validation Report) on previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area)

Date Responded:
5th January 2025

Responding Officer:
Hannah Kent

Responding Ref:
WK/202533087

Overall Recommendation: The Final Remediation Verification Report. Ref. NE8659-CDL-ZZ-XX-RP-G-60202 P02, dated 10th October 2025 satisfies the requirements of condition 8, which can therefore be discharged.

Condition 8 of this application states:

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Each phase of the development shall only be brought into use when the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority within three months of the development works being completed.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

The applicant has submitted the following documents for the discharge of the above condition:

1. Final Remediation Verification Report. Ref. NE8659-CDL-ZZ-XX-RP-G-60202 P02, dated 10th October 2025.

Section 2.4 of the report confirms elevated levels of PAH compounds and that ground gas protection measures are required.

2.4 Identified Areas of Contamination

2.4.1 Human Health

Elevated concentrations of PAH compounds were recorded within three exploratory holes, two of which were located in the south east below the proposed building footprint and one located within the north west, below the proposed sports pitches.

2.4.2 Gas Risk

The Cundall Geotechnical and Geoenvironmental Assessment (ref 4, Section 1.4) included six rounds of ground gas monitoring and a further three rounds were undertaken during and following the drilling and grouting of the underground mine workings. The results of the ground gas monitoring were assessed and characterised the site as a Characteristic Situation 2 (CS-2), under which scenario ground gas protection measures are required.

Section 3.1 identifies the proposed remediation measures:

The proposed mitigation measures include the placement of a clean cover system, comprising a minimum 300mm thickness of clean topsoil / subsoil overlying a geotextile separator in areas of new (not existing) soft landscaping only, where made ground is present.

Where made ground is not present, and in areas of existing soft landscaping, the clean cover system is not required.

And:

The gassing situation across the site has been assessed as Characteristic Situation 2 (CS-2), under which scenario all new developments require ground gas protection measures.

3.1.4.1 Main Building

The proposed college building in the south east of the site is classified as a Type C Building (in accordance with BS8485) and therefore requires a gas protection score of 2.5 points. It is understood that this is to be achieved by the use of a ground bearing slab and the placement and verification of a suitable ground gas membrane by an independent specialist.

3.1.4.2 Infill Building

The infill building will be required to include fixed gas monitors that measure hazardous ground gases in rooms that are most susceptible to gas risk, i.e. non ventilated enclosed spaces such as small plant rooms or storage rooms. A concept design was produced by Cundall as part of the Remediation Strategy to identify rooms where fixed gas monitors may be required and this included for small plant rooms and cupboards. This was to be reviewed and designed by a specialist contractor as part of the detailed design phase.

3.1.4.3 Existing Building

Similar to the infill building, it was agreed with the Local Authority that fixed gas monitors should be installed into rooms most susceptible to gas risk and immediately adjacent to the proposed, infill building. Some locations were provided as part of Cundall's concept design, but these were to be reviewed and designed by a specialist contractor as part of the detailed design phase.

3.1.5 Water Supply Pipes

All new potable water supply pipes at the site were to conform with one of the following remedial options:

1. Place all new potable water supply pipes in either natural soils or directly into new buildings (i.e., no direct contact with existing made ground soils), thus preventing contact with made ground soils.
2. Upgrade the water supply pipes to a proprietary potable water supply pipe designed for contaminated sites such as 'Protect-line' together with the associated connections.

Section 4 confirms the works that were undertaken, confirming the enabling works, surveys confirming depths of excavation, confirmation of the geotextile marker membrane and clean cover sub/topsoils.

Section 4.4 confirms Ground Gas remediation measures including the installation of ground gas monitoring prior to and during demolition and the ground gas protection measures that were constructed including the floor slab and ground gas membrane and the verification of these. Some issues with the ground gas barriers occurred that required rectification and re-testing (details are provided in Appendix E).

Barrier pipes were installed across the development site, the installation of which was confirmed by the contractor (including photographic evidence).

Appendices were provided demonstrating compliance with the remediation measures:

- Appendix A presents the base excavation surveys,
- Appendix B presents communications confirming the removal of made ground, the installation of the geotextile marker, and the clean sub/topsoils layer,
- Appendix C presents the geotextile barrier data sheet,
- Appendix D presents the soil testing certificates, and
- Appendix E presents the gas verification reports.

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