

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/92887 Part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RA
Discharge of details reserved by conditions 7 (Construction (Environmental Management Plan), 8 (Construction Management Plan: Ecology), 10 (Phase 2 Site Investigation Report), 13 (Biodiversity Enhancement and Management Plan), 22 (Retaining Wall), 24 (Lighting) on previous permission 2023/91405 for erection of foodstore (Class E) with associated access, parking, servicing area and landscaping
Responding Date:
29th October 2025
Responding Officer:
SR
Responding Ref:
WK202533231
Comments

Environmental Health have been consulted in relation to condition 10 (Phase 2 Site Investigation Report). A Phase 2 Ground Investigation report by Remada Geo Consultants, ref:1219.01.01, dated March 2024, has been submitted in support of the application, the report contains geotechnical information that is beyond the remit of Environmental Health, this response is in relation to contaminated land.

The report describes the findings from fieldworks undertaken in January 2025. These included 13 windowless boreholes, with gas and groundwater monitoring, and the retrieval of soils for laboratory analysis and screening.

The fieldwork revealed strata conditions of made ground across the site to maximum depth of 2.5m containing some asphalt, granular brick and concrete, followed by a sandstone bedrock layer consistent with the geological mapping.

The laboratory testing and screening of 4 samples of made ground confirmed them to be free of asbestos. No visible or olfactory indicators were present in the samples recovered and whilst some contaminants were found to be present they were within the general assessment criteria (GAC) values for a commercial end use. 3 samples were assessed for waste criteria and found to be capable of classification as inert waste. Results are presented in Table 3. The report author informs the levels of contaminants found are consistent with made ground, they are of low solubility and motility and therefore present a low risk to controlled waters.

Table 2 presents gas data, showing gas monitoring in 6 wells over 4 visits, peak methane 0.1% v/v, peak carbon dioxide at 1.1% v/v, we are informed monitoring visits were undertaken during periods of rising, steady and falling pressure trends over the preceding forty-eight hours. Using the data gathered the consultant has classified the site as Characteristic Situation Level 1. Thus, gas protection measures are not required.

The conceptual site model is presented in Table 5 indicating negligible risk to receptors and a gas Characteristic Situation Level 1, indicating remediation is not necessary.

The report confirms information on importation of clean materials and removal of waste.

We have reviewed the report and make the following recommendation.

Recommendations**Condition 10**

On the basis of the professional judgement of the report author and the evidence and interpretations presented in the Phase 2 Ground Investigation report by Remada Geo Consultants, ref:1219.01.01, dated March 2024, Environmental Health have no objection to the discharge of condition 10.