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| <b>Consultation Response from: KC Environmental Health (Pollution &amp; Noise Control)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |                                               |
| <b>2026/90009 - University Of Huddersfield, Queensgate, Huddersfield, HD1 3DH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |                                               |
| <b>Provision of new landscaping scheme on the site of the former faith centre building together with extended delivery area and turning circle</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                  |                                               |
| <b>Date Responded:</b><br><b>Tuesday, 27 January 2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Responding Officer:</b><br><b>Hannah Kent</b> | <b>Responding Ref:</b><br><b>WK/202601890</b> |
| <p>Thank you for consulting Environmental Health on the above application.</p> <p><b>CONSIDERATION &amp; COMMENTS</b></p> <p><b>Contaminated Land</b></p> <p>The applicant has submitted a Phase I Preliminary Contamination Risk Assessment, GEOL25-6220, dated 12<sup>th</sup> January 2026 produced by GeolConsultants Ltd. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspects of the report.</p> <p>The Phase I Preliminary Contamination Risk Assessment (PCRA), introduces the site as an area consisting of a surface predominately building rubble, with some small areas of hardstanding surfacing. An area of soft landscaping is situated along the southern boundary of the site.</p> <p>The PCRA provides the history of the site as consisting of undeveloped land (1851), which is subsequently developed with the expansion Huddersfield such that buildings exist on the site, and appear later to have been removed.</p> <p>Historical mapping provides no detail or names for any of the developments on the site until a building listed as Government Offices is detailed on mapping dated published 1959 - 1986 Source map scale - 1:1,250, however, the mapping source published 1960 - 1961 Source map scale - 1:2,500 does not detail a building. The lack of detail provided by historical mapping is particularly poor in relation to what development has occupied the site over time.</p> <p>A coal mining risk assessment is included in the PCRA that confirms the site lies within a Development High Risk Area, however, the report concludes <i>"given the minimal intrusive nature of the proposed development (public open space / landscaping), the risk posed to the site from potentially unrecorded coal workings within the Soft Bed coal seam beneath the site is considered LOW"</i>. However, <i>"if enclosed structures are to be proposed as part of the development then a Mine Gas Risk Assessment (MGRA) should be completed for the site"</i>.</p> <p>Section 8 of the report summarises the contamination and ground gas risk assessment, stating that <i>"Given the historical and current site use, the risk of significant contamination being present on this site is LOW to MEDIUM. This is due to the site walkover identifying the initial surfacing to comprise made ground as well as the site experiencing numerous phases of redevelopment during the 1900's. Furthermore, several historical industries / factories have been situated within the immediate surrounding area of the site."</i></p> |                                                  |                                               |

The PCRA concludes that an appropriate site-specific investigation works forming a detailed Phase II Ground Investigation should be undertaken, prior to commencing with the proposed development”.

## **RECOMMENDATIONS**

### **Contaminated Land**

#### **CLC2 Submission of a Phase 2 Intrusive Site Investigation Report - Condition**

Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

#### **CLC3 Submission of Remediation Strategy - Condition**

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (CLC2) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

#### **CLC4 Implementation of the Remediation Strategy - Condition**

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (CLC3). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

#### **CLC5 Submission of Verification Report - Condition**

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as 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 Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

#### **CLC7 Contaminated land - Footnote**

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.*

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.