

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

2026/90158 - Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR

Discharge of details reserved by conditions 3 (site clearance), 18 (Phase II Intrusive Site Investigation Report), 19 (Remediation Strategy) on previous permission 2023/90668 for demolition of existing buildings, erection and operation of single building comprising Sui Generis land use limited to the purpose of storage, assembly, sale and distribution of custom-built computers, laptops and their components as well as any associated development (those being replacement wind turbine, utility provision, drainage, access, hard/soft landscaping) within the red-line boundary alongside business operations pursuant to the effective administration of Sui Generis use

Date Responded:
20th February 2026

Responding Officer:
NH

Responding Ref:
WK/202602146

Condition 18 – Phase II Intrusive Site Investigation Report

The following documents authored by RGS have been submitted in support of the discharge of Condition 18:

1. Phase 2 Environmental Report (15th January 2026, C3224/25/E/8845)
2. Phase 2 Environmental Report (12th February 2026, C3224/25/E/8985)

The reports include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports.

The first report (15th January 2026, C3224/25/E/8845) presents the findings of 10 machine-dug trial pits undertaken on 10th December 2025 following partial site clearance. The phased approach addresses earlier limitations associated with on-site obstructions.

Soil testing results were compared against ATRISK Soil Screening Values (SSVs) for a commercial end use. Initial exceedances of commercial SSVs for several PAHs and limited aliphatic TPH were identified within near-surface made ground. However, in the absence of free product and having regard to the combined assessment criteria referenced within the report, RGS state these exceedances do not represent a significant risk for the proposed commercial use. No asbestos was detected in the samples tested, and PID monitoring did not identify vapour concerns.

RGS describe the contamination identified as localised and consistent with isolated historic spillages associated with plant and machinery storage, rather than widespread contamination. They maintain that the conceptual site model (Ref: C3224/25/E/8007) remains valid and does not require amendment.

The second report (12th February 2026, C3224/25/E/8985) provides the results of four additional trial pits undertaken beneath the footprint of the demolished buildings in January 2026, completing the phased site characterisation.

Chemical testing was undertaken in accordance with ATRISK SSVs for commercial land use. A minor exceedance of commercial SSVs for PAHs was recorded at TPW (0.60m depth). However, when applying the combined assessment approach in the absence of free product, the results fall below the relevant commercial screening criteria. All other determinands were below screening levels, no asbestos was identified, and no groundwater or vapour concerns were recorded.

RGS conclude that soils beneath the former structures are consistent with the wider site, with contamination limited to localised historic spillages. The conceptual site model and existing Phase 3 Remediation Strategy are considered appropriate and require no amendment.

We have reviewed the reports provided. The Phase 2 Environmental Reports (Refs: C3224/25/E/8845 and C3224/25/E/8965) are accepted in support of Condition 18. The submitted investigations reasonably characterise the site for the proposed commercial end use. Consequently, we recommend that Condition 18 be discharged.

Condition 19 – Remediation Strategy

A Remediation Statement authored by RGS (15th January 2026, C3224/25/E/8845) has been submitted in support of the discharge of Condition 19. 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 report.

The strategy proposes removal of contaminated made ground within the northern development area, installation of a clean cover system where required, and incorporation of ground gas protection measures. Section 3.4 confirms that a significant cut and fill exercise will remove the majority of made ground to formation level (sandstone bedrock) in the northern area. This is expected to remove the identified localised contamination associated with historic spillages. The final placement of excavated materials and validation testing will be documented within a Verification Report.

Where made ground remains beneath landscaped areas, a minimum 900mm clean cover system (including suitable growing medium for tree planting) is proposed. Hardstanding and building footprints will act as a barrier elsewhere. Imported fill will be chemically validated in accordance with YALPAG guidance with certification and laboratory results included in the Verification Report.

Given the Characteristic Situation 3 classification, gas protection measures in accordance with BS 8485 are proposed. These include proposals for a passive sub-floor dispersal layer and gas-resistant membrane verified under CIRIA C735. The combined system achieves a protection score exceeding the minimum required for the proposed commercial building type.

The report confirms that a watching brief will be maintained during groundworks. Should unexpected contamination be identified, further investigation and revision of the remediation strategy will be undertaken as necessary.

We have reviewed the Remediation Statement by RGS (15th January 2026, C3224/25/E/8845) in relation to land contamination. The proposed measures to remove affected soils, provide clean cover where required, and install appropriate gas protection are

considered suitable for the proposed commercial use. The document is therefore accepted in support of Condition 19, and we recommend that the condition be discharged.

Under the NPPF, responsibility for ensuring the site is suitable for its intended use rests with the developer/landowner. The developer is reminded that if previously unidentified contamination is encountered, works must cease in the affected area and the Local Planning Authority must be notified in accordance with the relevant condition. No works shall recommence in that area until an agreed assessment and, where necessary, remediation scheme has been approved.

Recommendations

Condition 18 – Phase II Intrusive Site Investigation Report

The Phase 2 Environmental Reports (Refs: C3224/25/E/8845 and C3224/25/E/8965) are accepted in support of Condition 18, therefore we recommend the discharge of the condition.

Condition 19 – Remediation Strategy

We have reviewed the Remediation Statement by RGS (15th January 2026, C3224/25/E/8845) in relation to land contamination. The proposed measures to remove affected soils, provide clean cover where required, and install appropriate gas protection are considered suitable for the proposed commercial use. The document is therefore accepted in support of Condition 19, and we recommend that the condition be discharged.