

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

**2026/90441 Huddersfield Bus Station, Upperhead Row, Huddersfield, HD1 2JN**

**Discharge of details reserved by conditions 11 (bins), 15 (BEMP), 22 (Phase II Intrusive Site Investigation Report) on previous permission 2025/91604 for variation condition 2 (plans) on previous permission 2024/92302 for refurbishment comprising (phase 1): facade improvements including Henry Street entrance; replacement shop fronts; alterations to external bus apron; extension and alterations to existing barrier within the bus alighting lane adjacent to Henry Street; (phase 2): new entrance canopy; public realm improvements; cycle hub; facade improvements including replacement shop fronts**

**Responding Date:**  
**19<sup>th</sup> May 2026**

**Responding Officer:**  
**SR**

**Responding Ref:**  
**WK202605229**

**Comments**

**Condition 22 (Phase II Intrusive Site Investigation Report)**

In support of the discharge of condition 22 the following documents have been submitted:-

- Phase 2 Geo-Environmental Assessment by BWB, dated August 2025, ref: 221692
- Factual Report by RGS dated 01/08/2025, ref: C5244/25/E/8058

Any geotechnical information within these reports is beyond the remit of Environmental Health. These comments are in relation to contaminated land only. We would therefore advise the planner to seek additional comments, particularly in relation to HBS-BWB-XX-XX-T-G-0002\_GDR\_P01 (COMPLETE)---Phase II Intrusive Site Investigation Report, which appears to be completely geotechnical in nature and not related to condition 22.

**Phase 2 Report**

We are informed fieldworks were undertaken between the 12th & 14th, and 17th & 18th June 2025. They included two windowless sample boreholes with rotary core and rotary open-hole follow-on, with, Installation of two monitoring standpipes. The report explains, a third borehole was not undertaken due to time constraints. Good practice guidance advises a minimum of 3 investigation points and 3 monitoring locations where a gas risk has been identified.

Strata conditions revealed; made ground including cobbles with bituminous binding, lower coal measures, coal and a void at location BH01, which the report considers indicates worked coal.

8 soil samples and 2 leachate samples were retrieved and sent for analysis. Asbestos was not detected. BH01 sample showed exceedances of several PAHs within made ground which has been attributed to the bituminous material present. We are informed site personal risk during construction will be mitigated using standard health and safety PPE, we require additional commentary in relation to future site users as the report author has assumed full hard landscaping. Plan number 221655-PEV-XX-00-DR-L-0301, shows at least 2 areas of soft landscaping. Thus the report has not considered these areas.

The gas monitoring to date is provided within the RGS factual report BH01 has two results on two dates, BH03 appears to have two inconclusive results as on the first visit the gas tap was open and on the second visit silt was present on the dip meter. In addition to the inadequate monitoring no visits were undertaken during periods of atmospheric pressure below 1000mb, worst case scenario has not been demonstrated. The consultant should indicate within the

report the relevance of gas monitoring in relation to the proposed development, i.e. are enclosed spaces part of the proposal. Good practice guidance must be followed and we anticipate full monitoring results and associated commentary in an updated report.

For the reasons given above we are unable to recommend the discharge of condition 22 at this time.