

2026/90441 Huddersfield Bus Station

BWB Environmental Health Response (WK202605229)

May 2026

Project Name:	Huddersfield Bus Station, Canopy Development
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BWB Consulting Ltd (BWB) have been providing geo-environmental services for Kirklees Council (the Client) in relation to the Huddersfield Bus Station project, specifically the proposed canopy structure and redevelopment of Upperhead Row.

The following geo-environmental reports have previously been completed for the site:

- 'Huddersfield Bus Station Desk Study and Coal Mining Risk Assessment' by WSP for The West Yorkshire Combined Authority, reference 70079084-GEO-001, dated November 2021.
- 'Huddersfield Bus Station Canopy – Mining Risk Assessment' by BWB for Kirklees Council and West Yorkshire Combined Authority (WYCA), reference 221692-HBS-SH4-SBF-REP-W-CV-000002_P2, dated May 2025; and
- 'Huddersfield Bus Station Canopy – Phase 2 Geo-Environmental Assessment' by BWB for Kirklees Council, reference HBSC-BWB-XX-XX-T-G-0001_Ph2, dated August 2025.

BWB has received comments from the Kirklees Council Environmental Health Officer (reference WK202605229). This Technical Note has been prepared to provide further evidence that the Phase 2 Report is suitable to support discharge of Condition 22 relating to ground contamination.

Number of locations & Testing

As stated in the Phase 2 Report, a third exploratory position was planned. However, difficulties in breaking through the Made Ground slowed progress, and the central borehole (BH02) was therefore omitted from the works. Relevant guidance on ground investigation does not prescribe a minimum number of exploratory locations; instead, documents such as BS 10175, Eurocode 7 and BS 5930 set out a conceptual, risk-based approach in which sampling density is determined by the need to characterise ground conditions for the specific project.

The two completed boreholes were located at either end of the development area. Ground conditions were found to be comparable at both locations, providing confidence in the conceptual ground model that was developed.

The samples and testing completed targeted the Made Ground profile and ended with a sample of the natural ground. Samples retrieved of the bitumen / tar material was taken with the use of a hydraulic breaker due to its high strength.

Soft Landscaping

In relation to the limited soft landscaping proposed, the Landscaping Masterplan (ref: 221655-PEV-XX-00-DR-L-0301-P07, dated 15/08/2025) shows that two new trees will be planted to the

north of the scheme, while all other soft landscaped areas will be retained from the current layout. The trees will require excavation of tree pits, typically measuring 1m x 1m x 1m, with suitable growing medium placed around the root ball in accordance with BS 3882:2015. A tree grille will then be installed, as indicated on the landscaping drawing. Excavation of the tree pits is considered sufficient to remove the localised PAH/coal tar impacted material and therefore remove the source in these areas. In addition, the landscaping plan indicates that the remainder of the development area will be hard landscaped and, together with the installation of tree grilles, will provide a physical barrier preventing incidental contact with the Made Ground to remain in situ.

Based on the assessments completed to date, no complete source-pathway-receptor linkage has been identified between the PAH/coal tar impacted material and future site users.

Risks to construction workers should be managed through standard construction health and safety procedures and the requirements of the CDM Regulations.

Gas Monitoring

The development comprises a canopy structure that is open on three sides. A bin store is also proposed in the southern part of the application area and will be the only structure at ground level. Based on drawing 20235-SGP-ZZ-ZZ-DR-A-131306, dated 10/12/23, the bin store will incorporate a clear gap between ground level and the base of the walls, together with a second gap between the top of the walls and the roof structure. It is therefore not considered to form an enclosed space requiring gas assessment in accordance with CIRIA C665 and BS 8485 guidance.

Given the nature of the proposed development, BWB considers it appropriate to limit the number of ground gas monitoring visits to two and concludes that no ground gas protection measures are required.

Conclusions

Based on the information presented in the Phase 2 Geo-Environmental Assessment and the clarifications provided in this Technical Note, BWB considers that the scope of investigation and testing completed is proportionate to the nature of the proposed development and provides an adequate basis for the conceptual ground model and risk assessment presented.

In response to the Environmental Health comments, the proposed tree pit excavations will remove localised PAH/coal tar impacted material within the limited soft landscaped areas, while the remainder of the development will be hard landscaped and will therefore provide a permanent barrier to the underlying Made Ground. In addition, the proposed canopy and bin store arrangement will not create enclosed spaces that would warrant further gas assessment or gas protection measures. On this basis, BWB considers that the submitted information is suitable to support discharge of Condition 22 in relation to land contamination.