

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		
Date Responded: 10/08/2026	Responding Officer: KB	Responding Ref: WK/202623119
Further to our response dated 19th May 2026 (Our Ref: WK/202605229), we acknowledge receipt of further technical information and can now consider the discharge of Condition 22 (Phase II Intrusive Site Investigation) on this application. Condition 22 (Phase II Intrusive Site Investigation) A Technical Note prepared by BWB Consulting (Ref: 221692 P01) responds to the concerns raised by Environmental Health regarding the Phase 2 Geo-Environmental Assessment. The note explains that although a third borehole was not completed, the two investigation locations situated at either end of the development area encountered comparable ground conditions and were considered sufficient to support the conceptual site model. In relation to contamination, the Technical Note states that the limited areas of proposed soft landscaping comprise two new tree pits, the excavation of which would remove any localised PAH/coal tar impacted material, whilst the remainder of the site will be hard surfaced, preventing direct contact with underlying made ground. The BWB note also addresses the ground gas concerns, advising that the development consists of an open-sided canopy and a naturally ventilated bin store rather than enclosed buildings, and therefore further gas monitoring and gas protection measures are not considered necessary. BWB concludes that the investigation undertaken is proportionate to the nature of the development and that sufficient information has been provided to demonstrate that unacceptable risks from contamination or ground gases are unlikely to arise. Comments In our previous response, we raised concerns regarding the Phase II Intrusive Site Investigation, specifically in relation to the number of exploratory locations, the extent of ground gas monitoring and the assessment of contamination risks associated with areas of proposed soft landscaping. As a result, Environmental Health advised that Condition 22 should not be discharged based on the information originally submitted. In response, the applicant has submitted a Technical Note prepared by BWB Consulting which provides additional justification for the scope of investigation undertaken and addresses the specific matters raised by Environmental Health. The note explains that the two completed boreholes were positioned at either end of the development area and encountered comparable ground conditions, providing confidence in the conceptual site model. It further confirms that the limited areas of proposed soft landscaping consist of two new tree pits, the excavation of which would remove any localised contamination identified within made ground.		

The remainder of the development area will be hard landscaped, thereby maintaining a physical barrier between site users and underlying materials.

Should any soils require disposal off site an assessment of waste classification of the soils for disposal should be made by a competent person and waste disposed of appropriately.

Regarding risks associated with ground gases, the Technical Note confirms that the proposed development comprises an open-sided canopy and a naturally ventilated bin store and does not introduce enclosed occupied buildings. Whilst it is acknowledged that the gas monitoring dataset is limited, the submitted monitoring records identified no methane and no measurable gas flow during the monitoring period. The consultant therefore concludes that additional gas monitoring and gas protection measures are not required for the proposed form of development.

Having regard to the scale and nature of the proposal, it is considered that the additional information addresses the contamination and ground gas issues relevant to the proposed development. On balance, the level of investigation undertaken is considered proportionate to the risks presented by the development and sufficient information has been provided to demonstrate that unacceptable risks to future users are unlikely to arise.

Recommendations

The submitted Technical Note addresses the matters raised by Environmental Health in our previous response and demonstrates that the proposed development would not give rise to unacceptable risks to human health.

We recommend to approve the discharge of Condition 22 (Phase II Intrusive Site Investigation Report).

This recommendation does not remove the requirement to comply with any remaining contamination related conditions attached to the planning permission, including those relating to imported materials, the management of excavated waste soils and submission of verification information. Environmental Health should be re-consulted when such details are submitted for approval.