

# HUDDERSFIELD BUS STATION CANOPY

Upperhead Row,  
Huddersfield.  
HD1 2JN

Statement on Contamination, Remediation and Verification  
Requirements  
Planning Conditions 23 & 25

9918-HJCE-XX-XX-TRP-S-0001

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For Approval	P01	JJK	AF	AF	22.05.2026

## 1. INTRODUCTION

This statement has been prepared by HJCE Ltd on behalf of Lindum Group Ltd to provide a formal summary of the findings of the Phase 2 Geo-Environmental Assessment (ref. HBSC-BWB-XX-XX-T-G-0001\_PH2\_P01, dated August 2025) as they relate specifically to Planning Conditions 23 and 25 associated with the proposed Huddersfield Bus Station Canopy development.

The purpose of this document is to confirm whether any contamination-related remediation or verification measures are required to support the discharge of these conditions.

## 2. BASIS OF REVIEW

HJCE has undertaken a high-level technical review of the following report prepared by BWB Consulting Ltd:

- HBSC-BWB-XX-XX-T-G-0001\_PH2\_P01 – Phase 2 Geo-Environmental Assessment (August 2025)

For clarity:

- HJCE did not undertake the intrusive investigation, laboratory testing or interpretative reporting.
- HJCE has no reliance on the factual or interpretative content of the above SI report.
- This statement is provided solely to summarise the SI conclusions in the context of Planning Conditions 23 and 25.

Responsibility for the accuracy, completeness and interpretation of the SI remains with the original author(s).

## 3. SUMMARY OF SI FINDINGS RELEVANT TO CONDITIONS 23 & 25

Based on the findings presented within the Phase 2 Geo-Environmental Assessment:

- No significant contamination was identified that would necessitate remediation works.
- Slight PAH exceedances within Made Ground were attributed to historic bituminous surfacing materials and are not considered to pose an unacceptable risk to future site users given the proposed hard landscaping.
- No groundwater was encountered during drilling, and subsequent monitoring recorded dry conditions, indicating no groundwater contamination risk.
- No pollutant linkages requiring mitigation were identified.

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Accordingly, the Phase 2 report concludes that no Remediation Strategy, no Remediation Works and no Verification Reporting are required for the proposed development.

#### 4. APPLICABILITY TO PLANNING CONDITIONS 23 & 25

Based on the conclusions of the Phase 2 Geo-Environmental Assessment, the requirements of:

- Condition 23 – Remediation Strategy
- Condition 25 – Verification Reporting

are not applicable, as no contamination requiring remediation has been identified.

HJCE therefore considers that these conditions may be discharged.

#### 5. LIMITATIONS

This statement is provided exclusively for the purpose of assisting Lindum Group Ltd with the discharge of Planning Conditions 23 and 25. It should be read in conjunction with the original Phase 2 Geo-Environmental Assessment submitted to the Local Planning Authority.

HJCE accepts no responsibility for the accuracy, completeness or interpretation of the SI information prepared by others.