



Phase 1 Desk Study Report ACCU Stadium Hotel

Prepared for Town Sports & Entertainment Group Limited

March 2026

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03	9 th July 2026	Update to site boundary and proposed development description	Approved	Phil Edge Associate Director phil.edge@clancy.co.uk

Executive Summary

Client	Town Sports & Entertainment Group Limited
Location	Stadium Way, Huddersfield HD1 6PG, National Grid Reference 415498, 417641.
Description	The site forms part of the John Smiths Stadium complex, comprising the North Stand and a two storey existing gymnasium and office structure.
Development	Proposed development relates to the demolition of the leisure centre, construction of a 141 room hotel, alterations to the North Stand, and other associated works.
Site History	The site has historically been developed as part of a dye works with the Goit channel in the east of the site and a mill dam in the south, and an unspecified works prior to being developed as part of the John Smiths Stadium site. The surrounding area has had a varied development history, with various works, a colliery and large tip all within close proximity to the site.
Geology	British Geological Survey mapping indicates the site to be underlain by Alluvium overlying the Pennine Lower Coal Measures Formation. The 36 Yard Coal seam is indicated to sub-crop in the east of the site.
Radon	The site is not indicated to be in an area affected by Radon gas.
Mining & Ground Stability	The site is indicated to be at moderate risk with regard to compressible ground and landslide. These are likely to relate to Alluvium beneath the site and the cutting/steep slope to the east of the site respectively. The site is not indicated to be subject to ground stability hazards associated with historic coal mining however the 36 Yard Coal seam is shown to sub-crop in the east of the site and is likely to be present at relatively shallow depth. As such, it is considered that this may have been worked at some point in the past.
Flood Risk	The site is located within Flood Zone 3. Groundwater flooding may occur within structures below ground and at surface.
Environmental Setting	The site is underlain by Secondary A Aquifers, relating to the Alluvium and Pennine Lower Coal Measures. However, the site is not located within a groundwater SPZ and no groundwater abstractions for potable supply have been identified within 1km of the site. The River Colne is present from 30m to the northwest of the site.
UXO	Zetica Bomb Risk Mapping indicates the site to be in an area of low UXO risk.
Potential Contamination	The site's historical development and land use within the surrounding area may have resulted in elevated concentrations of contaminants of concern within soils and groundwater beneath the site, including metals / metalloids, hydrocarbons, asbestos, VOC's and SVOC's. Several potential sources of hazardous ground gasses have been identified at site and within the surrounding area, including deep Made Ground, the backfilled mill pond/dam, infilled channel and the recorded coal seam.
Geotechnical Comments	A cutting and steep embankment/engineered slope are present immediately to the east of the site. The nature of this slope, and whether the proposed development could affect the stability of the slope, will need to be considered. In view of the site history, it is anticipated that the existing building will be piled and that the proposed new hotel will also need to be to be on piled foundations.

Recommendations

It is anticipated that a Coal Mining Risk Assessment may be required for planning. Site investigations will also likely be required to address the potential of shallow old unrecorded coal workings.

A site investigation should be undertaken at the site to further assess the risk posed by potential contamination, hazardous ground gasses and possible unrecorded mine workings to the proposed development, future site users and environmental receptors. The following should be considered for the proposed development:

- An intrusive site investigation to include excavations in the location of the former tanks, buildings, mill dam and channel. Soil samples should be retrieved for laboratory testing to further assess the contamination status of the site.
- Intrusive investigations to characterise the depth of any Made Ground present along with the general ground conditions at the site, including in-situ and ex-situ geotechnical testing to inform building design.
- Intrusive investigations to identify the presence, depth, nature and potential of any workings associated with the 36 Yard Coal seam in the east of the site.
- Effects of the construction works on the east cutting / engineered slope may be required.
- A ground gas monitoring program targeting the Made Ground, Alluvium, Pennine Lower Coal Measures and 36 Yard Coal seam. Any monitoring program undertaken should include at least one monitoring visit under 'worst case' conditions, and include monitoring for harmful vapours as well as hazardous ground gasses.
- A groundwater monitoring program to assess the groundwater regime at the site.
- Should contamination be encountered within soils beneath the site or if visual / olfactory evidence of contamination be noted with the groundwater, samples of the groundwater should be obtained to further assess the contamination status of the groundwater beneath the site.

Should significant soil or groundwater contamination be encountered during any intrusive works, surface water monitoring should be carried out. Samples should be retrieved from the River Colne to assess the impact any contamination encountered is having on this sensitive water receptor. It may be necessary to undertake a Detailed Quantitative Risk Assessment to derive site specific screening criteria for this purpose.

Contents

1.0	Introduction	1
1.1	Background	1
1.2	Objectives	1
1.3	Limitations of the Study	1
2.0	Previous Investigations	2
3.0	Desk Study	4
3.1	General	4
3.2	Site Setting and Description	4
3.3	Site History	5
3.4	UXO Risk Assessment	6
3.5	Geology	7
3.6	Coal Mining	7
3.7	Ground Stability	8
3.8	Hydrogeology	8
3.9	Hydrology	9
3.10	Soil Geochemistry	9
3.11	Flood Risk	9
3.12	Radon Risk Potential	9
3.13	Landfill Sites	10
3.14	Industrial Land Uses	10
3.15	Sensitive Land Uses	11
3.16	Potential Geotechnical Constraints	11
4.0	Phase 1 Risk Assessment	13
4.1	General	13
4.2	Preliminary Conceptual Site Model	13
4.3	Potential Contaminant Sources	13
4.4	Potential Pathways	14
4.5	Potential Receptors	14
4.6	Preliminary Risk Assessment	14
5.0	Desk Study Conclusions	17
6.0	Recommendations	19

Table of Figures

Table 1– Site History	5
Table 2 – Geotechnical Risk Register	11
Table 3 - Severity of Risk	15
Table 4 - Probability of Risk Occurring	15
Table 5 - Comparison of Risk & Probability	15
Table 6 - Pollutant Linkages & Perceived Risk	16

Drawings

Site Location Plan
Proposed Development Plan
Historic Borehole Plan

Appendices

Appendix I	Drawings
Appendix II	Site Photographs
Appendix III	Historical Maps
Appendix IV	Zetica Bomb Risk Map
Appendix V	Consultants Coal Mining Report
Appendix VI	EA Site Sensitivity & Flood Risk Maps
Appendix VII	Environmental Database

1.0 Introduction

1.1 Background

Clancy Consulting Limited has been instructed by Town Sports & Entertainment Group Limited to carry out a Phase 1 Desk Study for the site of a proposed development located at the ACCU Stadium, Stadium Way, Huddersfield, HD1 6PG. The proposed development relates to the demolition of the leisure centre, construction of a 141 room hotel, alterations to the North Stand, and other associated works.

A site location plan and proposed development plans are included in Appendix I with a selection of site photographs presented in Appendix II.

Clancy Consulting Limited have been provided with the following reports, containing previous site investigation information for the wider site area.

- *Dunelm Geotechnical and Environmental Limited - "Factual Report on Site Investigation for Land at HD1, Huddersfield" Ref: D8279, dated 26th January 2018*
- *Cundall - "HD1 Huddersfield – Phase 2 Site Geoenvironmental and Geotechnical Assessment" Ref:1011828.RPT.GL003 RevA, dated 28th February 2018*

A summary of relevant information from the above reports to the current study area is provided within section 2.0.

1.2 Objectives

The objectives of this assessment are summarised below:

- Provide a brief review of previous site investigation works undertaken at the site.
- Provide a review of the site's land use history by reference to ordnance survey maps of the area.
- Assess the environmental setting, geology, hydrology, hydrogeology, mining and subsidence history of the site and surrounding area.
- Consider the potential risk from unexploded ordnance (UXO).
- Consider the potential risk to end users of the site from hazardous ground gas.
- Develop a preliminary risk assessment and a detailed 'conceptual site model' with regard to potential contamination sources, pathways and receptors.

1.3 Limitations of the Study

Clancy Consulting Limited cannot be held responsible for any omissions, misrepresentation, errors or inaccuracies with the supplied third-party report information. The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information or improved practices and changes in legislation may require a reinterpretation of the report in whole or in part.

Clancy Consulting Limited reserves the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use of Town Sports & Entertainment Group Limited for the objectives discussed previously only and is confidential to them.

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2.0 Previous Investigations

A previous site investigation was scoped and reported on by Cundall in February 2018, with site works conducted and factually reported by Dunelm Geotechnical and Environmental Limited in January 2018. The Cundall report references several other reports for historic investigations undertaken at the site; copies of which have not been provided to Clancy Consulting Limited.

The previous site investigation undertaken by Dunelm Geotechnical and Environmental Limited and Cundall was predominantly to the northwest of the current study area, on the opposite bank of the River Colne, and to the southwest of the ACCU Stadium.

The site investigations comprised the drilling of 16no. cable percussive boreholes, 16no. further cable percussive boreholes with rotary coring follow on, 5no. mini percussive drilling, 7no. hand excavated trial pits, 8no. machine excavated trial slope trenches, and 2no. machine excavated trial trenches. Where applicable, this program of site works was laid out to locate and determine the depth and condition of the Pennine Lower Coal Measure at rockhead, and any potential historical mine workings, investigate conditions of Made Ground and superficial deposits and to determine groundwater levels and the ground gas regime across the site.

Made Ground was recorded to a maximum depth of 16.80m bgl, and was variably present as both cohesive and granular strata. Cohesive Made Ground was described as dark brown to black, sandy, commonly gravelly clay with a thickness ranging from 0.35m to 8.60m. The gravel comprised sandstone, mudstone, concrete and brick. The granular Made Ground was described as brown to black silty, slightly gravelly to very gravelly sand or yellow brown to dark brown slightly sandy to sandy gravel. The sand is occasionally recorded as ash, and the gravel is predominantly recorded as sandstone and mudstone, with common brick, coal, and limestone. SPTs taken from within the Made Ground, recorded 'N' values ranging from 3 to 54, indicative of the variable nature of Made Ground across the site.

Of the boreholes closest to the current study area (BH17, BH21 to BH23 and BH30, between 50m to 180m away), Made Ground was encountered to depths up to 7.70m bgl.

The description of the Pennine Lower Coal Measures underlying the Made Ground was split into Weathered Rock, Mudstone, Siltstone, Sandstone and Coal.

The Weathered Rock was described as yellow brown to dark brown, or dark grey to black slightly sandy gravelly clay, with gravel of mudstone. At the majority of exploratory positions such strata were either proven to be mudstone at depth, or inferred to be mudstone based on the proven instances.

The Mudstone was described as extremely weak to weak, dark grey to black or brown mudstone with orange staining, and frequent thin laminations.

The Siltstone was described as medium strong, dark grey and partially weathered. The siltstone was occasionally interbedded with sandstone.

The Sandstone was described as very weak to strong and partially weathered, or occasionally weak to very strong unweathered (fresh). Thin siltstone laminations are rarely recorded.

The Coal was encountered in only one location (BH28) at a depth of 6.80m bgl, interpreted to be the 36 Yard Coal seam. The seam was found to be 0.90m in thickness and recovered as black sandy gravel of coal. Coal, 0.56m in thickness was inferred in the location of BH10 at a depth of 39.00m bgl, where there was a zone of core loss. This seam was interpreted as the Middle Band Coal. No voids potentially attributable to worked coal seams or historic coal mining activities were encountered.

The weathered rock of the Pennine Lower Coal Measures recorded SPT 'N' values ranging from 5 to 50. In the mudstone and sandstone, SPT 'N' values ranged from 12 to 60. Derived uniaxial compressive strength tests of the mudstone and sandstone across the site ranged between 0.16 MPa and 89.9 MPa.

Groundwater strikes were encountered during fieldwork operations within 9no. boreholes at depths ranging from 0.20m bgl to 12.0m bgl.

Water soluble sulphate and pH testing indicated that aggressive ground conditions may be present within the Made Ground.

A ground gas risk assessment was undertaken as part of the investigation. Elevated concentrations of methane and carbon monoxide were recorded locally within the Made Ground and in the location of BH28, where a shallow coal seam was encountered. Elevated concentrations of carbon dioxide and depleted oxygen were also commonly recorded throughout the Made Ground and occasionally within the Pennine Lower Coal Measures. It was noted that some of the wells were flooded during monitoring. Ground gas protection measures were recommended within new structures.

Visual and olfactory evidence of contamination was noted within the drilling logs during the investigation. Laboratory analysis recorded elevated concentrations of metal / metalloids and hydrocarbons within the Made Ground in several locations when compared against assessment criteria for a commercial end use. Asbestos containing materials were encountered in several locations.

A number of the contaminants encountered were also above leachable threshold values, with groundwater analysis indicating several contaminants to be present. Surface water analysis did not, however, record significant concentrations of the determinands tested and a significant risk to controlled waters receptors was not considered present.

Soil organic matter contents were recorded ranging from 0.20% to 28.05%.

3.0 Desk Study

3.1 General

Background information was sought from the following sources:

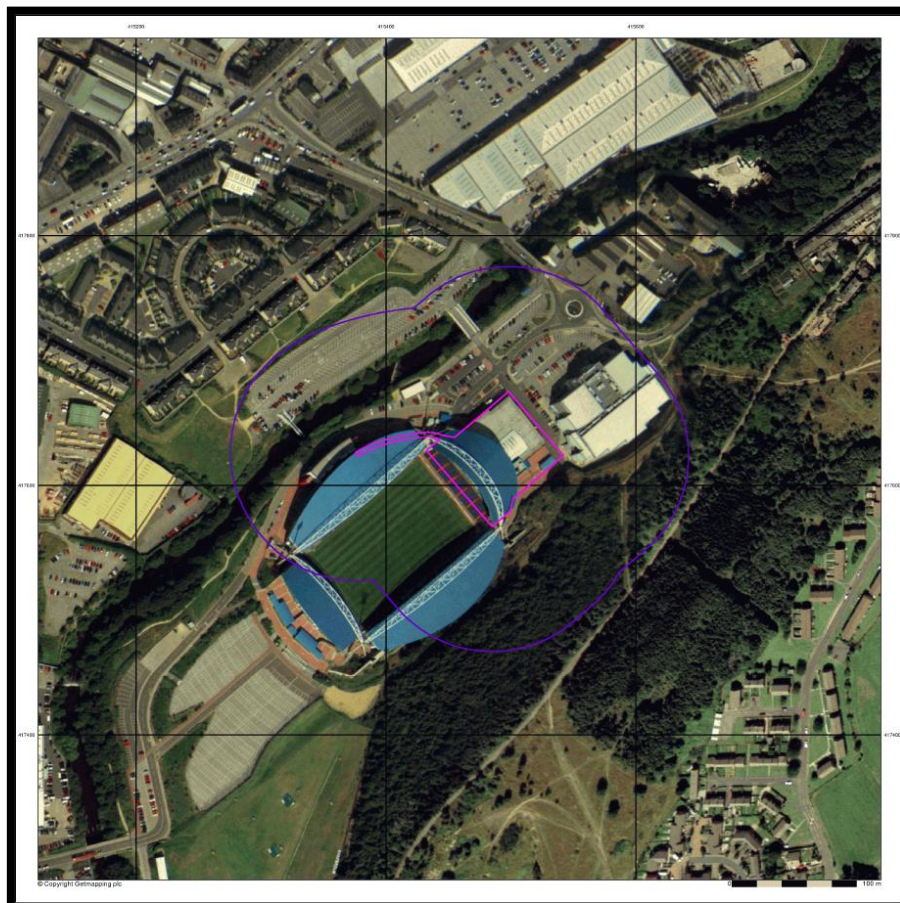
- Ordnance Survey Historical Maps (selected copies included in Appendix III).
- Zetica Bomb Risk Mapping (Appendix IV).
- British Geological Survey (BGS) sheets.
- Consultants Coal Mining Report (Appendix V)
- Environment Agency Site Sensitivity & Flood Risk Maps (Appendix VI).
- Environmental Datasheets (Appendix VII).
- Various Technical and Best Practice Documents.

3.2 Site Setting and Description

The site is located approximately 1.39km northeast of Huddersfield Town train station at approximate National Grid reference 415498, 417641 and at an approximate elevation of 60m AOD. The site is generally flat lying, comprising the stadiums northeast stand and a 2 storey multi-use structure that is currently occupied with a café and bar. The stadium playing field is located immediately to the southwest. A cinema is located immediately northeast, with associated stadium car parking located adjacent to the north. A steep embankment and wooded area are present to the east and the River Colne is located 30m northwest of the site, running southwest to northeast.

The surrounding area is a mix of industrial, commercial, residential, recreational and wooded areas.

Figure 1 – Aerial Photograph Of The Site And Surrounding Area



3.3 Site History

In order to investigate the development history and previous land uses at the site and surrounding area, historical OS maps were examined. Copies of the maps are presented in Appendix III.

Table 1 below is not intended to provide a comprehensive review of all the changes which have occurred at the site and instead provides a summary of the most salient points relating to the development history of the site. The most significant historical land uses are highlighted in bold text for ease of reference.

Table 1– Site History

Date(s)	Site	Surrounding Land
1853 to 1894	The site falls within the approximate confines of a dying house later named Grove Dye Works . The Goit channel , a mill race, traversed the site from southeast along the east site boundary to the northeast. By 1893 a mill dam was located along and immediate south of the southern site boundary with associated embankment. Upper Dye Works is located to the west of the site.	A steep incline, Kilner Bank is located immediately east, bordering the east boundary with Kilner Bank Woods and a small cutting (potentially a quarry). The River Colne is located 30m northwest of the site. Residential properties are located 40m north, with Bradley Mills 45m north continuing for a further 120m northeast, including Bradley Mills Rope Works located 140m north of the site. Filter beds are located 60m north. The Brown Royd Quarry is located 200m south and a possible excavation 150m to the east. Huddersfield Gas Works is located 470m southwest of the site, upstream along the River Colne. The surrounding area is a mix of rural, urban and industrial land uses.
1906 to 1908	No significant changes	Some of the buildings associated with the wider Grove Dye Works and Bradley Mills have been demolished. Brown Royd Quarry had expanded westward. Spoil mounds were shown from 300m to the south west. An electricity works has been constructed adjacent to the gas works, 420m to the west. Old shafts are marked within the wider area.
1918	The Goit channel and mill dam are shown as marshland and presumed no longer in use.	A chimney is located 10m north of the site, part of wider dye works and the upper dye works is marked as being disused. Reservoirs are located 75m and 150m northeast respectively, with a chimney located 142m northeast of the site. A chimney and tank are located 160m and 175m northeast of the site. A football ground is present 170m north of the site, with significant evidence of earthworks in its immediate vicinity. A shaft and colliery is located 230m southwest, with adjacent spoil mounds. A reservoir is located 335m southwest of the site. Several of the structures at the gas works and electricity works are no longer shown.
1930 to 1938	Grove Dye works and associated buildings have been demolished.	A Railway siding, bridge and associated earthworks are located running from 30m west to 320m southwest, through the colliery site. Additional earthworks and mounds are

Date(s)	Site	Surrounding Land
		shown along its length through the colliery site. Additional structures and railway lines are shown at the gas works and electricity works , although neither is labelled. Residential development has occurred 120m northwest of the site. The reservoirs to the north east are no longer shown and presumed infilled.
1948 to 1960	Works comprising a large central building and smaller ancillary buildings are located on site with associated road infrastructure . A large cut slope forms part of the eastern site boundary.	A series of cuttings and embankments are located within the immediate vicinity of the site. The surrounding area comprises the wider works area. Two tanks , associated with the surrounding works, are located on the south site boundary. A tank is located 230m southwest, likely associated with the gas works , which has expanded eastward. The railway siding 30m west of site has been removed. Mounds are shown 80m to the southeast and 180m to the southwest. Brown Royd Brick works located 250m south is now listed as disused.
1965 to 1978	No significant change.	Tank located 230m southwest has been removed. The mound 80m to the southeast is no longer shown. Residential development is located 215m south west of site, along Brown Royd Avenue.
1989	The works on site have been demolished, with just the old outline shown.	The works buildings (except the tanks immediately to the east) have been demolished. The mounds and much of the earthworks to the south west are no longer shown. Several of the structures at Bradley Mills and the gas works have been demolished.
1993 to 2000	The site has been redeveloped as a part of a stadium and associated structures. A single building covers the majority of the site.	The stadium complex extends to the west and southwest. Further commercial properties have been developed northeast of site. The football ground 170m to the north has been removed and redeveloped as mills, and later labelled Leeds Road Retail Park.
2026	No significant change.	No significant change.

3.4 UXO Risk Assessment

A review of publicly available bomb risk mapping from Zetica indicates the site to be in an area of low UXO risk. Therefore, no further assessment of the risk posed by UXO is considered to be required.

Zetica bomb risk mapping for the site is included in Appendix IV.

3.5 Geology

Based on British Geological Survey (BGS) maps, superficial deposits are only indicated to be present beneath the central and western areas of the site, comprising Alluvium which typically comprises soft clay, silt and gravel. Superficial deposits are indicated to be absent along the eastern boundary of the site.

The underlying bedrock geology is indicated to comprise the Pennine Lower Coal Measures which typically comprise mudstone, siltstone and sandstone with some coal seams. A coal seam, the 36 Yard Coal (thin) is indicated to sub-crop in the west of the site. The solid strata are recorded to dip in an easterly direction by between 3 and 5 degrees.

The 36 Yard Coal is recorded to be underlain by a sandstone member, the Stanningley Rock, with the next named coals in the succession being the Hard Bed Coal, the Middle Bed Coal (thin) and the Soft Bed Coal. Marine/fossil marker beds are recorded in the succession just above the Hard Bed Coal, and also between the Hard Bed Coal and the Middle Band Coal.

Old borehole records in the surrounding area, close to the recorded outcrop of the 36 Yard Coal, recorded a 2m thick fireclay layer immediately below the 36 Yard Coal (0.60m thick), and then 32m of measures before a further 0.46m thick coal (Hard Bed Coal ?) again with a fireclay layer below and then a further 60m of measures before the next coal seam (0.30m thick). A further old recorded on the western side (up dip) of the 36 Yard Coal outcrop recorded over 60m of measures with no coal seams.

The site has experienced significant redevelopment over its history, as such a potentially significant thickness of Made Ground should be anticipated overlying natural strata. These may include demolition rubble and potentially reworked natural soils. Areas of artificial ground are shown on the BGS website within the wider stadium site.

Several historical BGS borehole records are located within close proximity to the site. The closest are adjacent to the western spur of the site and 65m to the south west of the site. These indicate up to 2.90m bgl of ashy Made Ground. Where present, the superficial deposits were found to comprise clays to 2.50m followed by sand and gravel. Beneath this, mudstone bedrock was encountered at depths ranging from 3.30m to 4.20m bgl.

Previous investigations undertaken by others (summarised in section 2.0 above) indicate Made Ground up to 7.70m in thickness within close proximity to the proposed hotel site.

3.6 Coal Mining

As detailed above, the 36 Yard Coal (thin) is indicated to sub-crop in the west of the site, with the strata recorded to dip in an easterly direction, away from the proposed hotel site, by between 3 and 5 degrees.

The 36 Yard Coal is recorded to be underlain by a sandstone member, the Stanningley Rock, with the next named coal seam in the succession being the Hard Bed Coal. Old borehole records in the surrounding area, close to the recorded subcrop of the 36 Yard Coal, recorded a 2m thick fireclay layer immediately below the 36 Yard Coal (0.60m thick), and then 32m of coal measures (mudstone, siltstone and sandstone) before the next coal seam (0.46m thick coal - Hard Bed Coal ?). This was again underlain by a fireclay layer and then a further 60m of coal measures strata before the next coal seam. A further old recorded on the western side (up dip) of the 36 Yard Coal outcrop recorded over 60m of measures with no coal seams.

According to the Mining Remediation Authority, the site is located within a coal mining reporting area. As such, a Consultants Coal Mining Report was obtained to further assess the risk posed by historical coal mining to the proposed development. A copy of the report is presented in Appendix V.

The Consultants Coal Mining Report indicates the following:

- No past underground mining is recorded,
- No probable unrecorded shallow mine workings,
- No spine roadways at shallow depth,

- No mine entries within 100m of the site boundary,
- No geological faults, fissures or breaklines recorded,
- No opencast coal mines within 500m of the site boundary,
- No recorded coal authority managed tips within 500m of the site boundary,
- No recorded investigations or remediation works within 50m of the site boundary,
- No coal mining subsidence claims within 50m of the site boundary,
- No mine gas or mine water treatment schemes are recorded within 500m of the site boundary.

The report also indicates that a coal seam sub-crops on site; this is the 36 Yard Coal seam, which is indicated to sub crop in the east of the site and was encountered during previous investigations to the south west of the site.

While the Consultants Coal Mining Report does not indicate any recorded coal mining activities at or beneath the site, given that a coal seam is shown to be present beneath the east of the site and that bedrock is likely to be at relatively shallow depth, unrecorded coal mining activities may have taken place at some point in the past. Any such activities could be viewed as a potential ground stability risk which could have an impact upon the proposed development.

As such, it is anticipated that a Coal Mining Risk Assessment may be required for planning, however site investigations will need to address the potential of shallow old unrecorded coal workings.

3.7 Ground Stability

The environmental database report indicates that the site represents a low to no risk with regard to ground stability issues relating to ground dissolution, collapsible ground, shrinking/swelling clay and running sand. There is indicated to be a moderate risk with regard to compressible ground. This is considered likely to be related to the presence of Alluvium beneath the site. There is also a moderate risk of landslide indicated at the site. This may be associated with the engineered slope/embankment immediately to the east of the site.

Several areas of significant slopes have been identified within close proximity to the site on historic OS maps of the area, the closest of which is immediately to the east of the site. The nature of this slope, and whether the proposed development could affect the stability of the slope, will need to be considered.

There are two BGS recorded mineral sites within 500m of the site. The closest is located 214m to the southwest, associated with 'deep' underground workings of coal (Hard Bed Coal seam) at Grove Pit. The second is 307m to the south, associated with opencast mining of clay and shale at Brown Royd Brick Works. Both records indicate operations have ceased.

3.8 Hydrogeology

The Alluvium, indicated to be present beneath the centre and west of the site, is classified by the Environment Agency (EA) as a Secondary A Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. The underlying Pennine Lower Coal Measures are also classified as a Secondary A Aquifer.

According to EA data, the site is not located within a groundwater Source Protection Zone (SPZ). Information provided by the EA indicates that there are 5 records of licensed groundwater abstractions within 1km of the site. These are located at distances ranging from approximately 299m east to 988m northeast of the site, associated with general cooling and process water relating to chemicals, textiles and leather, and non-evaporative cooling and heat pumps associated with public administration. Several of these are shown as no longer being active.

One groundwater abstraction is recorded for potable supply, located 918m to the west. The record is dated 1999 and shown to be authorised until the end of that year. No likely active groundwater abstractions for potable supply have been identified within 1km of the site.

Groundwater quality beneath the site has been classified under an EA Local River Basin Management Plan as poor.

3.9 Hydrology

The River Colne is present approximately 30m to the northwest of the site, flowing to the northeast. The chemical quality of this surface water feature has been classified as 'fail' under the EA River Basin Management Plan for the area.

There are 7 records of licensed surface water abstractions indicated to be present within 1km of the site. The closest is located 369m to the southwest of the site (up hydraulic gradient), relating to cooling systems. This licence has however been revoked. The closest active consent is located 530m to the north west (down hydraulic gradient), associated with cooling and process water for textile and leather work. This licence is operated by the Canal and River Trust.

There are records of 11 potential active discharge consents within 500m of the site. These relate to the discharge of sewage (storm overflow and pumping stations) into the River Colne.

There are 5 records of significant or major incidents to controlled waters within 500m of the site. The nearest of these was a significant incident in 1994 involving the discharge of mud/clay/soil 25m northeast of the site from construction/demolition activities. There was a major incident located 121m north from an unknown pollutant at an industrial premise. Given the age of these records, they are not considered to pose a significant risk to the site or proposed development.

3.10 Soil Geochemistry

According to the BGS National Geoscience Information Service, the following background soil concentrations can be expected within natural soils at the site:

- Arsenic – 25-35 mg/kg
- Cadmium - <1.8 mg/kg
- Chromium – 120-180 mg/kg
- Lead – 100-200 mg/kg
- Nickel – 30-45 mg/kg

These concentrations are not considered to be elevated.

It should be noted that the soil geochemistry has been estimated solely on the basis of published geology and not empirical data.

3.11 Flood Risk

According to the environmental database report, the majority of the site is located within Flood Zone 3, whereby there is a greater than 1% (1 in 100) chance of flooding from rivers or the sea occurring each year. Parts of the south west of the site are indicated to be located within a Flood Zone 2, whereby there is a 0.1% to 0.5% (1 in 200 to 1 in 1000) chance of flooding from rivers or the sea each year, although the 'flood maps for planning' indicate the whole site to be in Flood Zone 3. The site is not known to benefit from any flood defenses.

The environmental database report indicates that there is potential for groundwater flooding within below ground structures and for groundwater flooding to occur at surface.

A Flood Risk Assessment is being undertaken by Clancy Consulting Limited for the proposed development and presented under a separate cover.

Copies of the site sensitivity and flood risk maps are included in Appendix VI.

3.12 Radon Risk Potential

The radon guidance on protective measures for new dwellings indicates that the site is in a 'low' probability radon area where less than 1% of homes are estimated to be at or above the Action Level.

Radon gas protection measures are therefore not necessary in the construction of new buildings.

3.13 Landfill Sites

Five current or former landfill or waste management sites are indicated to be present within 500m of the site, the closest of which is indicated to be present from 24m southeast of the site, covering large areas to the east, south and southeast. The licence holder is listed as Kirklees Metropolitan Borough Council and the site is indicated to have received inert, industrial, commercial, household and special wastes. The license was dated 1st May 1984 and is recorded as lapsed/cancelled/defunct/surrendered although no date is provided. No further details are provided within the environmental database report. This area encompasses the site of the former colliery and spoil mounds noted during a review of historical OS mapping of the area.

BGS historic borehole records located within the above landfill site and to the southwest indicate up to 13.05m of ashy Made Ground to be present with fragments of metal, and clayey or shaley layers noted locally. Previous investigations (summarised in section 2.0 above) indicate up to 16.80m of Made Ground to be present.

A registered landfill site is indicated 215m to the southwest. The licence holder is listed as Kirklees Metropolitan Borough Council, receiving natural materials. The site is no longer active.

No other registered landfill sites are recorded within 500m of the site.

There is a registered waste transfer site located 395m to the northwest of the site. The licence is held by Readymix (Huddersfield) Limited. Authorised wastes include asbestos cement products, household and domestic waste, food and garden waste, and general skip waste. Prohibited wastes include those liable to cause environmental hazards. No other registered waste transfer sites are recorded within 500m of the site.

Two areas of potentially infilled land (water) are indicated to be present on site. These relate to the historic Goit channel in the east and the former mill dam to the southwest of the site. Other areas of potentially infilled land relating to small water courses within the surrounding area are not considered to pose a significant risk to the proposed development.

A potential area of infilled land associated with a pit or quarry to the northwest is present approximately 494m of the site. This is not considered to represent a significant risk to the proposed development.

3.14 Industrial Land Uses

There are 8 active local authority pollution prevention and control permits recorded within 500m of the site. The closest is associated with waste oil burners located approximately 128m to the northwest.

Various active Contemporary Trade Directory entries are also recorded within 500m of the site. These relate to car radiator servicing and repairs, MOT testing centres, lifting equipment, concrete and mortar ready mixed, commercial vehicle servicing, repairs, parts and accessories, paint and varnish stripping, printers, garage services, builders merchants, car dealers, sheet metal works, electrical goods sales, manufacturers and wholesalers, tyre dealers, pumps (sales, servicing and repairs), mechanical engineers, precision engineers, colour manufacturers and suppliers and waste disposal services. The closest entry refers to the car radiator servicing and repairs located approximately 119m to the northeast.

Several hazardous substance consents are located 470m to 475m to the west of the site, associated with Holliday Dye and Chemicals Limited and Zeneca Limited. These include hazards that are toxic, oxidising, flammable, and dangerous to the environment. These sites also have integrated pollution prevention and control permits associated with them. The sites are to the west of the River Colne and therefore unlikely to have a potential impact upon the proposed development site.

Full details of the industrial land uses are detailed in the environmental database presented in Appendix VII.

3.15 Sensitive Land Uses

Natural England data indicates that there are no ecologically sensitive sites indicated within 500m of the site that constitute environmental receptors as defined within Table 1 of the DEFRA Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012).

3.16 Potential Geotechnical Constraints

The table below summarises the potential geotechnical hazards associated with the development. The table provides an assessment of whether the site is likely to be affected by the hazard and the possible consequences and engineering considerations.

Table 2 – Geotechnical Risk Register

Hazard Description	Is hazard likely to be present / affect the site?	Comments/possible engineering requirements where hazard present
Sudden lateral/vertical changes in ground conditions	M/H	The site has been developed in the past and locally deep Made Ground is likely to be present in the locations of the former buildings, Goit channel and mill dam. The main variation is likely to be associated with the thickness of Made Ground and the composition and strength characteristics of the underlying superficial deposits (alluvium).
Highly compressible/low bearing capacity soils, (including peat and soft clay)	M/H	Alluvium typically comprises soft materials and typically has a low bearing capacity and represents a significant risk of compressibility. Alluvium is recorded beneath the western area of the site. In addition, significant thickness of Made Ground is anticipated beneath the site.
Ground dissolution features/natural cavities	L	Strata indicated to be present at shallow depth beneath the site are not susceptible to these hazards.
Shrinking and swelling clays	M	Cohesive layers of the Alluvium, may be susceptible to volume change hazards.
Slope stability/Retaining wall issues	M	Significant slopes or retaining structures are not indicated to form part of the proposed development. However, a steep engineered slope is present immediately to the east of the site. The nature of this slope, and whether the proposed development could affect the stability of the slope will need to be considered. Any temporary or permanent slopes or retaining walls created as part of the development should be subject to appropriate geotechnical design based on site-specific site investigation information.
High groundwater table (including waterlogged ground)	M/H	Groundwater monitoring undertaken within the wider area recorded groundwater at depths as shallow as 0.20m bgl, although this is likely to be perched. However, given the proximity of the River Colne, the groundwater table is likely to be shallow. Any excavation may therefore require groundwater exclusion and control measures.
Filled and Made Ground (including embankments)	M/H	Deep Made Ground has been encountered within the wider area up to 16.8m in depth. Areas of deep Made Ground are likely to be present on site, particularly in the locations of former buildings, infilled channel and mill dam..
Obstructions (including foundations, services, basements, tunnels and adjacent sub-structures)	M/H	The site has been developed in the past and it is considered that buried obstructions may be present (including piled foundation from the existing building) Their removal may require heavy plant in some cases. This should be programmed for.

Hazard Description	Is hazard likely to be present / affect the site?	Comments/possible engineering requirements where hazard present
Underground mining	M/H	The Consultants Coal Mining Report does not indicate any coal mining activities at or beneath the site. However given that a coal seam is shown to be present sub-cropping beneath the east of the site and that bedrock is likely to be at relatively shallow depth, unrecorded coal mining activities may have taken place at some point in the past. Any such activities could be viewed as a potential ground stability risk which could have an impact upon the proposed development.
Concrete classification	M	Made Ground, including colliery spoil, and natural soils beneath the site may contain elevated concentrations of sulphates which are potentially harmful to buried structures.
Seismic Activity	L	The Eurocode 8 seismic hazard zoning maps for the UK (Musson and Sargeant, 2007) indicate that horizontal Peak Ground Acceleration (PGA) values with 10% probability of being exceeded in 50 years (475 year return period) are between 0.00g and 0.02g, which is considered very low.
NOTES: H – High Risk M – Medium Risk L – Low risk		

4.0 Phase 1 Risk Assessment

4.1 General

The “suitable for use” approach is adopted for the assessment of contaminated land and remedial measures are only undertaken where unacceptable risk to human health or the environment can be proven when taking into account the proposed use of the site and environmental setting.

A risk assessment process should be carried out to determine potential hazards to human health and the environment and be based on the “source” “pathway” “receptor” principal. For a potential risk to be present there must be a viable pollutant linkage whereby a contamination source may impact upon a receptor. The absence of one or more of these key components (source, pathway or receptor) prohibits a viable pollution linkage being formed.

4.2 Preliminary Conceptual Site Model

In accordance with the ‘Land Contamination Risk Management’ (LCRM) guidance (updated June 2025) and BS 10175 “Code of Practice for Investigation of Potentially Contaminated Land” (2011+A2:2017), a Preliminary Conceptual Site Model was developed to identify potential contamination sources, migration pathways and receptors within the study area.

4.3 Potential Contaminant Sources

The site has been developed in the past as part of a dye works and a works with associated buildings, mill dam and tanks prior to the construction of the current stadium and buildings. A channel/mill race has also historically been present in the east of the site. Made Ground is therefore likely to be present associated with the historic development and infill of the mill dam and channel. The Made Ground may contain elevated concentrations of contaminants of concern associated with then former uses, including metals / metalloids, hydrocarbons, asbestos, VOC’s and VOC’s. Soil contamination may have resulted from the historical dye works and mill operations, including at the location of the historic tanks.

Historical surrounding land use was predominantly industrial in nature with mills, quarries, collieries, and tips which may have resulted in potentially mobile contamination including metals / metalloids and hydrocarbons.

Made Ground in the location of the historic colliery mounds and landfill has been encountered during previous investigations up to 16.80m in thickness with concentrations of metals / metalloids and hydrocarbons in excess of assessment criteria for commercial end uses. These contaminants were also encountered at potentially leachable concentrations and within the groundwater. Asbestos containing materials were also recorded within this Made Ground.

Current surrounding land use is predominantly retail and commercial in nature with some residential properties. Potential sources of contamination associated with these land uses are likely restricted to runoff from roads and car parks.

With regard to hazardous ground gases, deep Made Ground deposits have been encountered within the surrounding area, particularly to the southwest of the site in the location of a former colliery and tip. These deposits have been described as ashy in nature and containing shaley materials, likely from the areas use as a colliery. Soil organic matter contents were recorded up to 28.05%. In accordance with Figure 6 of BS 8576:2013 ‘Guidance on investigations for ground gas’, these soils could potentially have a ‘moderate’ to ‘high’ gas generation potential. Previous investigations undertaken by others recorded elevated concentrations of carbon dioxide and depleted oxygen within these deposits. Made Ground resulting from the infilling of the former channel, mill dam and the construction / demolition of the former buildings on site are likely to be granular in nature and have a relatively low degradable organic content. As such, these are likely to have a ‘low’ gas generation potential. However, should more putrescible materials be encountered (e.g. silts associated with the channel or mill dam), these could have a ‘moderate’ gas generation potential.

The degradation of any organic contamination associated with Made Ground present on site and within the surrounding area may have resulted in the generation of hazardous ground gasses and harmful vapours.

Potential historical mine workings and coal seams on site should also be viewed as potential sources of hazardous ground gases. Previous investigations to the south west of the site intersected the 36 Yard Coal seam; this is indicated to be present in the east of the current study area. While no mine workings were encountered, ground gas monitoring in this location recorded elevated concentrations of methane, carbon dioxide, carbon monoxide and depleted oxygen.

The following potential sources of contamination have been identified at the site:

- Potential contamination associated with the sites historic use as a dye works, unspecified works, tanks, channel and mill dam.
- Potential Made Ground and contamination associated with historic construction and demolition of historic buildings and infrastructure at the site (dye works, unnamed works, channel, mill dam, stadium).
- Migration of potential contamination associated with historic land uses around the site, including a former dye works, colliery and tip, nearby industrial land uses.
- Potential generation of hazardous ground gases associated with deep Made Ground, potential coal mine workings, coal seams and organic contamination.

The former land uses have the potential for contamination with metals / metalloids, hydrocarbons, asbestos, VOC's and VOC's.

4.4 Potential Pathways

The proposed development relates to the demolition of the leisure centre, construction of a 141 room hotel, alterations to the North Stand, and other associated works. The following potential pathways are considered applicable at the site:

- Direct contact (within any areas of soft landscaping at the site)
- Inhalation (dust / vapors)
- Ingestion
- Vertical / lateral migration (of both mobile contamination and potentially hazardous ground gases)

4.5 Potential Receptors

Potential human health receptors include future site users and construction/maintenance workers.

The underlying Secondary A Aquifers and adjacent River Colne are considered the main environmental receptors of concern.

The proposed building and associated infrastructure (including services) should also be considered as receptors.

4.6 Preliminary Risk Assessment

A preliminary risk assessment can be carried out using guidance outlined in Section 6.3 of CIRIA Document C552 "Contaminated Land Risk Assessment – A Guide to Good Practice" (2001). For a risk to be present there must be a viable pollutant linkage whereby a contamination source can impact on a receptor via a pathway. To carry out the risk assessment an estimate must be made of the potential severity of the risk and the likelihood of the risk occurring. The following Tables set out the criteria for this principal.

Table 3 - Severity of Risk

Severity	Description
Severe	Acute risk to human health likely to result in 'significant harm' i.e. very high concentrations of contamination or ground gases. Catastrophic damage to building i.e. by explosion from high gassing sites or VOC concentrations. Major pollution of controlled waters i.e. surface watercourses and Principal aquifers, source protection zones. Short term damage to ecosystems.
Medium	Long term risk to human health likely to result in 'significant harm' i.e. elevated concentrations of contaminants or ground gases. Pollution of sensitive controlled watercourses i.e. Principal or Secondary Aquifers. Significant effects on sensitive ecosystems or species.
Mild	Pollution of non-sensitive waters i.e. smaller surface watercourses or unproductive strata. Significant damage to crops, buildings, structures or services i.e. by explosion from sites with medium gassing potential, elevated concentrations of contaminants.
Minor	Non-permanent human health effects i.e. requirement for protective equipment during site works to mitigate health effects. Damage to non-sensitive ecosystems or species. Minor damage to buildings, structures or services.

Table 4 - Probability of Risk Occurring

Probability	Description
High Likelihood	Pollutant linkage may be present that appears very likely in the short term and risk is almost certain to occur in long term or evidence of harm to receptor exists.
Likely	Pollutant linkage may be present and is likely that the risk will occur over the long term.
Low Likelihood	Pollutant linkage may be present and there is a possibility of the risk occurring although no certainty that it will do so.
Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur even in the long term are improbable.

Table 5 - Comparison of Risk & Probability

Probability	Severity			
	Severe	Medium	Mild	Minor
High Likelihood	Very High	High	Moderate	Moderate/Low
Likely	High	Moderate	Moderate/Low	Low
Low Likelihood	Moderate	Moderate/Low	Low	Very Low
Unlikely	Moderate/Low	Low	Very Low	Very Low

A summary of potential pollutant linkages and perceived risks for this site are outlined in the Table below:

Table 6 - Pollutant Linkages & Perceived Risk

Sources of Contamination	Pathways	Receptors	Severity	Probability	Risk	Justification	Further Action Required
On site: Made Ground and contamination associated with the construction and demolition of historic buildings and structures at site (dye works and works buildings, channel, mill dam and tanks). Possible contaminants include metals / metalloids, hydrocarbons, asbestos, VOC's and VOC's.	Inhalation, ingestion and dermal contact of soil	Future site users	Medium Long term risk to human health	Low Likelihood	Moderate/Low	Contamination associated with any Made Ground and historic site use may be present in concentrations considered hazardous to human health. However, the proposed new buildings and infrastructure will cover the majority of the proposed development site, with limited potential for site users to come into direct contact with any contamination present. Any planters or landscaped areas are still considered a potential pathway of concern.	Site investigation to confirm the contamination status of shallow soils and groundwater beneath the site.
		Construction workers during development	Minor Non-permanent human health effects	Low Likelihood	Very Low	If construction workers come into contact with potential contaminated soils during the construction phase, such contact would be short term, limiting potential exposure. Construction workers are expected to undertake good working practices including regular hand washing and other hygiene techniques which would reduce the likelihood of long-term exposure to any contamination.	
	Acidic ground conditions affecting future site buildings	Building infrastructure	Mild Damage to buildings	Low Likelihood	Low	Made Ground and natural soils beneath the site may contain elevated concentrations of sulphates and low pH. Chemical testing for water soluble sulphate and pH should be undertaken to inform concrete classification.	
	Vertical and lateral migration	Neighbouring commercial properties	Medium Long term risk to human health	Unlikely	Low	Neighbouring properties and land uses are predominantly commercial in nature with limited opportunity for users to come into direct contact with soils present. While there is potential for mobile contamination to be present beneath the site that could migrate, it is considered unlikely that it would be present in concentrations that would result in neighbouring site users to come to significant harm.	
		Controlled waters	Medium Pollution of sensitive controlled water receptors	Likely	Moderate	The River Colne is present approximately 30m to the northwest of the site and considered the main receptor of concern. The site is underlain by Secondary A Aquifers, relating to the Alluvium and Pennine Lower Coal Measures. However, the site is not located within a groundwater SPZ and no active groundwater abstractions for potable supply have been identified within 1km of the site. Therefore, these aquifers are not considered to represent sensitive groundwater resource receptors.	
Off site: Made Ground and contamination associated with historic land use as a colliery, tip, works etc.	Lateral migration onto site with subsequent dermal contact of soils	Future site users	Medium Long term risk to human health	Low Likelihood	Moderate/Low	Large volumes of Made Ground have been identified within close proximity to the site with elevated concentrations of contaminants recorded above leachable thresholds. Elevated concentrations of contaminants were also recorded within groundwater samples taken from the wider area. The whole stadium complex will have been the subject of a large earthworks exercise to create the development plateau and hence the materials beneath the site and its immediate surroundings are likely to have been from the same original source.	
Potential hazardous ground gas and vapours from Made Ground, organic contamination, potential historic mine workings and coal seams.	Migration of ground gas	Future site users	Severe Acute risk to human health (asphyxiation)	Low Likelihood	Moderate	The Made Ground within the surrounding area has been found to have a high organic content and to contain organic contamination. Given this and the volume of Made Ground anticipated, this is considered a potential source of ground gases.	Monitoring wells should be installed as part of the site investigation and monitoring undertaken to assess the risk posed by ground gases and harmful vapours.
		Building Infrastructure	Severe Significant damage to buildings (explosion)	Low Likelihood	Moderate	Elevated concentrations of ground gases including carbon dioxide, carbon monoxide, methane and depleted oxygen have been recorded in the location of a coal seam which also runs through the site.	

5.0 Desk Study Conclusions

The site forms part of the John Smiths Stadium complex, comprising the northeast stand and a 2 story multi-use structure. The rest of the stadium, a cinema and car parking surround the site with a cutting/steep engineered slope and wooded area immediately to the east. The River Colne is present approximately 30m to the northwest, flowing to the northeast. The surrounding area is a mix of industrial, commercial, residential, recreational and wooded areas.

Environmental Setting

Alluvium is likely to be present beneath the majority of the site with bedrock indicated to comprise the Pennine Lower Coal Measures, which may be present at relatively shallow depth. A coal seam, the 36 Yard Coal, is indicated to sub-crop beneath the east of the site. Within the wider stadium site, this seam has been encountered at 6.80m bgl and be 0.90m in thickness.

The nearest surface water feature is the River Colne 30m to the west of the site. Both the Alluvium and Pennine Lower Coal Measures are indicated to be Secondary A Aquifers however the site is not located within a SPZ and no groundwater abstractions for potable supply have been identified within 1km of the site.

The site is located within a Flood Zone 3 and is also indicated to be at risk of flooding from groundwater within structures below ground level and at surface. Investigation works undertaken by others within the wider stadium site encountered groundwater at depths as shallow as 0.20m bgl, although the shallowest are considered to be perched water. However, given the proximity of the River Colne, the groundwater table is likely to be shallow. A Flood Risk Assessment has been commissioned for the site and reported under a separate cover.

Site History and Potential Contamination

The site has historically been developed as part of a dye works with the Goit channel (mill race) in the east of the site and a mill dam in the south. The channel and mill dam were no longer present by 1918, with the dye works buildings demolished by the 1930s. The site was then redeveloped with a large works building which too was demolished in the 1980s. The site was developed as part of the wider John Smiths Stadium site in the 1990s. The surrounding area has had a varied development history, with various works, a colliery and large tip all within close proximity to the study site. The site's historical development and land use within the surrounding area may have resulted in elevated concentrations of contaminants of concern beneath the site, including metals / metalloids, hydrocarbons, asbestos, VOC's and SVOC's.

Coal Mining

The site is not indicated to have been subject to historical mining activities however given the potential workability and depth of the 36 Yard Coal seam, it is considered possible that shallow unrecorded workings could be present beneath the site within this seam. The succession suggest there should be in excess of 30m of coal measures strata below the 36 Yard seam before the next named coal seam. As such, it is anticipated that a Coal Mining Risk Assessment may be required for planning, however site investigations may also be need to address the potential of shallow old unrecorded coal workings.

Ground Gases

Several potential sources of hazardous ground gasses have been identified at site and within the surrounding area. On site, deep Made Ground may locally be present in the locations of the former buildings, mill dam and Goit channel. Organic contamination (silts in the channel and mill dam along with potentially hydrocarbon contamination) may also be present and viewed as potential sources of hazardous gas and harmful vapours.

In addition, the 36 Yard Coal seam and any associated possible workings should also be viewed as a potential source. Deep Made Ground is known to be present at the former colliery and tip to the southwest of the site, with up to 16.80m of Made Ground soils encountered. These soils were found to contain hydrocarbon contamination, the degradation of which can result in the emission of carbon dioxide and harmful vapours. Previous investigations in the location of the former colliery and tip included ground gas monitoring. The results

recorded elevated concentrations of carbon dioxide and depleted oxygen in several locations. In one location, where the 36 Yards Coal seam was encountered, elevated concentrations of methane and carbon monoxide were also recorded.

Geotechnical Comment

A cutting and steep embankment/engineered slope are present immediately to the east of the site. The nature of this slope, and whether the proposed development could affect the stability of the slope, will need to be considered.

In view of the site history, it is anticipated that the existing building will be piled and that the proposed new hotel will also need to be on piled foundations.

6.0 Recommendations

It is anticipated that a Coal Mining Risk Assessment may be required for planning, however site investigations may also be need to address the potential of shallow old unrecorded coal workings.

A site investigation should be undertaken at the site to further assess the risk posed by potential contamination, hazardous ground gasses and possible unrecorded mine workings to the proposed development, future site users and environmental receptors. The following should be considered for the proposed development:

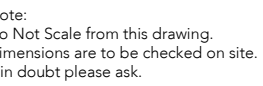
- An intrusive site investigation to include excavations in the location of the former tanks, buildings, mill dam and channel. Soil samples should be retrieved for laboratory testing to further assess the contamination status of the site.
- Intrusive investigations to characterise the depth of any Made Ground present along with the general ground conditions at the site, including in-situ and ex-situ geotechnical testing to inform building design.
- Intrusive investigations to identify the presence, depth, nature and potential of any workings associated with the 36 Yard Coal seam in the east of the site.
- Effects of the construction works on the east cutting / engineered slope may be required.
- A ground gas monitoring program targeting the Made Ground, Alluvium, Pennine Lower Coal Measures and 36 Yard Coal seam. Any monitoring program undertaken should include at least one monitoring visit under 'worst case' conditions, and include monitoring for harmful vapours as well as hazardous ground gasses.
- A groundwater monitoring program to assess the groundwater regime at the site.
- Should contamination be encountered within soils beneath the site or if visual / olfactory evidence of contamination be noted with the groundwater, samples of the groundwater should be obtained to further assess the contamination status of the groundwater beneath the site.

Should significant soil or groundwater contamination be encountered during any intrusive works, surface water monitoring should be carried out. Samples should be retrieved from the River Colne to assess the impact any contamination encountered is having on this sensitive water receptor. It may be necessary to undertake a Detailed Quantitative Risk Assessment to derive site specific screening criteria for this purpose.

APPENDIX I

Drawings

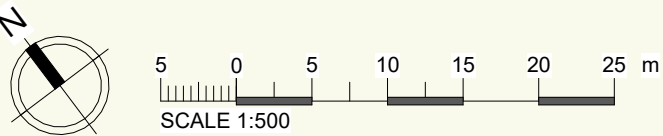
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REV DATE Rev Date	DESCRIPTION Description	BY By	CHK. Check	APP. App.				



These drawings are based on external survey data (2D and 3D). All height information has been taken from the supplied survey models, and plan layouts have been developed using the 2D survey information provided. Additional survey detail may be required as the design progresses.

 KSDL Stadium Site Ownership Boundary

 Planning Application Boundary



P08	16.04.26	SK	Issue to Design Team
P07	15.04.26	TD	Planning Issue
P06	10.04.26	TD	Draft Planning Issue
P05	02.04.26	SK	GA Pack Reissue - Levels Revised
P04	27.03.26	JL	GA pack issued to Design Team
P03	20.03.26	SK	WIP Stage 3 Issue to Leaf
P02	02.02.26	SK	Stage 2 drawing set issued to Design Team
P01	21.01.26	SK	Issued for Comment

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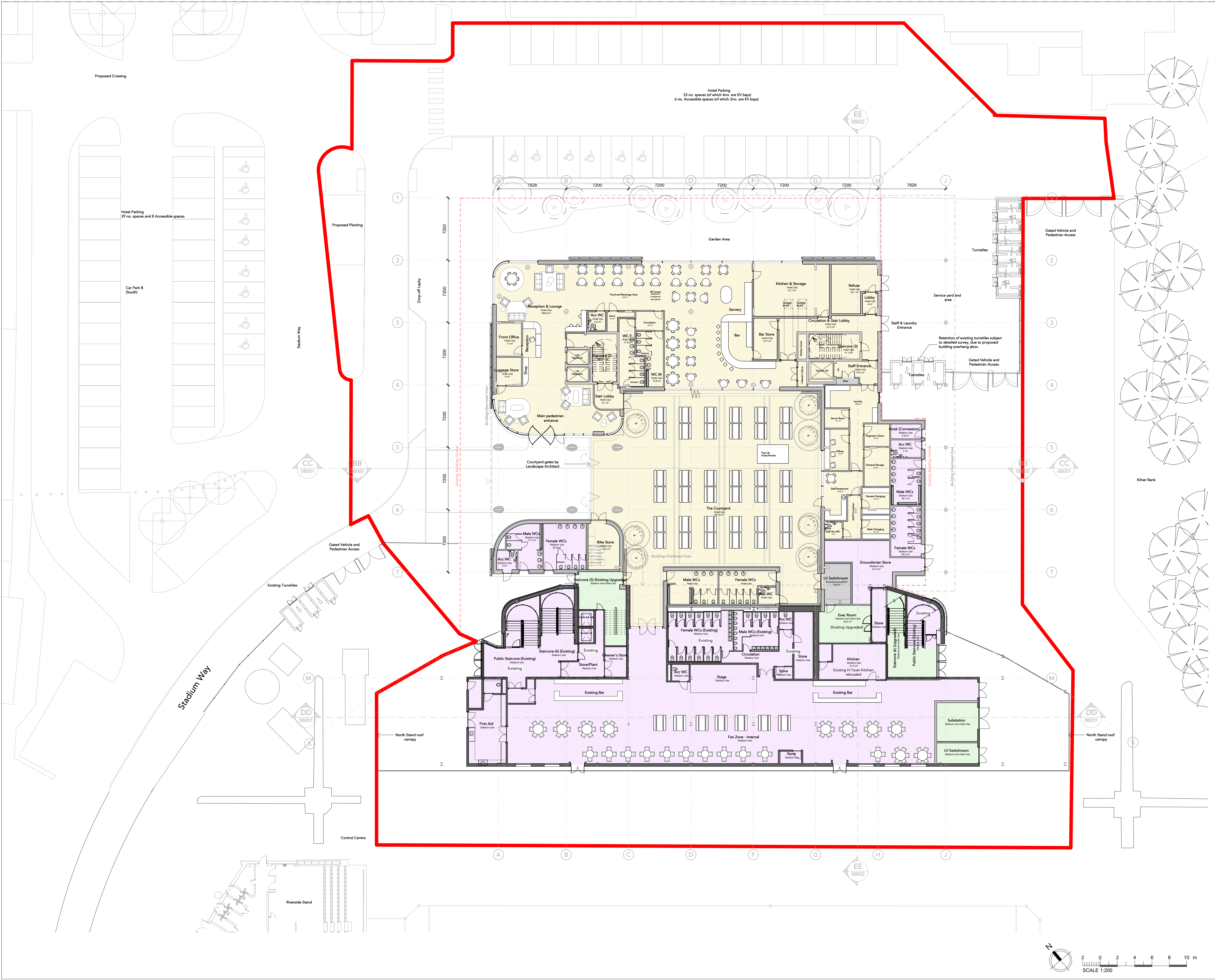
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Clockwise, Yorkshire House
Greek Street, Leeds
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Project Title	ACCU STADIUM HOTEL
Client	TSEG
Location	HUDDERSFIELD

Drawing ref Proposed Site Plan

Date	16/04/2026	Scale	As indicated
Checker	JL	Size	A1
Job No:	10100	Status	S2

KSTAD-BUT-HO-04-DR-A-04005-P08



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

NOTE

These drawings are based on external survey data (2D and 3D). All height information has been taken from the supplied survey models, and plan layouts have been developed using the 2D survey information provided. Additional survey detail may be required as the design progresses.

Please refer to landscape details.

Key

- Hotel Use
- Plant/Services/BOH
- Stadium and Hotel Use
- Stadium Use

- Planning Application Boundary
- Existing Wall
- Proposed Wall

NOTE

Furniture shown is illustrative and indicative only.

Drawings to be read in conjunction with landscape architect's landscaping proposals and details.

P05	18.06.26	MP	Planning design freeze issue
P04	15.06.26	MP	H-Town existing WC area retained
P03	12.06.26	MP	Updates following L&P comments
P02	01.06.26	MP	Issue to Design Team for coordination
P01	01.06.26	MP	Reduced Courtyard, north wing moved south to GL 2

Rev Date Ints Details

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Project Title ACCU STADIUM HOTEL

Client TSEG

Location HUDDERSFIELD

Drawing ref Proposed Ground Floor (Level 01) Planning

Date 18/06/2026

Checker JL

Job No: 10100

Scale 1 : 200

Size A1

Status S2

Project Design Volume Level Type Role Number Rev
KSTAD-BUT-HO-00-DR-A-04015-P05

KSTAD-BUT-HO-01-DR-A-04016-P04