KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/92618/W
Site Address:	Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Description:	Discharge of details reserved by condition 8 (verification report) on permission 2024/92472 for variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)
Recommending Officer:	Katie Pickering

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 15-Oct-2026

Application: 2026/92618

Application Site: Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

Proposal: Discharge of details reserved by Condition 8. (verification report) of permission 2024/92472 for variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area).

Assessment

Condition 8 (Verification Report)

> *8. Following completion of any measures identified in the approved Remediation Strategy for any component part or parts of the development as referred to in condition 3, specified or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the specified component part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.*
> ***Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.*

In support of Condition 8, the following documents have been submitted:

- Clean Cover System Verification Report, REF: 081801-CUR-XX-XX-T-GE-00006-P01 (Part 1), authored by Curtins, dated 14/08/2026, received 18/09/2026.

- Clean Cover System Verification Report, REF: 081801-CUR-XX-XX-T-GE-00006-P01 (Part 2 – Appendix B – Chemical Testing Certificates), authored by Curtins, dated 14/08/2026, received 18/09/2026.
- Clean Cover System Verification Report, REF: 081801-CUR-XX-XX-T-GE-00006-P01 (Part 3 – Appendix C – Photographic Record), authored by Curtins, dated 14/08/2026, received 18/09/2026.
- Covering Letter, authored by Pegasus Group, dated 17/09/2026, received 18/09/2026.

This condition has been reviewed by KC Environmental Health (KC ENVH) who have provided the following response in their consultation dated 15/10/2026:

> *The Verification Report was prepared by Curtins on behalf of BAM Construction following completion of remediation works associated with the installation of a clean cover system within soft landscaped areas of the Our Cultural Heart redevelopment site as per the agreed Remediation Strategy (Our Ref: WK/202440722). The development comprises refurbishment and redevelopment works including the former library, market hall, performance venue, multi-storey car park, art gallery and associated public realm and landscaping.*
>
> *Previous ground investigation works identified the presence of asbestos within some made ground samples together with exceedances of assessment criteria for cyanide and polycyclic aromatic hydrocarbons (PAHs). As a result, the approved remediation strategy required the installation of a clean cover system to break the pollutant linkage between contaminated made ground and future site users.*
>
> *The remediation strategy specified a minimum 300mm clean cover system in landscaped areas, comprising at least 150mm of topsoil over subsoil and separated from underlying materials by a high-visibility marker membrane or hard-dig layer. Approximately 1,350m² of soft landscaped areas were identified, with ten validation pits originally proposed to verify the cover system installation. Imported soils were also required to undergo validation testing for an agreed suite of determinants.*
>
> *The Verification Report states that imported soils comprised one topsoil source and one subsoil source. Approximately 168.82 tonnes of topsoil and 343.50 tonnes of subsoil were imported. Based on the requirements of the remediation strategy, four validation samples were required from each soil source.*
>
> *Verification works were undertaken by Curtins on 9th and 30th July 2026. Nine hand-excavated validation pits were inspected across the site, and eight soil samples were collected for laboratory analysis, comprising four samples from the imported topsoil and four from the imported subsoil. One landscaped area in the north-east of the site was excluded as it forms part of a future phase of development and is intended to remain fenced off pending completion.*

Inspection of the validation pits identified two soil types across the site. Topsoil Type 1 (dark brown sandy slightly gravelly clay with common rootlets) and Subsoil Type 1 (light brown gravelly fine to medium grained sand).

Nine validation pits (HP201-HP209) were assessed. Recorded topsoil thicknesses ranged from 200mm to 350mm and overall cover thicknesses ranged from greater than 400mm to greater than 700mm. The report concludes that all inspected locations exceeded the remediation strategy requirements for both minimum topsoil thickness (>150mm) and minimum overall cover thickness (>300mm).

The report notes that no geotextile membrane or hard-dig layer was encountered within the trial pits, despite excavation beyond the required clean cover thickness. However, BAM advised that gravel hardcore and/or concrete hardstanding had been installed beneath the landscaped areas. Supporting evidence was provided in the form of timelapse imagery and construction drawings showing these underlying layers. The report further notes that the installed clean cover thicknesses exceeded the minimum design requirements, providing additional separation from underlying materials.

Chemical testing was undertaken by i2 Analytical on the imported soils. Testing included asbestos, pH, soil organic matter, heavy metals and PAHs. The laboratory results were assessed against Generic Assessment Criteria for a Public Open Space land use scenario. The report states that all at-source and site verification samples passed the adopted screening criteria. No asbestos was identified in any sample, and no exceedances of the assessment criteria were reported.

The report concludes that the clean cover system has been installed in accordance with the remediation strategy requirements. Sufficient topsoil and overall capping thicknesses have been verified and imported soils were tested at an appropriate frequency and found suitable for use. No exceedances of the adopted assessment criteria were identified. The pollutant linkage associated with made ground contamination no longer presents an unacceptable risk to human health receptors and the site is considered suitable for its proposed use in relation to the verified remediation measures.

Comments

The Verification Report generally demonstrates that the approved cover system has been installed in accordance with the approved Remediation Strategy. Validation testing confirms that the imported soils are suitable for use and inspection of validation pits confirms that cover thicknesses exceed the minimum requirements of the approved Remediation Strategy. Whilst the specified marker membrane/hard dig layer was not directly observed within the validation pits, supporting construction

records and photography evidence has been provided and given the verified cover depths achieved across the landscaped areas, this does not materially affect the overall conclusion that the remediation objectives have been met.

Recommendation

Based on the professional judgement of the report author and the evidence and interpretations in the submitted report Environmental Health has no objection to the discharge of Condition 8 (Verification Report).

Officers concur with the above assessment undertaken by KC ENVH and therefore recommend that Condition 8 be approved.

Recommendation: Discharge condition.

Report Dated: 15/10/2026

Recommended Decision Notice Text

Condition 8 (Verification Report)

Pursuant to Condition 8, you have submitted:

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- Clean Cover System Verification Report, REF: 081801-CUR-XX-XX-T-GE-00006-P01 (Part 2 – Appendix B – Chemical Testing Certificates), authored by Curtins, dated 14/08/2026, received 18/09/2026.
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- Covering Letter, authored by Pegasus Group, dated 17/09/2026, received 18/09/2026.

The submitted information is acceptable for the requirements of Condition 8 and therefore Condition 8 is approved.