Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/92618 Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS		
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)		
Responding Date: **15/10/2026**	**Responding Officer:** **KB**	**Responding Ref:** **WK202631440**

Condition 8 – Verification Report

Environmental Health acknowledge receipt of a report written by Curtins Consulting Ltd “Our Cultural Heart, Kirklees Development, Huddersfield Clean Cover System Verification Report” (Ref: 081801-CUR-XX-XX-T-GE-00006-P01 dated 14 August 2026).

We have now reviewed the submitted report, and our comments are included below.

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).