

Appendix 8.4 Consultation Responses

Longstaff, Penny

From: Shaw, Joanne
Sent: 12 November 2015 10:01
To: Longstaff, Penny
Subject: FW: Site adj M606, North Bierley



Joanne Shaw | Associate Director

Wardell Armstrong LLP

Unit 5 Newton Business Centre, Newton Chambers Road, Thorncliffe Park, Chapeltown, S35 2PH
t: 0114 245 6244



From: Nasir Dad [mailto:Nasir.Dad@kirklees.gov.uk]
Sent: 08 August 2014 12:38
To: Shaw, Joanne <jshaw@wardell-armstrong.com>
Cc: Michael Pogson <Michael.Pogson@kirklees.gov.uk>
Subject: FW: Site adj M606, North Bierley

Hi Joanne,

Further to our discussion earlier, I write to confirm that the report seems fairly comprehensive. However, given the high levels of CH₄, coupled with the fluctuating groundwater issues, I think that the gas regime requires further characterisation. As such, application will in all likelihood be conditioned with a requirement for further site investigation works.

I trust the above makes sense, any questions/clarifications, please contact me.

Regards
Nasir

Nasir Dad
Senior Environmental Health Officer
01484 221349

From: Nasir Dad
Sent: 16 July 2014 17:05
To: Pollution
Subject: FW: Site adj M606, North Bierley

Can I get this logged onto the system for me please.

contaminated land enquiry

Thanks
Nasir

From: Shaw, Joanne [<mailto:jshaw@wardell-armstrong.com>]
Sent: 03 July 2014 14:45
To: Nasir Dad
Cc: Whitmore, Gregory
Subject: Site adj M606, North Bierley

Nasir

Following our telephone conversation earlier in the week, I am writing with some details relating to a site adjacent to the M606 in North Bierley which we have been working on for a while and our client would now like to put in a planning application for. I understand that you no longer generally provide comments on scope of works at pre-app stage, however, you have kindly agreed to review a summary of the work we have carried out to date.

The site is located adjacent to the junction of the M606 and M62 and comprises approximately 22ha of a disused wastewater treatment works and fields/woodland. It is proposed for redevelopment for a commercial end use (the northern woodland/scrub area of the site will not be developed).

Wardell Armstrong has completed various scoping studies and specific work on ground conditions since early 2010. Prior to this a ground conditions desk study was completed by URS in June 2006. Based on this report we completed an intrusive ground investigation in 2012. Site works included assessments for contamination, geotechnical properties and shallow mining. The works comprised:

- 7 Cable percussion boreholes to a maximum depth of 10m with rotary open-hole follow-on in 3 boreholes to 30mbgl.
- 10 window sample boreholes to a maximum depth of 5m
- 19 trial pits to a nominal depth of 4m.
- Installation of monitoring wells for groundwater and gas (9 No. boreholes)
- Chemical / geotechnical testing in accredited laboratory
- Gas and water level monitoring – 6 visits over 12 months

The conclusions and recommendations sections from our Phase II report are attached for your information.

I would be grateful if you could review the information attached and confirm whether the works carried out are likely to be sufficient to support the planning application.

Please call/email if you have any queries or require further information.

Kind regards

Jo
Joanne Shaw
Principal Environmental Geologist
Wardell Armstrong LLP
Unit 5 Newton Business Centre
Newton Chambers Road
Thorncliffe Park
Chapelton
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Our ref: NPT/LC/SH10534-LET-009

21st July 2014

Your ref:

Mark Hamilton
The Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Dear Mark

Site at North Bierley, Nr Bradford

We have recently been assisting and advising Keyland Developments Ltd in a proposed planning application for an office development at the above site.

The site is recorded as having a number of abandoned shafts and a relatively small area of suspected shallow mine workings. We have prepared a proposed mining remediation strategy to include a sequence of investigations and appropriate treatment, this is attached.

Prior to submission of the planning we have been requested to seek your approval to the attached strategy and would hence appreciate any feedback.

We await your response.

Kind regards

Yours sincerely
for Wardell Armstrong LLP

N P TOVEY

Director

ntovey@wardell-armstrong.com

Enc. Proposed Mining Strategy



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The Coal
Authority



INVESTOR IN PEOPLE

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Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr N. Tovey - Director
Wardell Armstrong

[By Email: ntovey@wardell-armstrong.com]

4 August 2014

Dear Mr Tovey

PRE-APPLICATION ENQUIRY

Proposed office development at land at North Bierley, Bradford

Thank you for your letter of 21 July 2014 seeking the pre-application views of The Coal Authority on the draft remediation strategy for the above proposal.

Please note that, as a site location plan has not been provided with the Mining Remediation Strategy Report, I have made an assumption as to the proposed site boundary based on the location of the mine entries set out in Table 1 of the report.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

I have reviewed the Mining Remediation Strategy Report (4 June 2014) provided and confirm that the proposed development site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be fully considered as part of any development proposal for this site.

The Mining Remediation Strategy Report has been informed by an appropriate range of existing sources of mining and geological information and correctly identifies the potential mining legacy hazards within the site; namely a number of recorded mine entries and the potential presence of historic unrecorded underground mine workings at shallow depth in the southern part of the site.

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <http://coal.decc.gov.uk/en/coal/cms/services/permits/permits.aspx>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data and records held by The Coal Authority on the date of the response. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

The COAL AUTHORITY



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637339

Fax: 01623 620363

E-mail: permissions@coal.gov.uk

Our Ref: 5720

2nd December 2010

Your Ref: MK/SH10534/LET-003

Wardell Armstrong LLP
Unit 4 Newton Business Park
Thornccliffe Park
Chapelton
Sheffield
S35 2PH

For the attention of Michael Kelly

Dear Sir

Investigation of Shallow Mine Workings, 3 Boreholes at Former WWTW and adjacent land, North Bierley, Oakenshaw, Bradford

"Application for Permission to Enter or Disturb Coal Authority Mining Interests"

Thank you for submitting the signed 'Terms and Conditions' document. Attached to this letter is the signed permit certificate and supporting documentation which allows you to carry out the works to the specifications in the documents you submitted within "the site", as shown on the plan which is part of the attached mining report.

You should be aware that mine gas may be present within voids in shallow mine workings, mine entries, voids above such workings and in any permeable strata or surface fill material. You should be aware of the risk of encountering mine gas in shallow boreholes and excavations. Especially at times of falling barometric pressure, all boreholes and excavations should be regularly tested for all gases associated with coal mining, commonly carbon dioxide, methane and hydrogen sulphide. As compressed air-mist flush is being used the possibility of gas being displaced and forced into neighbouring properties should be considered. If mine gas or mine water is encountered, would you ensure that such occurrences are documented and the appropriate actions are taken. Any surface construction must take account of the risks associated with building on land that may be susceptible to surface emissions of mine gases.

You should also be aware that drilling with compressed air can give rise to the onset of spontaneous combustion of any coal remaining within any workings located, mine entries or coal seam outcrops resulting in the production of quantities of carbon monoxide. As standard practise when drilling into Coal Measure strata gas monitoring should include carbon monoxide. Care should be taken to ensure any exposed coal seams and all boreholes and excavations are effectively sealed with a cement based material at the earliest opportunity to prevent continued ingress of air.

Will you ensure that this permit certificate, and supporting documentation, is copied to all interested parties, especially the site operatives, and be available for inspection on a site visit by the Authority or the HSE.

This permit certificate is issued on the understanding that, under no circumstances, will works other than those specified, especially a change of flush, be carried out without the prior written approval of the Authority. Should any unrecorded mine entries be encountered you will provide the Authority with the results of your investigations together with the proposed specification for any treatment, for comment, prior to treatment works commencing.

Please submit your final report, as required by this permit certificate terms and conditions, when the works are complete. If you wish to discuss this or any other matter, please do not hesitate to contact me.

Yours faithfully

Leigh Sharpe
Mining Property Manager

Permission to Enter or Disturb Coal Authority Mining Interests

Name and Address of Applicant:

Peter Garrett
Keyland Developments Ltd
Western House
Halifax Road
Bradford
BD6 2SZ

Site Location:

Former WWTW and adjacent land
North Bierley
Oakenshaw
Bradford

This certificate hereby grants the above named Applicant permission to carry out *Investigation of Shallow Mine Workings, 3 Boreholes* within the Authority's mining interests at the identified site location for the period of 12 months from the effective date shown below. The granting of this Permission does not constitute advice given by the Authority in relation to the proposed operations. It is the Applicant's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.

Signed: *C. Sharpe* Effective Date: ...03/12/10.....

For and on behalf of The Director of Environment, Mining and Property at the Coal Authority

Nominated Representative: Mr Leigh Sharpe, Mining Property Manager;
The Coal Authority, Licensing & Permits Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG
Tel: 01623 637229; e-mail leighsharpe@coal.gov.uk