



Geotechnical &  
Environmental  
Consultants

Our ref: 39175/JPH

Date: 12<sup>th</sup> June 2023

Quarters Gomersal Ltd  
Knabbs Ash Barn Limited  
Knabbs Ash  
Skipton Road  
Harrogate  
HG3 2LT

**For the attention of Mr David Williams**

Dear David

**Re: Land off Cliffe Lane, Gomersal**

GeoDyne Ltd has produced the following reports on the behalf of KCS Development Ltd.

- GeoDyne Limited Letter Report 'Cliffe Lane, Gomersal', dated 9<sup>th</sup> 'Cliffe Lane, Gomersal', dated 9<sup>th</sup> July 2019, Ref: 39175/TM.
- GeoDyne Limited Letter Report 'Cliffe Lane, Gomersal', dated 16<sup>th</sup> October 2019, Ref: 39175/MS/DJH.
- GeoDyne Limited Report 'Land off Cliffe Lane, Gomersal, Kirklees – Phase II Exploratory Investigation Report For KCS Development', dated 13<sup>th</sup> July 2020 (Revision 1), Ref: 39175-2.

Correspondence provided by Richard A Gilbert (Kirklees Council) dated 25<sup>th</sup> April 2023, noted the following with respect to the submission of a full planning application (point r):

*'Submission of a Coal Mining Risk Assessment, if Intrusive Site Investigations are recommended, it may be worthwhile covering off the Contaminated Land elements for a Phase 2 report under this too.'*

The following general comment was also provided:

*'Any re-used documents from the outline application should incorporate an addendum confirming that the consultant is satisfied that the comments are still pertinent/relevant to submission of the full application'*.

We can confirm that we consider the previous GeoDyne reports remain pertinent/relevant to the submission of the full planning application.

We note that since production of our previous reports, Radon guidance changed in December 2022. However, we note that the site has been assessed as requiring CS2 ground gas protection measures. These should also provide suitable protection against any naturally occurring elevated Radon associated with the site (as typically CS2 precautions for the site may comprise a suspended ventilated beam and block floor slab and a ground gas resistant membrane).

We can also confirm that further intrusive investigation works are currently being considered for the site in due course to further investigate issues associated with shallow coal/mining and enhance the existing dataset in consideration of the final development proposals/layout, to enable the existing appraisal to be further refined prior to redevelopment of the site.



Registered Number:  
4286419 England & Wales  
Registered Office:  
Clarendon House, Clarendon Park,  
Clumber Avenue, Nottingham, NG5 1AH

**GeoDyne Limited**  
Clarendon House, Clarendon Park,  
Clumber Avenue, Nottingham, NG5 1AH  
Tel: 0115 962 0001 email: info@geodyne.co.uk

We would anticipate that existing reports, together with further investigation of shallow coal/mining, will be reviewed by the regulatory authorities as part of the planning application.

We trust that the foregoing comments are suitable for your requirements

Yours faithfully

**For and on the behalf of GeoDyne**

Redacted

**JP Hollands**  
Director