



22/04/2025

Kirklees Planning

To Whom It May Concern:

RE: 11 WOOD STREET, SKELMANTHORPE – PHASE 2 WORKS

Site Investigation Works

- We have allowed for 1 day on site.
- Installing 4 windowless sampling boreholes to approximately 4 metres depth with SPT's and/or dynamic probes to max 20m, or refusal.
- Installation of gas monitoring standpipes in each the boreholes.
- Obtaining samples for geotechnical and contamination laboratory testing
- See comments below regarding number of standpipes and monitoring visits

Other works

- 6 no monitoring visits. You will need to bear in mind that the number of standpipes required and visits are defined by CIRIA C665, which considers the sensitivity of the development together with the generation potential of the source. It should be noted that we have indicated 6 visits, which is accepted by many local authorities if certain levels of gas are detected. It is possible however that further monitoring may become necessary.
- Undertaking 4 no suites of contamination testing with asbestos screens. This frequency is normally based on BS 10175, taking into account the size of the site, the sensitivity of the development and the past use of the site and surroundings, but we have allowed for 8 tests as the minimum normally allowed by most local planners for a site of this size. If asbestos is identified within any testing suites, an asbestos quantification will be automatically triggered in order to gain further information on this. The cost for each test is £50 and will be applied to the final invoice so please adjust any purchase orders accordingly.
- It should be appreciated that the local authority is the final arbiter for the environmental issues arising at a site and it is possible that their conclusion may vary from ours. While minor changes may be made at no additional cost, it is also possible that they will require further investigation to enable them to release the planning conditions, which may incur further costs.
- We would therefore strongly recommend that you obtain agreement from governing bodies including local planning/environmental officers that this scope will meet their requirements.



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Rogers Geotechnical Services Ltd
Offices 1 & 2 Barncliffe Business Park, Near Bank, Shelley, Huddersfield, HD8 8LU
☎ 01484 604354 Company No. 5130864

- Logging of boreholes to BS5930:2015 +A1:2020.
- Undertaking a range of geotechnical laboratory testing.
- Provision of a geo-environmental report, including a site specific risk assessment and, if required, a suggested remediation strategy.

Access

We require a minimum 1m width for drilling rig access. Unless otherwise stated, our quote has been submitted without recourse to a site visit, therefore please let us know if you have any concerns over access. Transport and mobilisation costs are based on a single mobilisation to site, late cancellation of the investigation works, failed mobilisation due to access or other permission issues will result in these costs being applied and further costs being incurred for repeat mobilisation.

Yours faithfully,

Estimator

Rogers Geotechnical Services

01484 604354