PHASE I DESK STUDY

AT

170 PENISTONE ROAD
SHELLEY
HD8 8HZ

FOR

MR & MRS I SOWERBY

REPORT REF: IS 3604

Engineering Geologists and Environmental Scientists



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NOVEMBER 2024

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QUALITY MANAGEMENT FOR REPORT

Project	Land adjacent 170 Penistone Road, Shelley, West Yorkshire, HD8 8HZ	Phase I Desk Study	
Client	Mr & Mrs I Sowerby		
Date	November 2024		
Version	Issue 1		
Prepared by	Frances A Bennett	BSc (Hons), CGeol, FGS, FIMMM, C.WEM, MCIWEM, CEnv, MIEnvSci	Director Ashton Bennett Ltd

1. INTRODUCTION

1.1 The Report

This report describes the results of a Phase 1 Desk Study undertaken on the land adjacent to 170 Penistone Road, Shelley near Huddersfield, HD8 88HZ. The work was commissioned Mr and Mrs I Sowerby, and was carried out by the Ashton Bennett Consultancy.

It is proposed to construct a residential property in the existing garden of No 170 Penistone Road.

The purpose of this Phase 1 Study was to collate and assess information on the site including geological, hydrogeological and mining information, archival maps and historical review to determine past use, a database review, environmental data on water and soil, and to undertake a site reconnaissance to enable a desk top assessment of pathways of migration and potentially sensitive receptors, and to determine solutions to any geotechnical,

environmental and mining concerns to the development of the site. This report assumes a residential development as being the most conservative for environmental assessment.

This report describes the research work carried out, presents the results of the desk study and from the conceptual model of the site makes recommendations for solutions to any environmental, geotechnical and mining concerns to any proposed redevelopment.

The information for this report is from sources recommended by the Institute of Civil Engineers (ICE), the Association of Geotechnical and Geoenvironmental Specialists (AGS), Construction Industry Research and Information Association (CIRIA) and the Department of the Environment Transport and the Regions (DETR). The report has been compiled in accordance with the latest ICE, DETR, Department of Environment, Food and Rural Affairs (DEFRA), British Standard Draft Documents and British Standards, CIRIA, CLR 11 & other CLEA Reports and Eurocode 7. In addition, the scope of the investigation has used the extensive knowledge and experience of the staff of Ashton Bennett Consultancy to assess the data and to interpret the findings.

Archival Maps are presented in Appendix A. A Coal Authority Report is presented in Appendix B and a Conceptual Model is presented in Appendix C.

1.2 Site Location

The site lies to the south east of Shelley Town Centre and south east of Huddersfield in West Yorkshire.

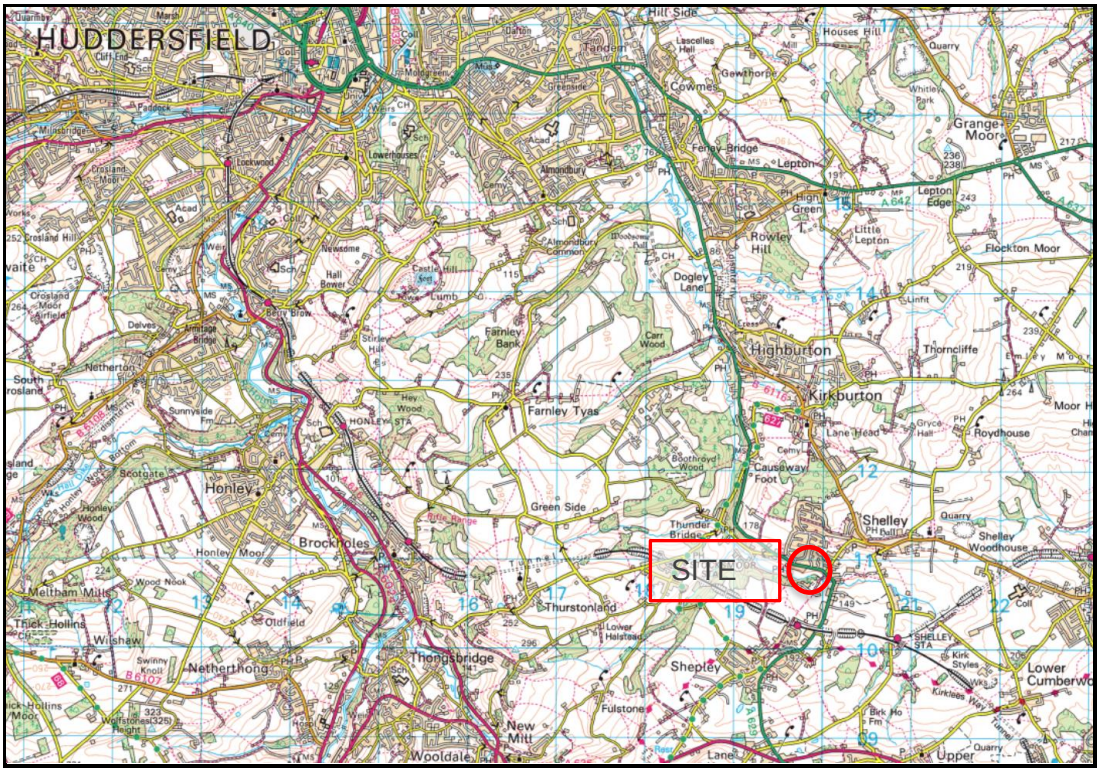


Figure 1 Site Location Plan

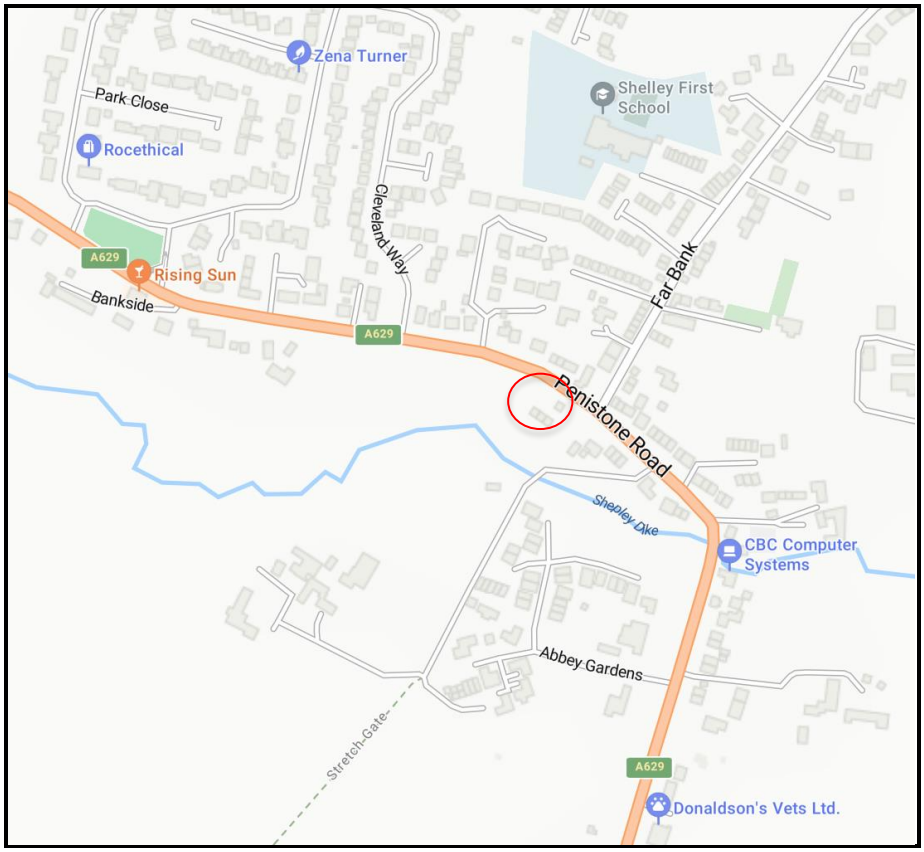


Figure 2 Detailed Site Location Plan

1.3 The Author

This report was prepared by Frances A Bennett an engineering geologist who has a degree in Geology, a postgraduate qualification in Soil Mechanics and is a Chartered Geologist CGeol, Chartered Environmentalist CEnv and Chartered Water and Environmental Manager C.WEM and FIMMM with 45 years of experience in the fields of geology, geotechnical engineering, hydrogeology, contamination, mining, slope stability and waste disposal.

1.4 Sources of Information

The following data have been referenced in relation to compiling this Report:

- Geological mapping from British Geological Survey 1:50,000,
- Geological mapping from British Geological Survey 1:10,000
- Karl Terzaghi, Ralph B Peck and Gholamreza Mesri, Soil Mechanics in Engineering Practice, John Wiley and Sons Inc., Third Edition (1996).
- BS 5930:2015, Code of Practice for Ground Investigations, British Standards Institute
- NHBC Part 4 Foundations, Chapter 4.4 Strip and Trench Fill Foundations,(2010 and 2020).
- The Coal Authority Report No. 51003466545.
- Groundsure Report CM-1194429-4873-141124, November 2024

The information for this report is also from sources recommended by the Institute of Civil Engineers (ICE), the Association of Geotechnical and Geoenvironmental Specialists (AGS), Construction Industry Research and Information Association (CIRIA) and the Department of the Environment Transport and the Regions (DETR). The report has been compiled in

accordance with the latest ICE, DETR, Department of Environment, Food and Rural Affairs (DEFRA), British Standard Draft Documents and British Standards, CIRIA, CLR 11 & other CLEA Reports and Eurocode 7.

2. THE SITE
2.1 Site Description

The site is currently occupied by a garden to 170 Penistone Road, Shelley.

The site lies around National Grid Reference 419970E 410857N, covering 0.1ha. The Penistone Road lies at a height of 161.8m above Ordnance Datum. The site reduces in height towards the south by circa 8 to 10m.

A site visit confirmed the site to be occupied by a steeply dipping grassed slope with a garden shed and further lawned area at the base.

The site is bounded to the north by a stone wall and the A629 Penistone Road with residential housing beyond. The site is bounded to the east by the house and garden of 170 Penistone Road and to the west by woodland. The site is bounded to the south by the steep bank with Shepley Dyke and a mill pond at a lower ground level.

There are no materials seen on site that cause environmental concern.

2.2 The Proposals

It is proposed to develop the site for a residential house and garden.

3 HISTORIC MAPPING, LANDFILL and WASTE SITES, HISTORIC and CURRENT INDUSTRIAL LAND USE
3.1 Historic Mapping

The following maps and plans were inspected to assess the history of the site and its past environments. The archival Ordnance Survey maps are presented in Appendix A. The site marked on the maps in Appendix A is the area of the planning application. The new build property will occupy the western half of this area which is described below.

TABLE 1
Historical Maps Inspected

DATE	SCALE	DESCRIPTION	
		SITE	SURROUNDING AREA
1854	1:10.560	The site is shown as open ground south of Penistone Road.	A property is shown east of the site and Shepley Dike flowing east to west to the south. The area is annotated as Shelley Far Bank.
1892 1893	1:10,560 1:2,500	The site is shown as open ground with woodland annotated immediately south of the Penistone Road.	A property is shown to the east of the site and residential houses to the north of Penistone Road. To the south of the site a mill pond is shown south of Shepley Dike and a mill named New Mills is shown to the south east of the site. The map of 1893 annotates an old quarry to the immediate east of the site to the rear of the house east of the site.
1904 1906 1913	1:10,560 1:2,500 1:2,500	The site is shown as open ground with woodland adjacent to the Penistone Road.	The property east of the site has extended to the west. Additional housing has developed in the area and the mill is renamed Shelley New Mill which has extended in

DATE	SCALE	DESCRIPTION	
		SITE	SURROUNDING AREA
			size. A quarry is annotated to the west, west of Sand Hollow house. The 1904 map indicates a cliff south of the Penistone Road and east of the site to the rear of No 172 Penistone Road.
1932 1948 1951-1955	1:10,560	The site is shown as open ground with trees adjacent to the Penistone Road.	The surrounding area has developed a few additional houses.
1959-1960 1967-1970	1:2,500 & 1;10,560	The site is now shown as open ground with no trees.	The house to the east of the site has been extended at the rear. The cliff is annotated to the rear of 172 Penistone Road. The mill has reduced in size and additional housing is shown in the village.
1976 1975-1976 1977-1980	1:2,500 1:2,500 1:10,000	The site is shown as open ground with no trees.	The surrounding area remains generally unchanged.
1987-1992 1990-1993 1992-1994 1994-1995	1:2,500 & 1:10,000 1:2,500 1:2,500	The site remains unchanged during this time.	By 1987 the mill building is no longer shown. Large areas of housing are shown to have been developed north of Penistone Road.
2001 2003 2010 2024	1:10,000 1:1,250 1:10,000 1:10,000	The site area remains unchanged during this time.	The surrounding area is further built up with houses. The quarry face is shown to the north of the house east of the site, number 172 Penistone Road.

In summary, the area is shown on the OS maps to have been open land and a residential garden since 1854. The immediate surrounding area has been open land and residential housing.

3.2 Historic Industrial Land Use

The site area has not been occupied by any previous historic industrial activity.

In the surrounding area within 250m there has been historical industrial land use of a woollen mill 39m to the south east and a gas works 177m to the south east.

There are no historical tanks within 150m of site. An electricity station is present 122m north east. There are no historic petrol stations or garages within 300m of the site.

There is an unspecified heap at 203m to the west and an unspecified quarry 208m to the west.

There has been no historical military land within 500m surrounding the site area.

The local historic industrial land uses are unlikely to have detrimentally affected the nature of the site.

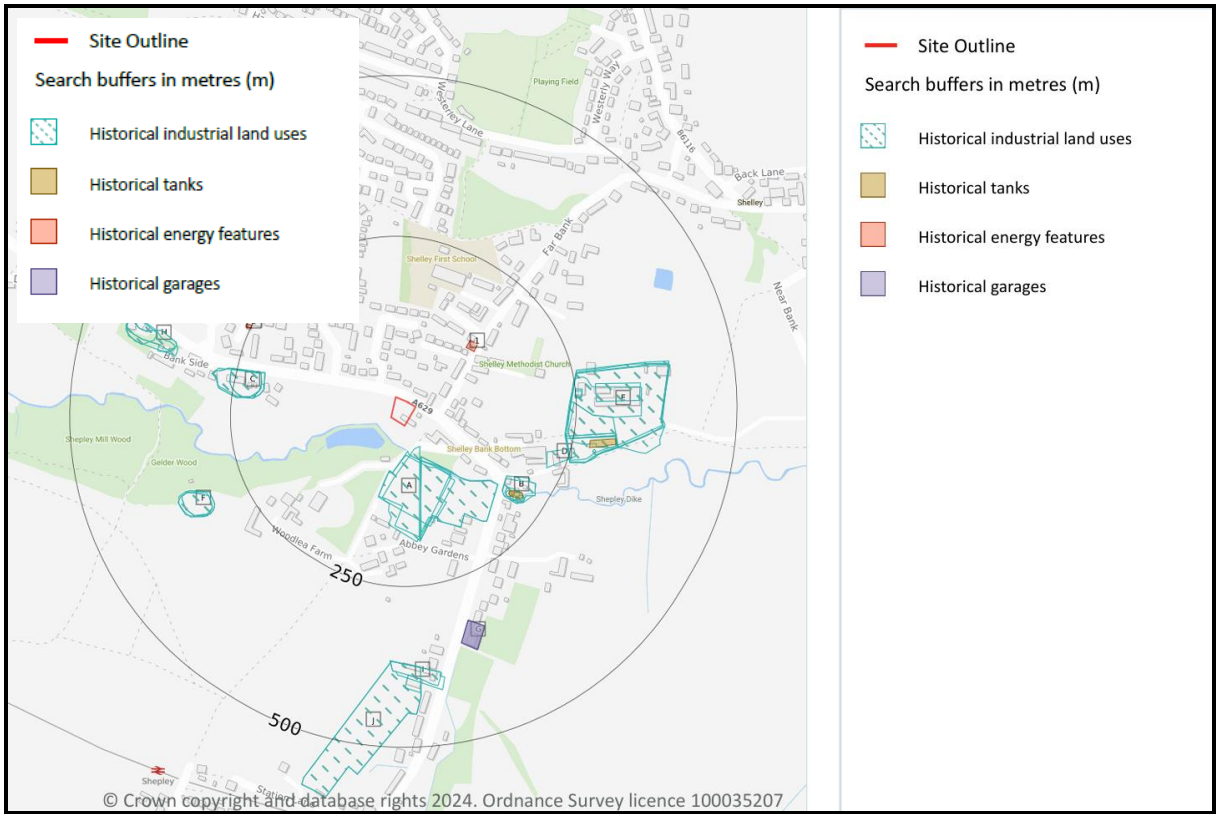


Figure 3 Historic Industrial Land Use Plan

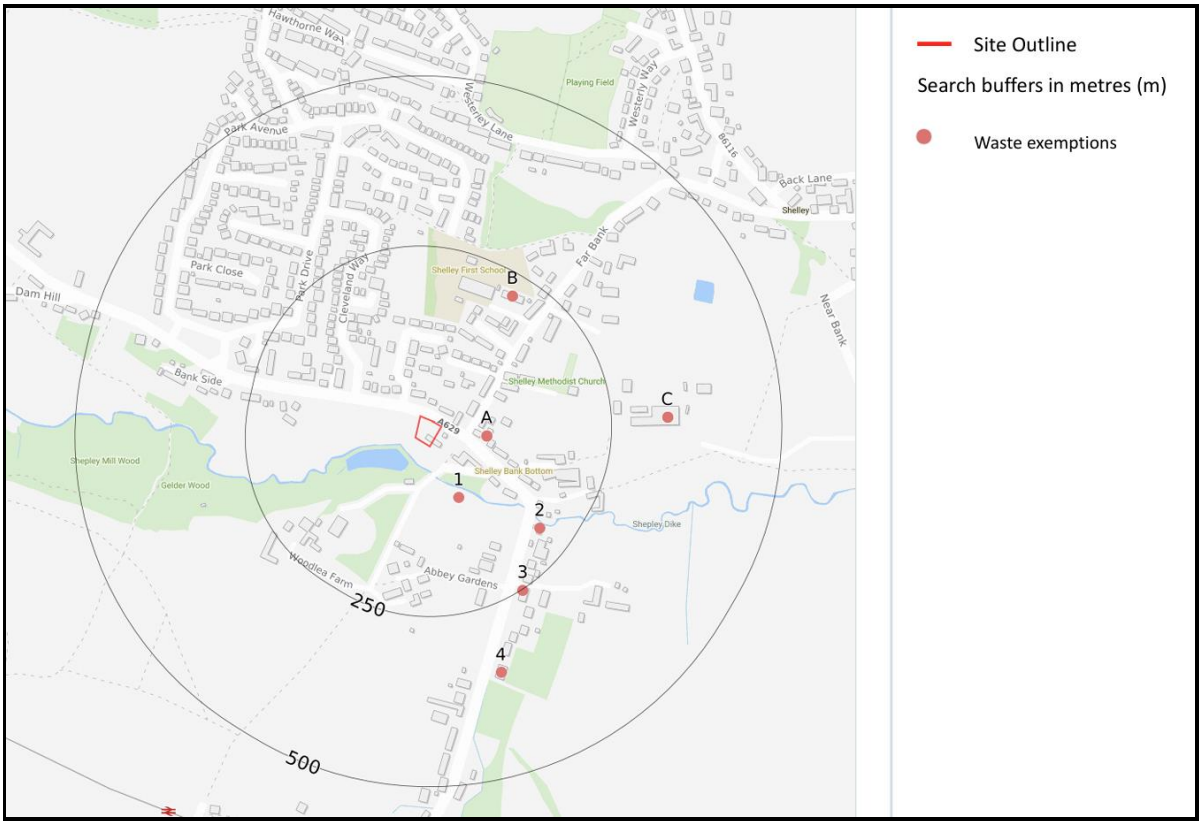


Figure 4 Waste and Landfill Sites

3.3 Landfill and Waste Sites

There are zero active or recent landfill sites or recently closed landfill sites recorded within 500m of the site. The BGS records and LA/mapping records indicate no historical landfill within 500m of site. There were zero historical local authority (LA), Environment Agency (EA), or Natural Resourses Wales (NRW) landfills within 500m of site.

Twenty four waste exemption licences exist within 500m of the site area. All are located 68m to 349m distant from the site.

Made ground is annotated 36m to the south east of the site and 300m to the west of the site. The closest made ground is recorded as an artificial deposit in a location previously occupied by a mill building.

The site is unlikely to be detrimentally affected by toxic gases from landfill due to distance of >250m. There is made ground or an artificial deposit lying at a lower ground level on the other side of Shepley Dike within 250m of the site.

Figure 5 Made, Reworked and Infilled Ground

3.4 Current Industrial Land Use

The site area is currently occupied by open ground forming a residential garden.

There are no sites determined as Contaminated Land within 500m of the site.

Potentially contaminating industrial land use within 250m of the site are noted as an electricity sub station 59m to the south, electrical equipment repair and servicing at 79m east, electrical

features 124m north east, unspecified works or factories 197m east, waste storage 232m south east and a pumping station 235m south east.

Current industrial land uses beyond 100m are unlikely to detrimentally affect the site.

There are no local current petrol or fuel stations within 500m of the site.

There are no sites determined as contaminated land, National Grid High Voltage underground electricity transmission cables or high pressure gas transmission pipelines on, or within 500m of the site.

The local current industrial land uses are unlikely to have detrimentally affected the nature of the site.

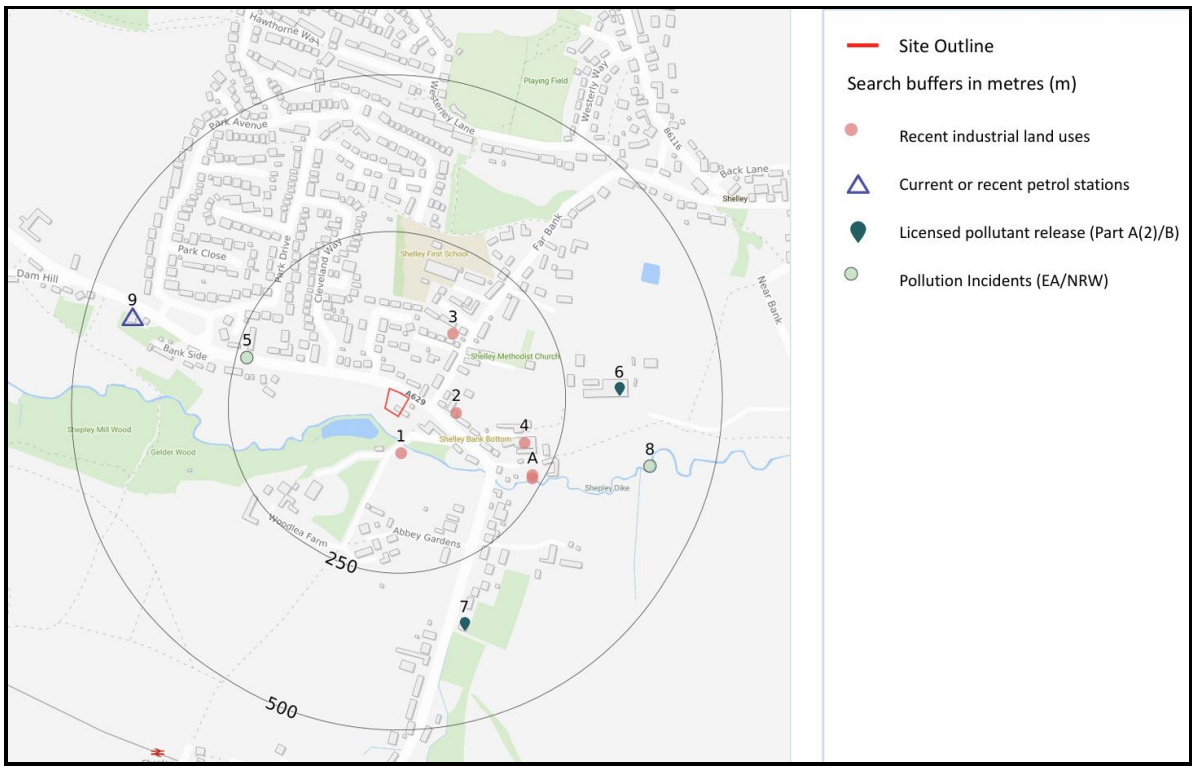


Figure 6 Current Industrial Land Use Plan

4. REGULATED INDUSTRIES AND INFRASTRUCTURE
4.1 Authorisations, Incidents and Registers

Results of searches for regulated industries are presented in Table 2.

TABLE 2
Authorisations, Incidents and Registers

	On SITE	Within 250m	DETAILS
Potentially Contaminative Uses identified in mapping	None	0	
Historical Tanks	None	None	
Historical Petrol/Fuel Site	None	None	

	On SITE	Within 250m	DETAILS
Historical Garage/Motor Vehicle Repair	None	None	
Potentially infilled land	None	1	39m SE on former mill site
Historic IPC Authorisations	None	None	
Part A(1) and IPPC Authorised Activities	None	None	
Records of Red List Discharge Consents	None	None	
Records of List 1 Dangerous Substances Inventory Sites	None	None	
Records of List 2 Dangerous Substances Inventory Sites	None	None	
Records of Part A(2) and Part B activities and enforcements	None	None	
Records of Category 3 or 4 Radioactive Consents	None	None	
Records of Licensed Discharge Consents	None	None	
Records of Planning Hazardous Substance Consents and Enforcements	None	None	
Records of COMAH and NIHHS sites	None	None	
Records of National Incidents Recording System List 1	None	None	
Records of sites determined as contaminated land under Section 78R of EPA 1990	None	None	
Records from EA landfill Data	None	None	
Records of Operational Landfill Sites	None	None	
Records of EA historic landfill sites	None	None	
Records of non operational landfill sites	None	None	
Records of local authority landfill sites	None	None	
Records of operational and non operational waste treatment, transfer, exemptions or disposal sites	None	None	
Pollution inventories	None	None	
Records of EA licensed waste sites	None	None	
Current Industrial Land Use	None	None	
Petrol and Fuel Sites	None	None	
Underground High Pressure Oil and Gas Pipelines	None	None	
Residential Property (within 250m)	No	Yes	Yes, residential properties within 250m of the site to the north and east of site.
Radioactive Substances Authorisations	None	None	
Radon Protection Required	No	No	The property is not in a Radon Affected Areas as between 1% and 3% of properties are above action level within the site area. Radon protection is not required according to BR211 by the Building Research Establishment.
Registered as Contaminated Land under Part IIA EPA 1990	No	No	-

Results of searches for regulated industries, pollution incidents and registered authorisations are presented in Table 2 above and indicate that the site is unlikely to be affected by current on or off-site activity.

Radon is a radioactive gas derived from naturally occurring uranium found in small quantities in soils and rock. The National Radiological Board recommends that where radon concentration exceeds the Action level of 200 Bqm^{-3} the householder should take measures to reduce it.

According to the BGS the site is in an area where basic radon protection measures are not required in new buildings. According to the National Radiological Protection Board, the site lies within an area where between 1% and 3% of houses lie above the action level.

5. ENVIRONMENTAL, VISUAL and CULTURAL, AGRICULTURAL and HABITAT DESIGNATIONS

5.1 Environmental

The site does not lie within or within 2000m of a National Nature Reserve, a Local Nature Reserve, a RAMSAR site, a World Heritage Site, an Environmentally Sensitive Area, an Area of Outstanding Natural Beauty, a Nitrate Vulnerable Zone, a Special Area of Conservation, Special Protection Areas, Site of Special Scientific Interest(SSSI) or a Nitrate Sensitive Area.

Several areas of Designated Ancient Woodland exist 23m to 1597m around the site, namely Shepley Mill Wood, Hartley Bank Wood, Shelley Wood and Birks Wood as shown on Figure 7.

The site does lie within an SSSI Impact Zone, which are developed to allow assessment of any potential risks to SSSIs posed by development proposals.

The site lies within South and West Yorkshire Green Belt as shown on Figure 7.

The site is unlikely to detrimentally affect these environmentally sensitive areas.

There are no Biosphere Reserves, Forest Parks or Marine Conservation Zones.

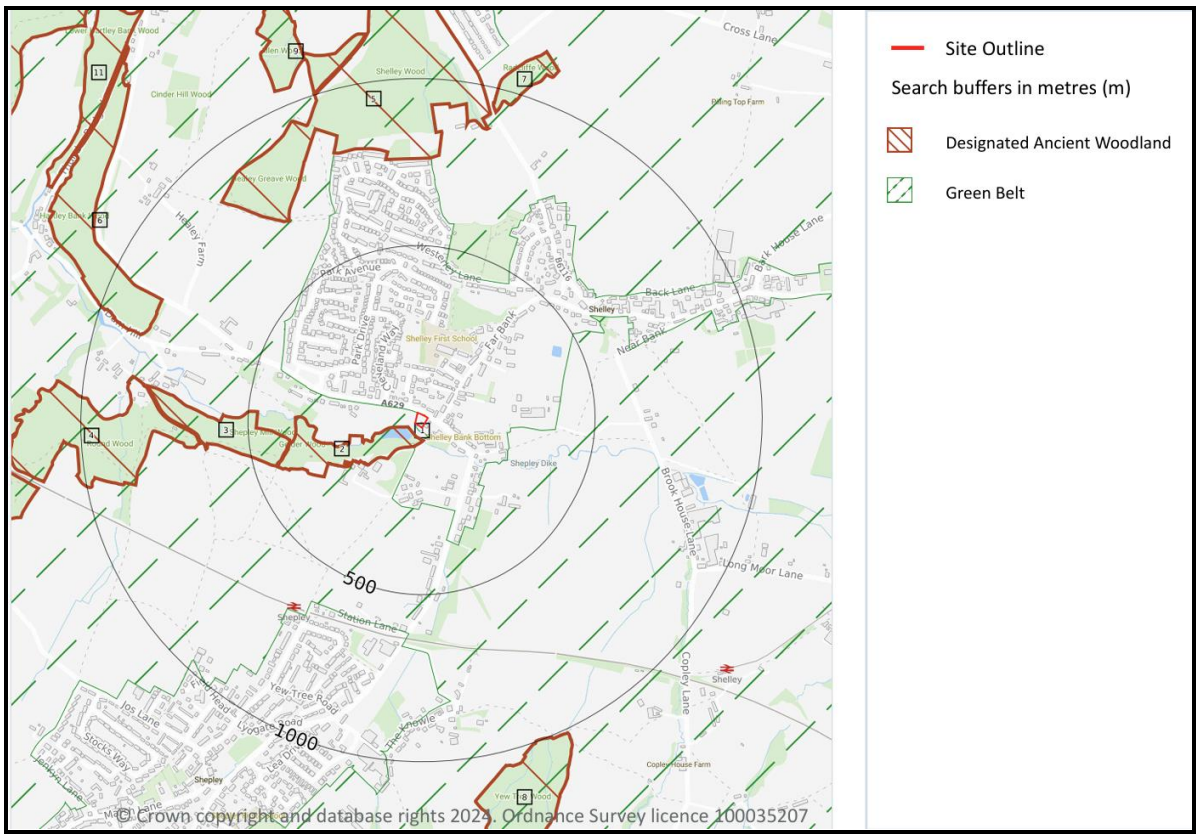


Figure 7 Designated Ancient Woodland and Green Belt

5.2 Visual and Cultural

The site does not lie within 250m of a World Heritage Site, Area of Outstanding Natural Beauty, National Park, Conservation Area, Scheduled and Ancient Monument or Registered Parks and Gardens.

The site lies within 250m of a Listed Building recorded as Shelley Methodist Church.

5.3 Agricultural

The Agricultural Land Classification for the site is Grade 3 or good to moderate quality.

The site does not lie within 250m of any Open Access Land, Tree Felling Licenses, Environmental or Countryside Stewardship Schemes.

5.4 Habitat

There are 8 records within 250m of the site of habitats of principle importance named under the Natural Environment and Rural Communities Act (2006). These are deciduous woodland lying 23m to 236m south west of the site.

There is one site verified as Open Mosaic Habitat within 250m of the site. These are brownfield sites that are identified as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

The site is unlikely to detrimentally affect the environmental, visual, cultural, agricultural or habitat designations.

6. POTENTIAL CONTAMINATION

The site has historically been open land and a residential garden with an adjacent residential dwelling.

Potential contamination and presence of methane gas are unlikely based on local historical land use. Made ground may be present on site and is present 39m to the south east on the site of a former mill.

7. SITE GEOLOGY

7.1 Geology

The published British Geological Survey Map (BGS) at a scale of 1:10,000 shows the site to be underlain by sandstones, mudstones and siltstones of the Pennine Lower Coal Measures Formation of the Carboniferous Geological Age. The site is immediately underlain by the Grenoside Sandstone.

Superficial drift deposits are shown not to overlie the solid strata in the site area. Alluvial deposits associated with the Shepley Dike are present to the south of the site at a lower ground level and will not affect the land on the site.

The site geology is presented in Figures 8 and 9.

7.2 Geological Faults

The BGS maps do not indicate the presence of any geological faults crossing the site. The maps show the presence of a fault to the east of the site. It is possible that smaller faults sub parallel to this may exist in the strata causing fissuring and fracturing to the rock. Due to the cessation of tectonic activity in the area, faulting is unlikely to detrimentally affect the stability of the site.

7.3 Engineering Geology

Made ground may be present on the site and is unsuitable founding strata. The strata of the Lower Coal Measures Formation Grenoside Sandstone provides good bearing strata where unweathered and unfaulted for carrying the bearing pressures imposed by low rise development without undue settlement.

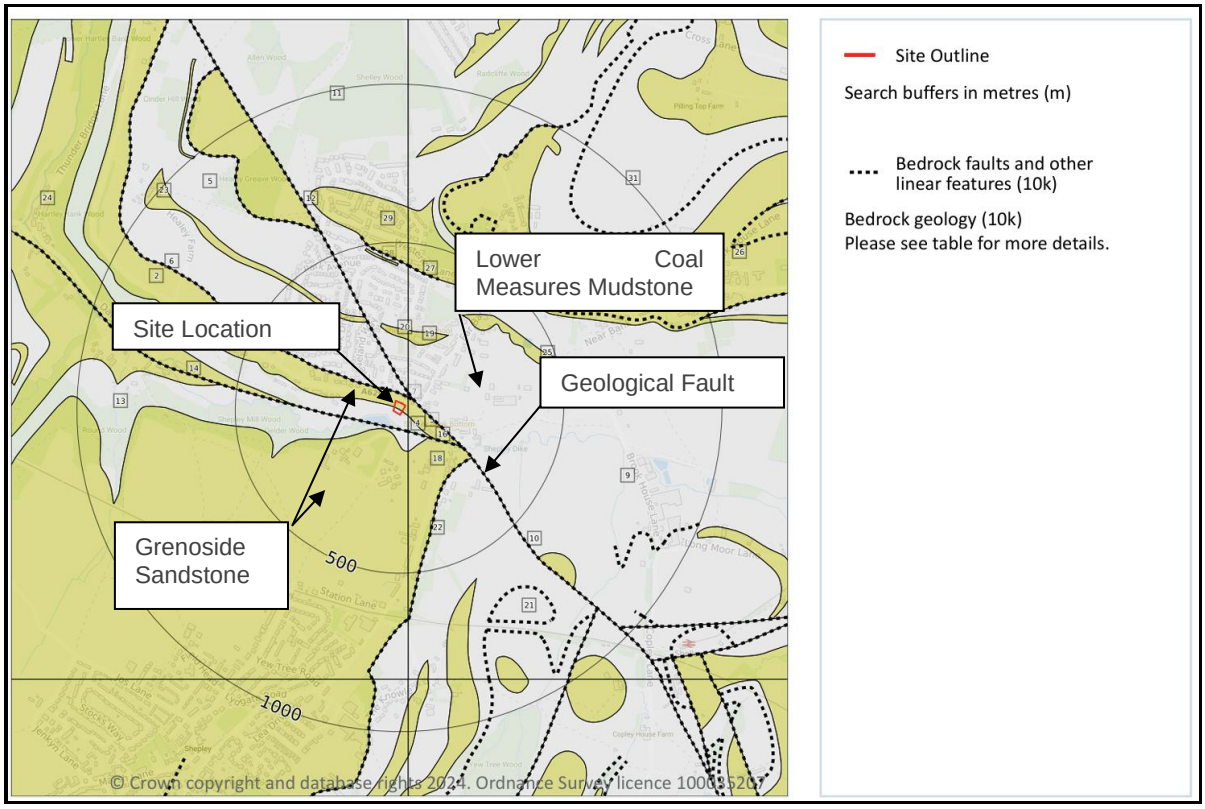


Figure 8 Geological Fault and Bedrock Geology Plan

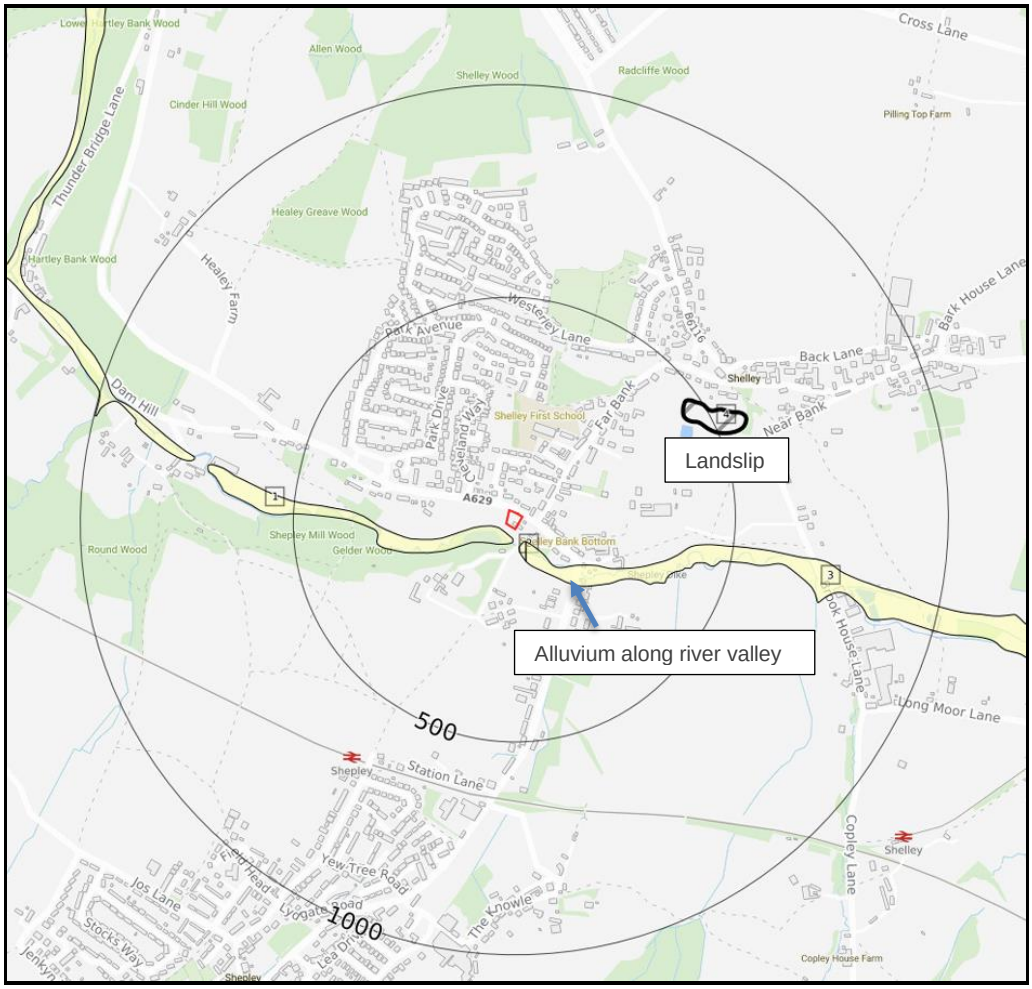


Figure 9 Superficial Geology Plan

7.4 Geological Hazards

According to the British Geological Survey there is a very low risk of landslides and collapsible deposits. There is a negligible to very low risk of shrink and swell hazard from clays, negligible risk of running sands, ground dissolution of soluble rocks and compressible deposits.

There is a very low to moderate risk of a landslide.

This is based on the geology and excludes made ground.

7.5 Archival Boreholes

Archival boreholes held by the British Geological Survey (BGS) in the vicinity are shown in Figure 10.

Borehole SE11SE43 to the west of the site encountered 2.20m of made ground overlying 1.80m of sand with sandstone encountered at 4.0m bgl. Boreholes SE11SE76 and

SE21SW146 encountered circa 2.0m of made ground overlying clay. Borehole SE21SW46 encountered 3.50m of made ground with natural ground not encountered.

A borehole to the south east of the site for Firth Carpets, SE11SE3 encountered sandstone, mudstone and shale to a depth of 68.58m bgl with rest water level at 12.19m bgl.

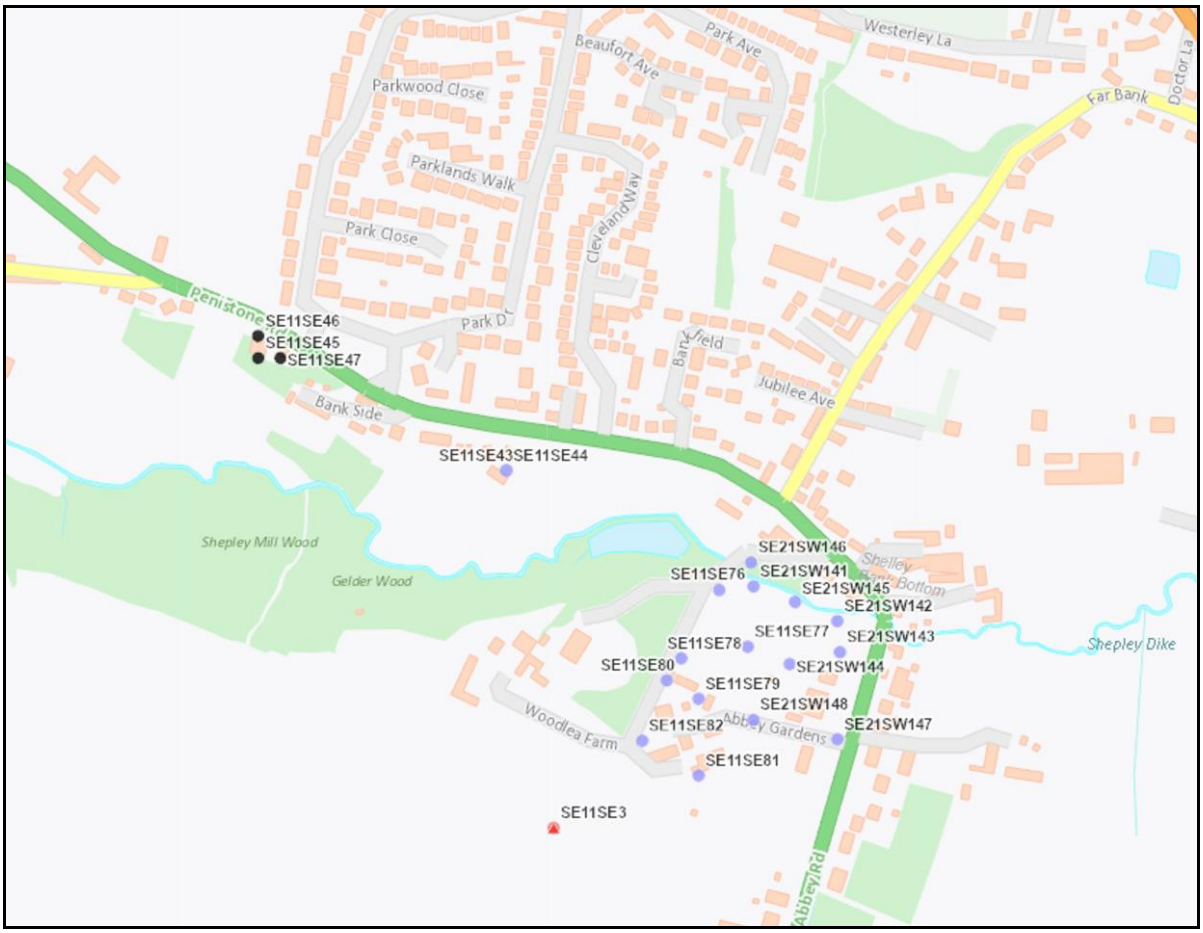


Figure 10 BGS Archival Boreholes

8. HYDROLOGY, FLOODING AND HYDROGEOLOGY

8.1 Hydrology

The rainfall over the area of the site will drain downhill into the closest surface water of the Shepley Dike 24m to the south west. The Dike is not influenced by tidal action.

The site is on land designated as WFD Surface Water body catchment for the Aire and Calder from Fenay Beck to River Colne. This water body is located 28m to the south west and recently failed for chemical rating and received a moderate ecological and overall rating. The site is on land designated as a WFD Groundwater body for Aire & Calder Carboniferous Limestone/ Millstone Grit/ Coal Measures and in 2019 receiving a poor overall rating, poor chemical and good quantitative rating.

The site is shown by the Environment Agency to not lie within a fluvial Flood Zone, flooding is unlikely to occur. There is a risk of surface water flooding within 50m of site for 1 in 30 year

to 1 in 1000year rainfall events. There are no historical flood events on or within 250 of the site area. There are no areas benefitting from flood storage within 250m of the site. There is no risk according to RoFRaS of flooding from rivers and seas.

There are zero recorded surface water abstractions within 2000m of the site.

It is important that any contamination found on site is not allowed to detrimentally affect any watercourses or ponds. It is unlikely that the site could be detrimentally affecting water courses. Care needs to be taken during any demolition and construction to prevent materials or liquids falling into Shepley Dike.

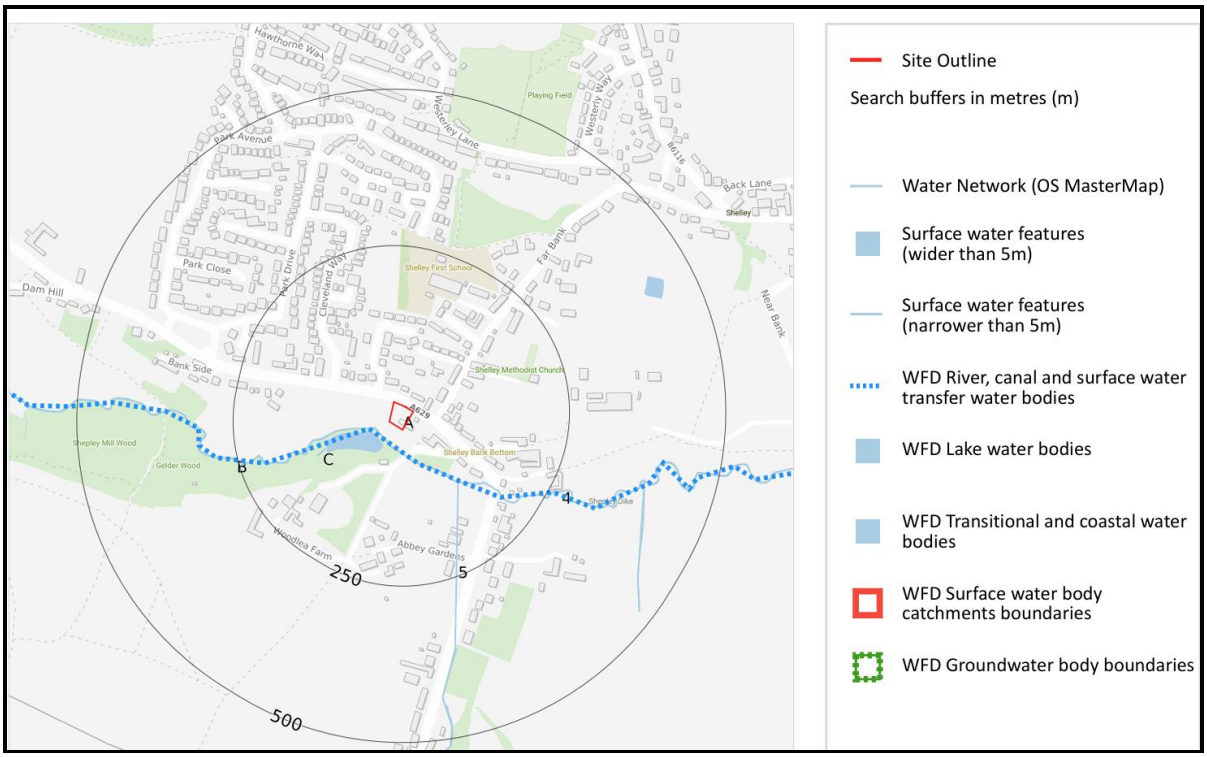


Figure 11 Hydrology Plan

8.2 Flooding

The site is not at risk of flooding from rivers or seas as detailed in Figure 12. There are no records of historical flood events.

The site is not at risk of surface water flooding as detailed in Figure 13.

The site is at negligible risk of groundwater flooding as detailed in Figure 14.

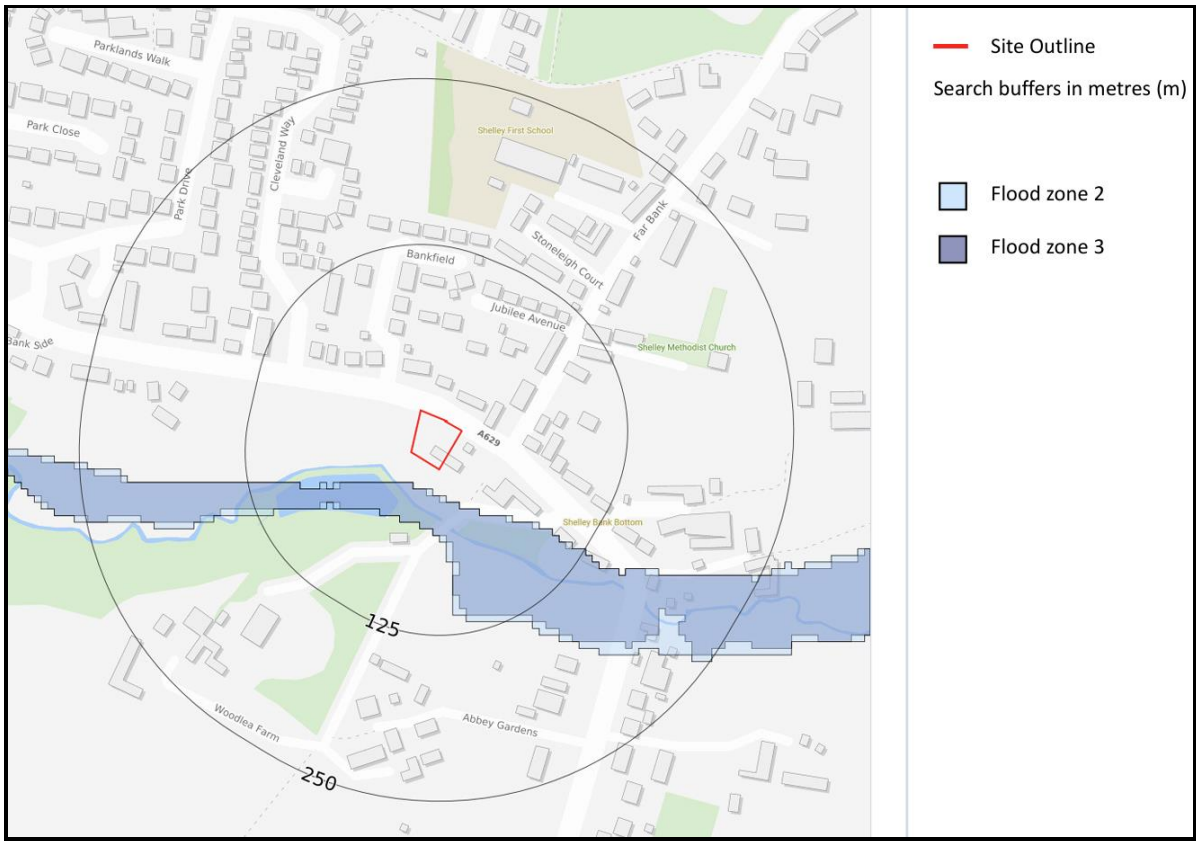


Figure 12 Flood Zones

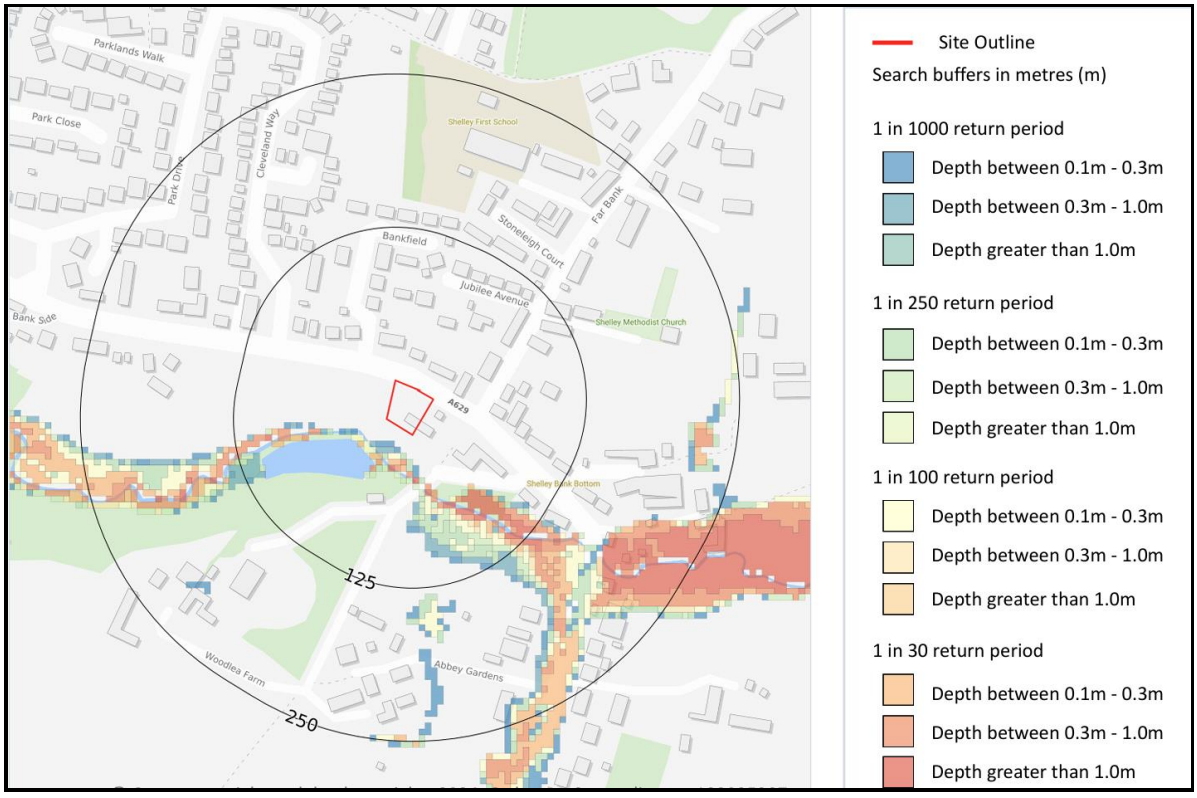


Figure 13 Surface Water Flooding

Figure 14 Groundwater Flooding

8.3 Hydrogeology

The geological maps produced by the BGS indicate the site to be underlain by the Grenoside Sandstone of the Lower Coal Measures strata which is a Secondary A Aquifer. This is predominantly permeability layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

There are no superficial deposits on the site

The ground vulnerability beneath the site area is classified as having a high vulnerability within the bedrock. This implies the site is able to easily transmit pollution to groundwater.

There is a negligible risk of groundwater flooding.

There are zero potable water abstractions within 1000m of the site.

The site is shown to not lie within a Source Protection Zone total catchment. There are zero recorded groundwater abstractions within 2000m of the site.

Other unrecorded or unlicensed wells may be present close to the site. Historic wells may exist within 500m of the site. As the local groundwater may be utilised for abstraction from old

unlicensed wells, it is important that it is protected from pollution. It is an offence to pollute the groundwater, whether or not it is used for abstraction.

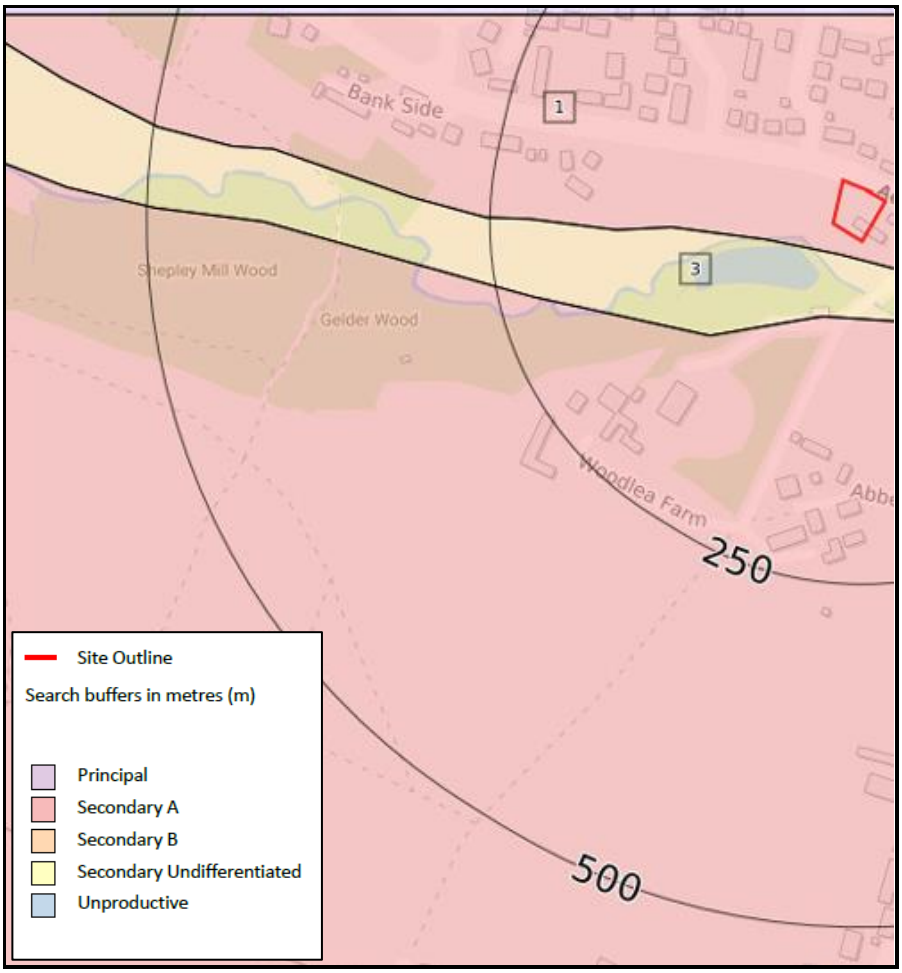


Figure 15 Hydrogeology of Bedrock

9. QUARRYING AND MINING

9.1 Quarrying

The British Geological Survey Mines and Quarries Survey 1998 does not indicate any existing quarries on or within 250m of the site. However, this does not imply that local quarrying for stone for houses and outbuildings has not taken place on the site in the past.

The site immediately adjacent to the east is annotated as an old quarry. The quarry face can be seen to the rear of 172 Penistone Road and is 6m to 7m in height.

9.2 Coal Mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

The property is not within a surface area that could be affected by present underground coal mining,

The property is not in an area where the Coal Authority has received an application for, and is currently considering, whether to grant a licence to remove or work coal by underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods. The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future. There are no recorded mine entries known to the Coal Authority within, or within 20m of the boundary of the property.

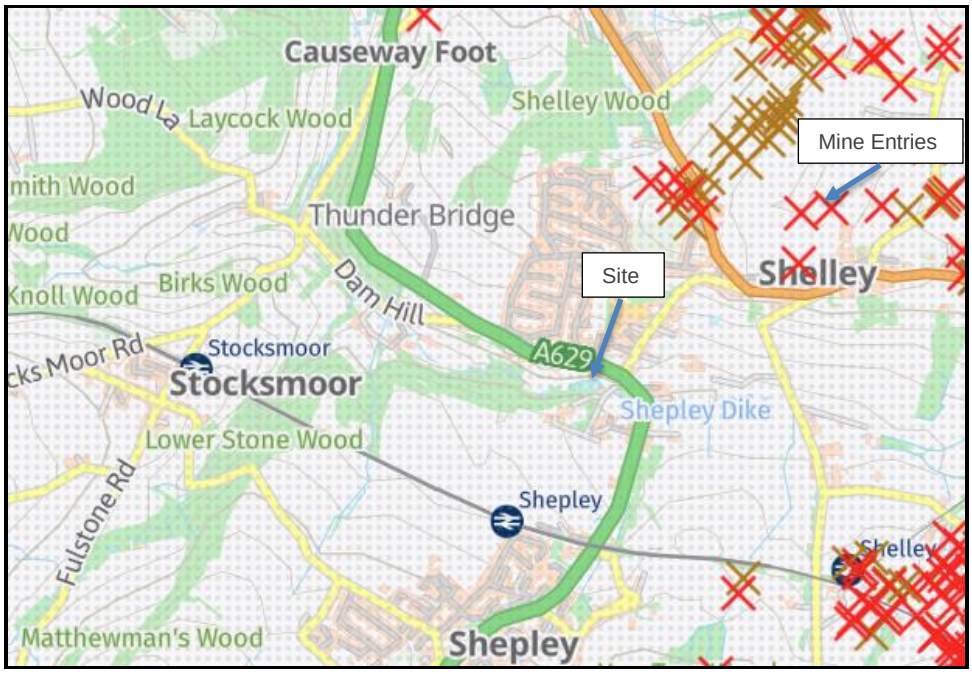


Figure 16 Mine Entry Plan

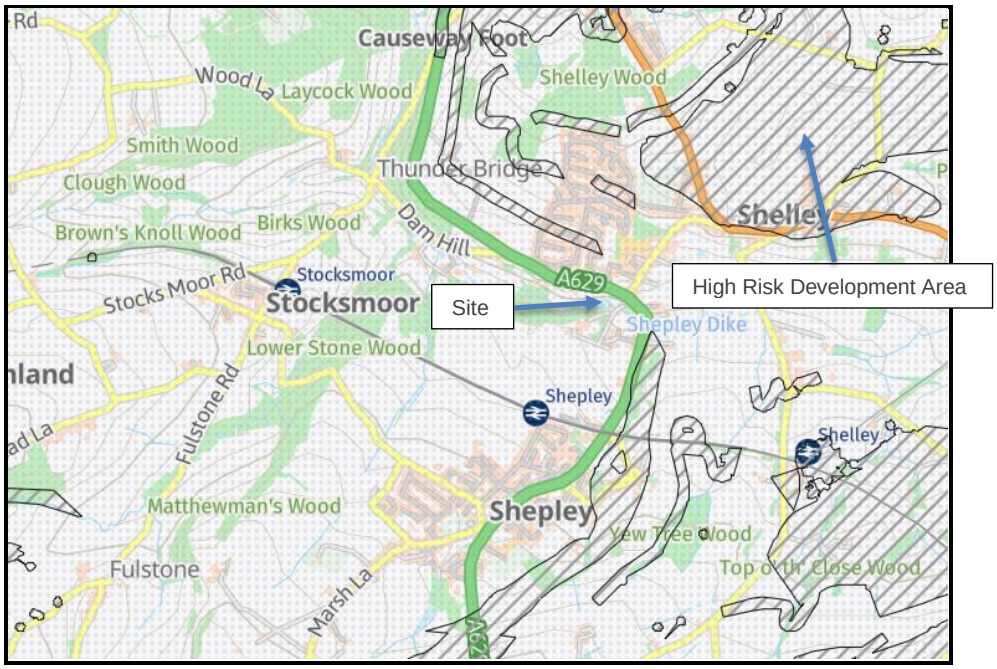


Figure 17 Development High Risk Areas

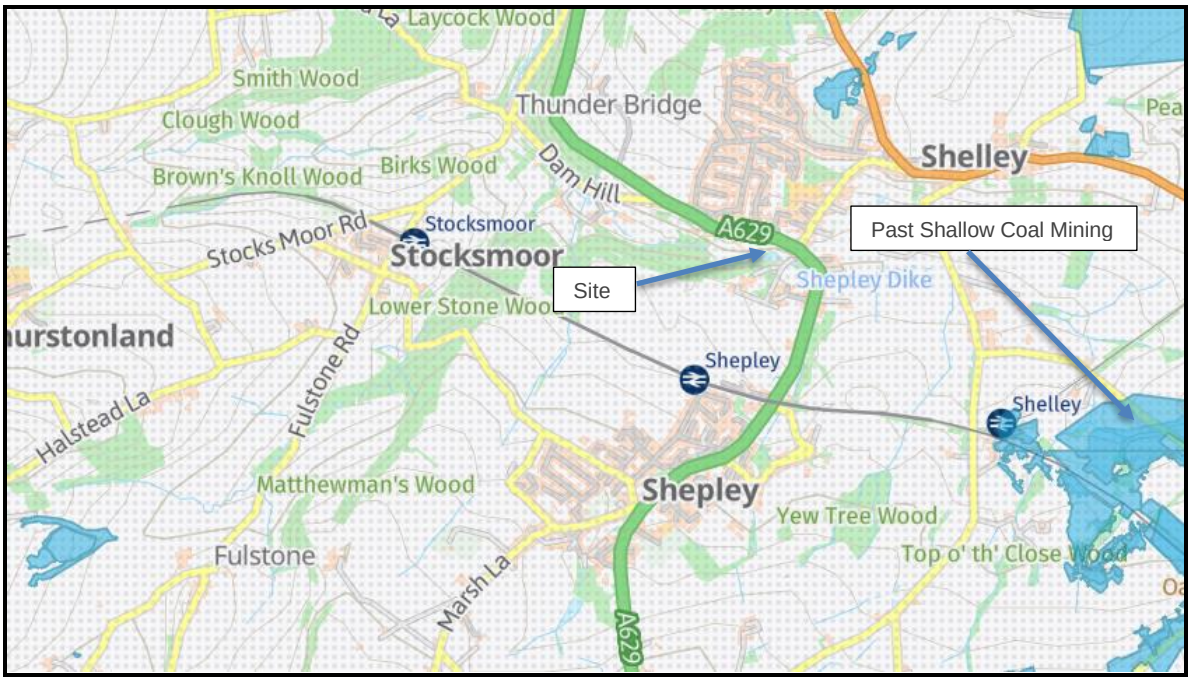


Figure 18 Past Shallow Coal Mining

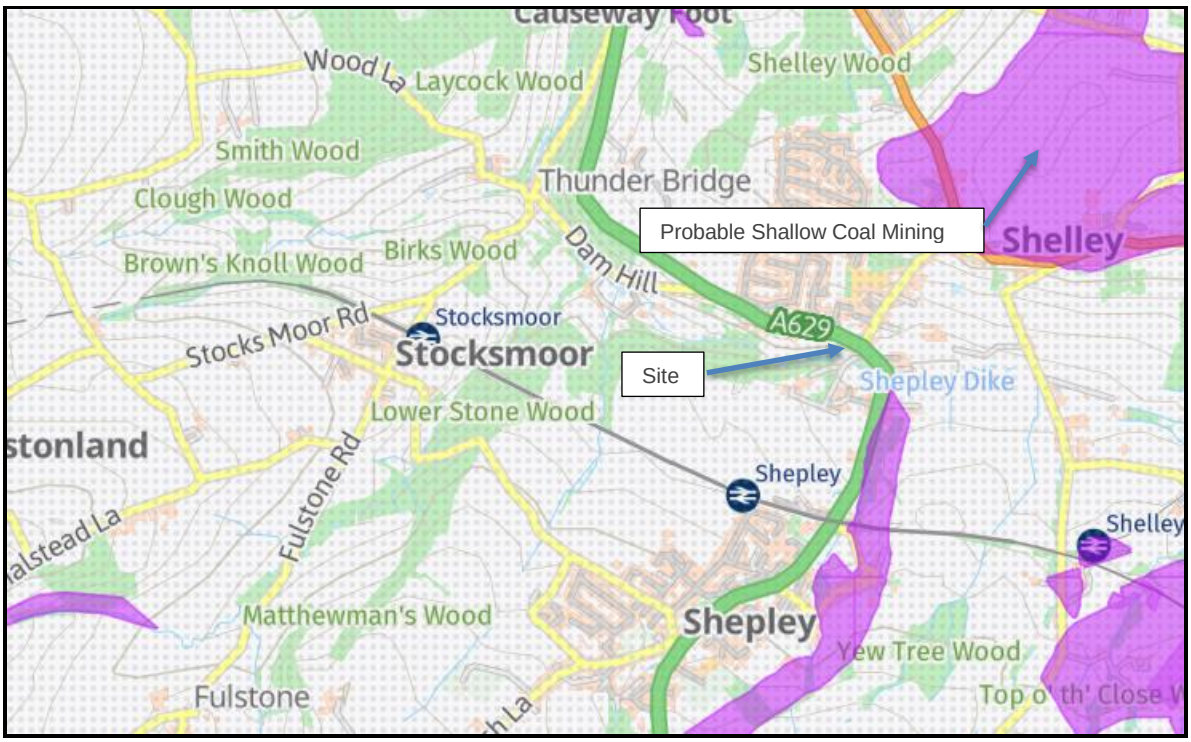


Figure 19 Probable Shallow Coal Mining

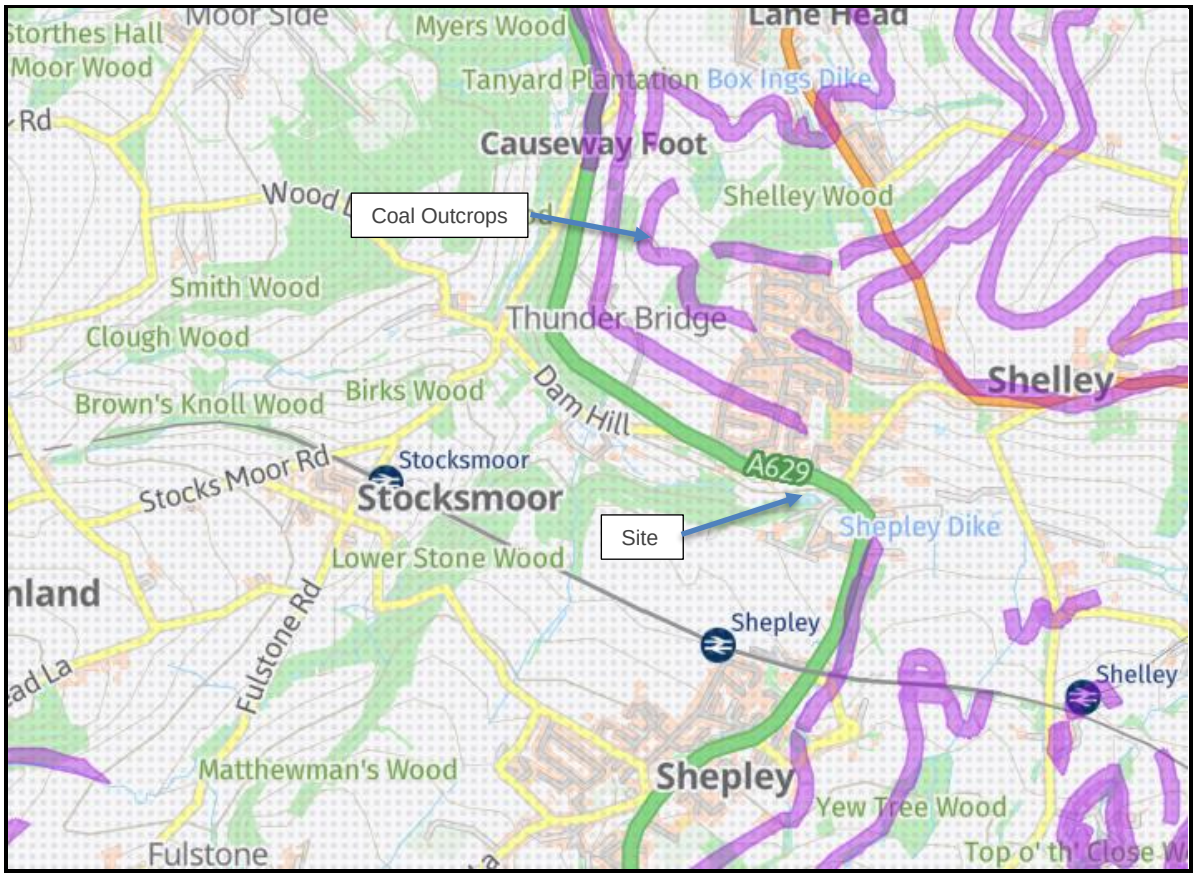


Figure 20 Coal Outcrops

The Coal Authority Records indicate that the site does not have any mine shafts on site or in close vicinity of 20m. The records indicate the site does not lie in an area of high risk development, it is improbable that it is underlain by shallow coal mining and it is not underlain by any recorded shallow mining, as detailed in Figures 16 to 20.

The Coal Authority Mining Report is presented in Appendix B and should be read in full.

10. ENVIRONMENTAL RISK ASSESSMENT

10.1 Environmental Risk

10.1.1 General

Sources of contamination were investigated through the desk study. The environmental liabilities of the site and risk assessments have been undertaken for proposed residential use. If the site use changes then a further risk assessment may be required.

Environmental risk considerations on the site have been assessed by adopting a site specific qualitative approach to identify the risk, if any, of environmental harm. In accordance with the DETR Statutory Guidance on Contaminated Land the approach is by identifying a hazardous source, establishing links between the source via exposure pathways to a potential receptor.

The hazard is a contaminant or potentially polluting substance that is in, on or under the land and which has the potential to cause harm or to cause pollution to controlled waters. The receptor is a living organism or organisms, an ecological system or piece of property, which

is being harmed, interfered with or polluted by the contaminant. The pollutant linkage is by means of the pathway which is one or more routes by or through which that receptor is being, or could be, exposed to, or affected by, that contaminant. Thus the presence of a hazard on a site does not necessarily mean that there are risks unless pathways and receptors are present and are receptive to being affected by that specific hazard or contaminant.

- SOURCE - release of pollutant - eg. oil spills
- PATHWAY - route to receptor - eg. permeable strata
- RECEPTOR eg. - river

The likelihood of contamination affecting the environment depends on the migration and persistence of contaminants which varies with the nature of the contaminant and the ground and groundwater conditions, and the presence of sensitive receptors.

The following tables (Tables 3, 4, 5 and 6) which are extracted from CIRIA C552 'Contaminated Land Risk Assessment – A Guide to Good Practice' have been used to assess the risk to sensitive receptors from site contamination. Any category which shows as medium risk or above may require investigation and if high risk is proven, remediation may be required following investigation.

TABLE 3
Risk Matrix – Comparison of Consequence and Probability

Risk = Probability x Consequences		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

TABLE 4
Classification of Probability

Probability Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

TABLE 5
Classification of Consequence

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. **Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).**
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve. **Lesser toxic and asphyxiate effects of carbon dioxide**
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

TABLE 6
Classification of Risks and Likely Action Required

Risk Classification	Definition
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe. If any harm were to occur, it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Any category which shows as moderate risk or above may require investigation and possibly subsequent remediation.

10.1.2 Sources of Contamination

It is a low risk that contamination exists on the site based on the past use of the site and its surroundings.

10.1.3 Potential Pathways for Migration

a) *Ingestion of and/or skin contact with contamination in the soil*
Low Likelihood to Unlikely – There is a low potential for ingestion/skin contact with any contamination in soil. There may be a risk to workmen which could be mitigated by appropriate use of Personal Protective Equipment.

b) *Ingestion of contamination and uptake of contamination in plants/vegetables/animals/pets*
Low likelihood to Unlikely - Vegetables and plants may be grown on the site. It is considered that animals in the food chain will not be present, but pets may be present on site. If made ground is encountered on site it would be prudent to test it for a suite of potential contaminants.

c) *Ingestion of contaminated drinking water through leaching of contamination into groundwater flowing to underlying aquifers/water abstractions*
Low Likelihood to Unlikely – Leaching of any contamination is unlikely to detrimentally affect groundwater. The site does not lie within a Source Protection Zone for abstractions. There are no active groundwater water abstraction within 2000m of the site or active potable water abstraction within of site. The site is unlikely to detrimentally affect potable water due to distance of local abstractions. The site is underlain by sandstone a Secondary A Aquifer.

d) *Inhalation of vapours produced by landfill/radon/hydrocarbons/old mines*
Low Likelihood to Unlikely – There are no recorded landfill sites within 250m of the site from which toxic gases may migrate below the site, however made ground may exist on site. Made ground is present 39m SE of the site. The site does not lie within a radon protection area. There is no recorded or probable mining beneath the site.

e) *Inhalation of contaminated airborne dust*
Low Likelihood to Unlikely – The appropriate safety measures must be exercised to protect both the workers and the local residents from dust during construction. Provided this work is carried out diligently, the ongoing risk is low.

f) *Contamination of controlled waters*
Low Likelihood to Unlikely – Leaching of contamination from the site into surface water is unlikely due to the lack of contamination expected. There is a high potential for leaching of any contaminants into groundwater and underlying Secondary A aquifer within the bedrock due to permeable bedrock sandstone, however contamination is not expected.

10.1.4 Potential Sensitive Receptors

Potential Sensitive Receptors to any undetected contamination on the site could include future occupants and workmen.

10.2 Summary of Environmental Risk

By considering where a viable pathway exists which connects a source to a receptor, this assessment will identify where pollutant linkages may exist. If there is no pollutant linkage,

then theoretically there is no risk. Therefore, only where a viable pollutant linkage is established does this assessment go on to consider the level of risk. On this site there is unlikely to be contamination and a low potential for undetected contamination and toxic gases to be present. The site may be used in the future for the high sensitivity land use scenario of residential use.

The risk is assessed by the combination of the probability of the risk and the severity of the risk in line with CIRIA recommendations and the risks are presented in Table 7. If any material is likely to be removed from site for development, then waste categorisation will be required to categorise the soils.

TABLE 7
Risk Assessment for a Residential Site Use

Pathways	Receptors	Perceived Risk	Probability of Risk	Consequence of Risk	RISK
Environmental					
Inhalation of vapours such as methane from landfill and hydrocarbons from ground contamination	Existing/future occupants of the buildings and workmen.	Methane & Carbon Dioxide	Low Likelihood to Unlikely	Severe-Methane can be explosive in air. Carbon dioxide can be fatal. Hydrocarbon can have long term health effects.	Low – No landfill within 250m. Made ground may be on site Made Ground present at 39m SE Hydrocarbons unlikely to be present. No shallow mining.
Ingestion of and/or skin contact from contaminated soil	Existing/future occupants of the building and workmen	Contaminated Soil	Low Likelihood To Unlikely	Mild	Low - Unlikely contamination present from past site uses.
Ingestion of contaminated drinking water	Local abstraction wells	Contamination of potable water	Low likelihood to Unlikely	Medium-prosecution can occur if site is affecting controlled waters	Low – No Potable boreholes located <2000m. Site does not lie in source protection zone for potable water.
Transportation by surface and/or groundwater	Groundwater	Contamination of shallow groundwater by hydrocarbons	Low Likelihood to Unlikely	Medium-prosecution can occur if site is affecting controlled waters.	Low - It is unlikely that contamination is on site and could be affecting groundwater.. Closest active groundwater abstraction >2000m
	Surface Water	Contamination of surface water	Unlikely		Low - Surface water at lower ground level
Ingestion and uptake of contamination in plants/animals/ vegetables.	Future occupants	Ingestion of contamination via home grown produce	Low Likelihood to Unlikely	Medium	Low– vegetables and plants may be grown on site. Made ground possible on site. Contamination not expected
Inhalation of airborne dust	Workmen, occupants of building, neighbouring users	Dust during any future demolition or construction.	Low likelihood to Unlikely	Medium	Low - provided good construction practice on site.
Irradiation	Humans	Radon gas	Unlikely	Mild	Low-Radon protection not required in buildings
Geotechnical					
Settlement or Heave	Buildings and car park	Damage to hard surface and buildings	Unlikely	Medium	Low – provided foundations placed on suitable strata

Landslip	Buildings	Level site	Unlikely	Severe	Low – site is very low risk of landslide
Chemical attack	Buildings	Sulphate can, under certain conditions, attack concrete.	Low likelihood	Medium	Low – Tests for soluble sulphate required on soil for design of underground concrete
Groundwater	Buildings	Rising groundwater	Unlikely	Medium	Low
Mining					
Shallow Mining	Land and Structures	Damage to hard surface and buildings	Unlikely	Medium	Low – No recorded or probable shallow mining
Deep Mining	Buildings	Damage to hard surface and buildings	Unlikely	Severe	Low risk – No recorded deep mining

The potential sensitive receptors on the site which could be detrimentally affected by any contamination, mining and geotechnical risks are assessed in Table 7.

The risk assessment has been based on the future use of the site for residential use with gardens and with hard cover. If the site is to be used for any other purpose a reassessment of the risk may be necessary.

In line with CIRIA, a risk assessment has indicated that there is a low risk of any contamination detrimentally affecting humans or the environment. Due to the depth to groundwater and the lower elevation of the surface water, the site is unlikely to detrimentally affect controlled waters.

Workmen should always take the usual precaution of wearing gloves when handling soil.

11. ASSESSMENT AND RECOMMENDATIONS

11.1 Introduction

A Desk Study has been undertaken to assess the potential geotechnical, mining and environmental conditions for the proposed development of the site.

This section of the report provides an interpretation of the findings in the form of a ground model, and provides advice and recommendations with respect to the proposed development.

11.2 Geology and Groundwater

The site is underlain by the Grenoside Sandstone of the Pennine Lower Coal Measures. There are no superficial deposits recorded by BGS, but there may be made ground on the site.

It is not expected that groundwater will be a concern during development, and any water during and after heavy rainfall could be dealt with by sump pumping. Any softened ground due to water ingress should be removed prior to pouring of concrete for foundations or services.

Due to lack of anticipated contamination, the site is unlikely to detrimentally affect controlled waters.

11.3 Coal Mining Risk Assessment

The Coal Authority mining report states that the site is not undermined for coal.

A Coal Mining Risk Assessment has confirmed that the site does not lie in an area of high risk for development. The site does not lie in an area of recorded shallow mining or probable shallow mining. The site does not within or within 20m of a mine entry.

The Coal Authority Mining Report is presented in Appendix B and should be read in full.

11.4 Contamination and Toxic Gas

Ordnance Survey maps inspected indicated the site has been occupied by open land and a residential garden. There are no landfill sites within 250m of the site and therefore toxic gases are unlikely to detrimentally affect the site. There is made ground within 50m of the site on the site of a former mill.

There is a low risk of any contamination detrimentally affecting humans. Due to the lack of contamination expected from historical and current land use it is unlikely groundwater will be detrimentally affected. Surface water lies at a lower elevation from the site and this is unlikely to be detrimentally affected by the development.

The site does not lie within a Source Protection Zone. There are no active potable / surface or groundwater abstractions within 2000m of the site area.

Due to the previous land uses adjacent to the site it is unlikely that contamination may be present in the soils, although made ground may present.

As a precaution all builders should also use gloves when handling soil for Health and Safety and work in accordance with HSE and CIRIA guidelines.

Basic radon protection measures are not required on this site according to BRE BR211.

11.5 Excavations

Excavations for services could be achieved by mechanical excavator and breaker. All excavations for foundations and services will require temporary support for construction in the short and long term.

Groundwater may be encountered especially during and after heavy rainfall. If rainwater falls into the excavations it is expected to be easily dealt with by sump pumping. If this occurs, the softened surface of the strata should be removed prior to any pouring of concrete.

11.6 Underground Concrete

If made ground is encountered on site, then tests should be undertaken for soluble sulphate to determine if any special precautions are required for design of underground concrete.

11.7 Waste Disposal

Any spoil arising from excavations or landscaping works will need to be disposed of to a licensed tip in accordance with the EP (Duty of Care) Regs 1991 and Landfill (England and Wales) Regulations (2002) amended. Under the European Waste Directive landfills are classified as accepting inert non-hazardous or hazardous wastes in accordance with the EU Waste Directive.

11.8 Foundation Recommendations

It is proposed to develop the site for a residential house and garden.

Any made ground encountered is unsuitable material on which to construct foundations due to its low strength and variable nature both laterally and vertically.

The underlying sandstone bedrock of the Pennine Lower Coal Measure would provide suitable strata for construction using strip footing or pad foundations, and where unweathered has an adequate bearing capacity for low rise housing. If any high rise or high ground bearing development is proposed a reassessment of foundation type will be required.

If made ground or weathered rock is encountered to a depth that is too deep for the construction of strip or pad foundations, then piled foundations should be employed sunk into the bedrock. Piling Contractors will advise on the diameter and length of pile based on their individual pile design.

Due to the presence of made ground within 50m it would be prudent to install a 1200 gauge methane resistant membrane in construction of the dwelling.

If during and after heavy rainfall the surface of excavations are softened, then the softened material should be removed before pouring of concrete.

Care should be taken to ensure foundations are constructed on similar strata. If varying strata is exposed beneath the site, then a reinforced raft or piled foundations should be employed.

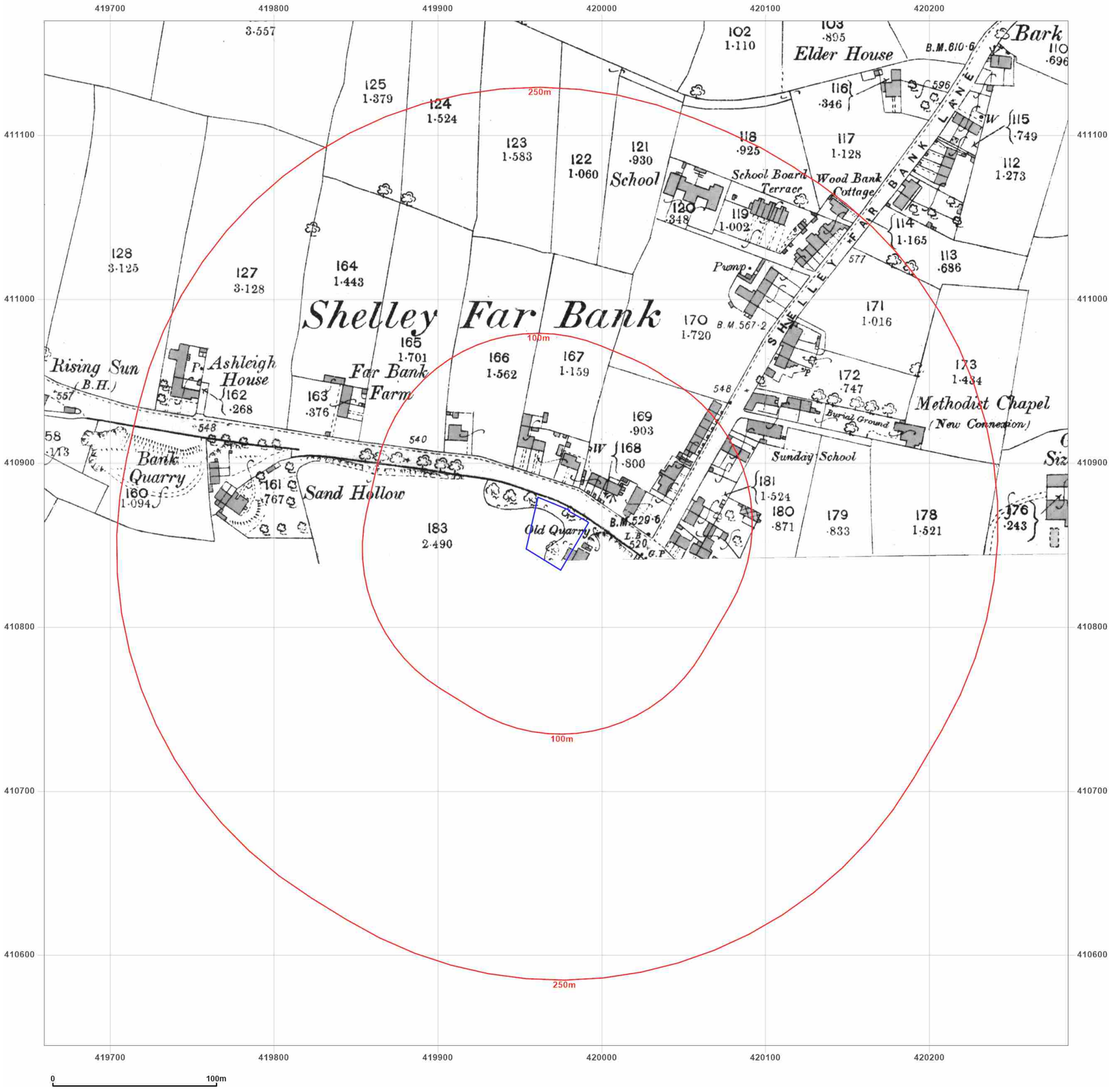
Care should be taken to ensure no liquid waste or waste materials fall into Shepley Dike during demolition and construction.

12. GENERAL REMARKS

This report truly reflects the conditions found during the desk study. Whilst the desk study was undertaken in a professional manner taking due regard of additional information which became available as a result of ongoing research, the results portrayed only pertain to the information attained, and it is possible that other undetected information and undetected ground and gas conditions, undetected mining conditions and undetected contamination may exist. The desk study was only undertaken within the site boundaries and should not be used for interpretation purposes elsewhere. These conclusions are only a brief summary of the report, and it is recommended that the report is read in full to ensure that all recommendations have been understood.

Frances A Bennett
BSc, CGeol, FGS, FIMMM, C.WEM, MCIWEM, CEnv, MIEnvSci.

Appendix A



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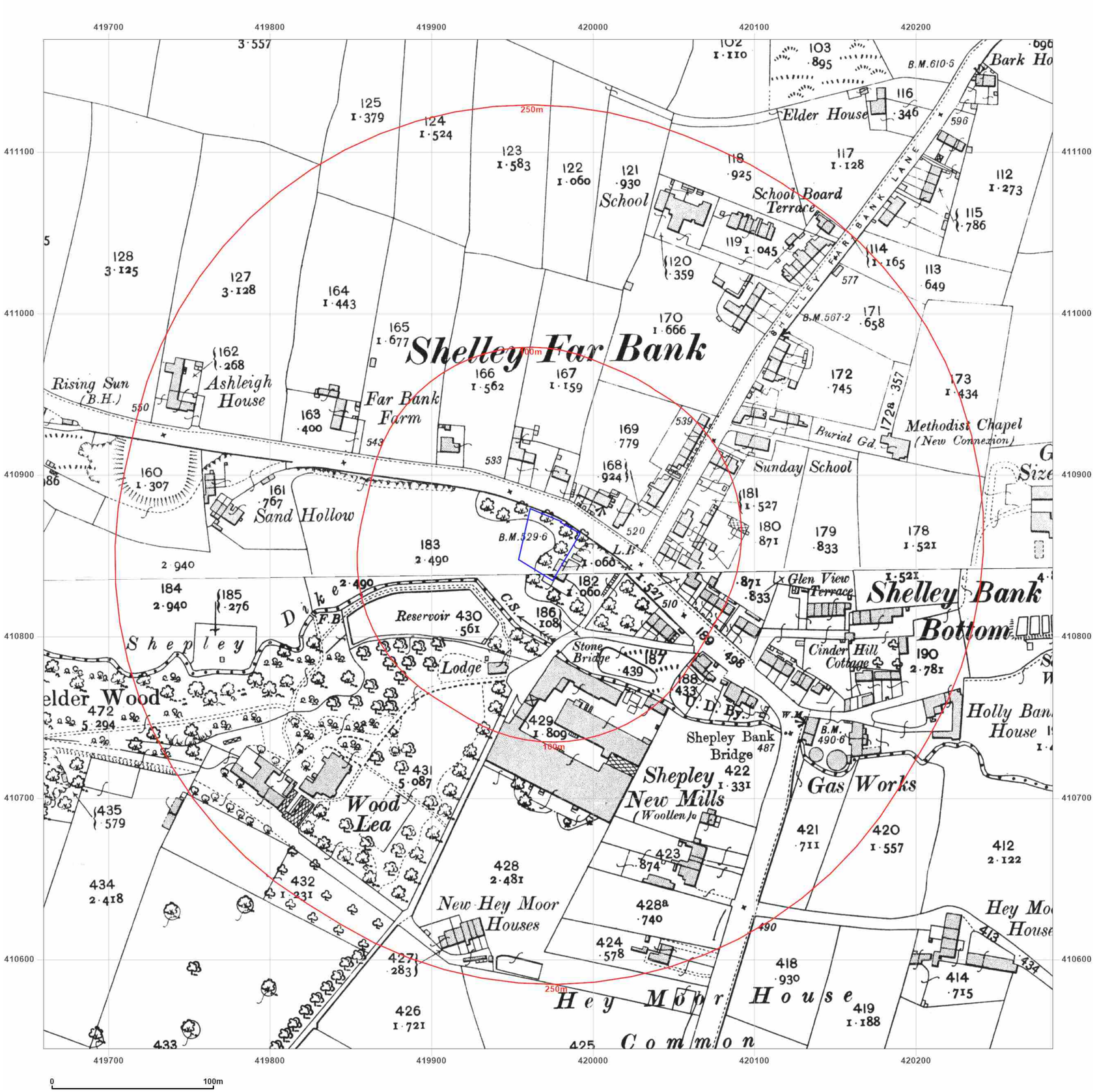

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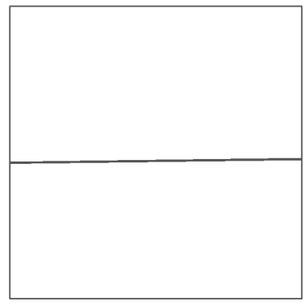

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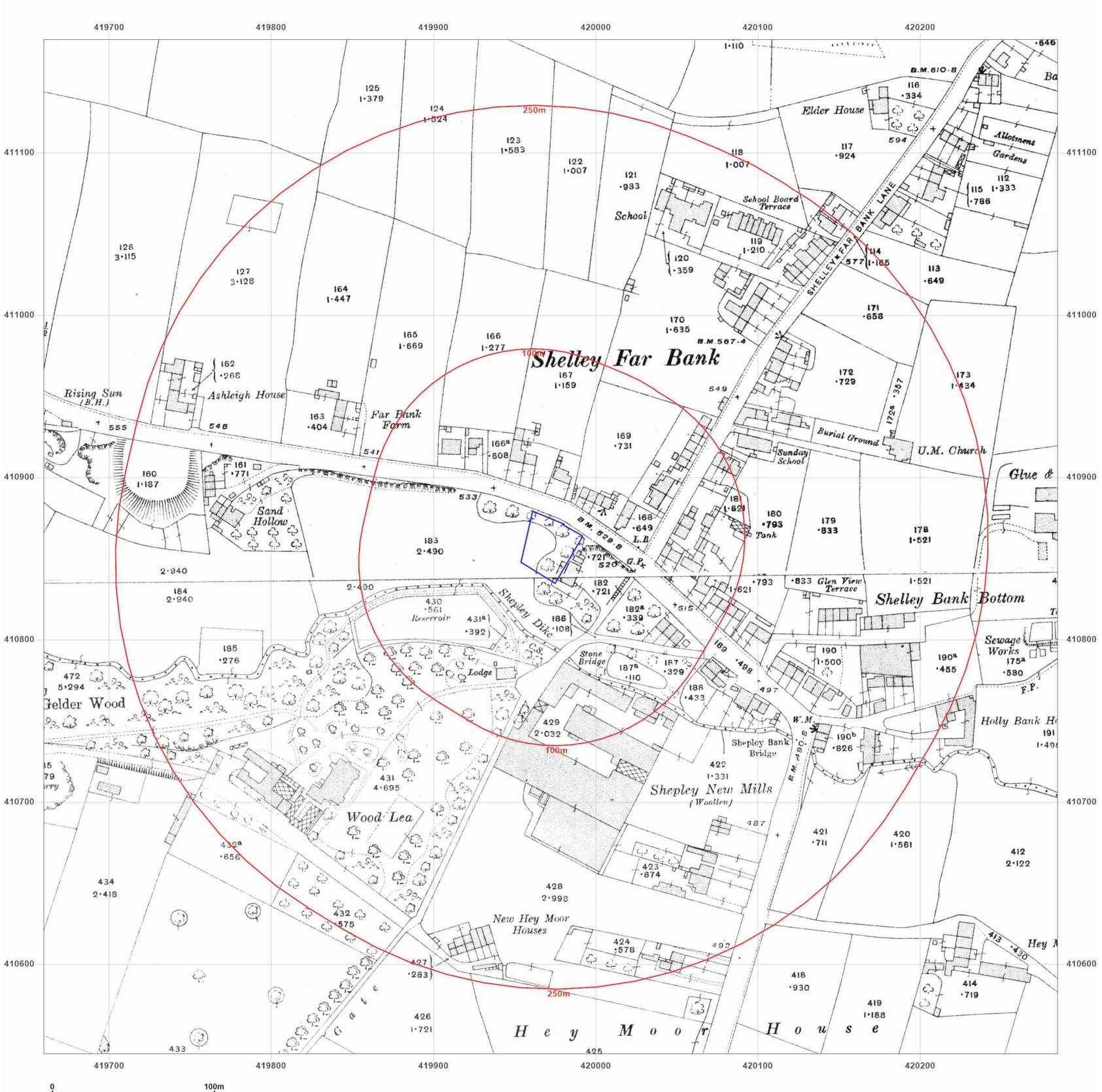

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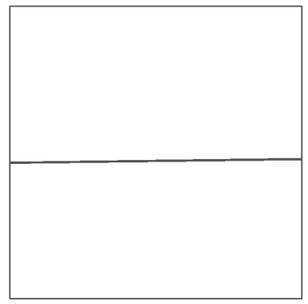

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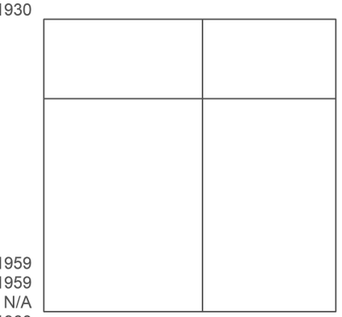

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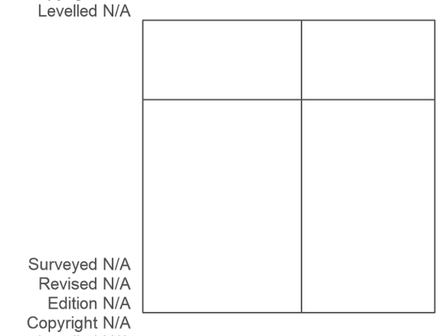

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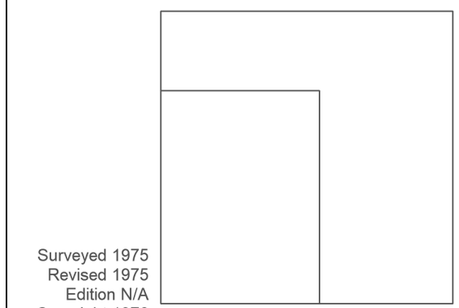

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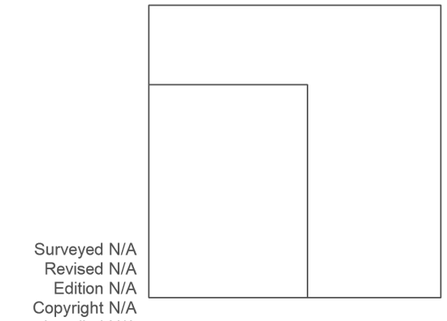

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Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1975-1978**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1959

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1976
Edition N/A
Copyright 1977
Levelled 1958

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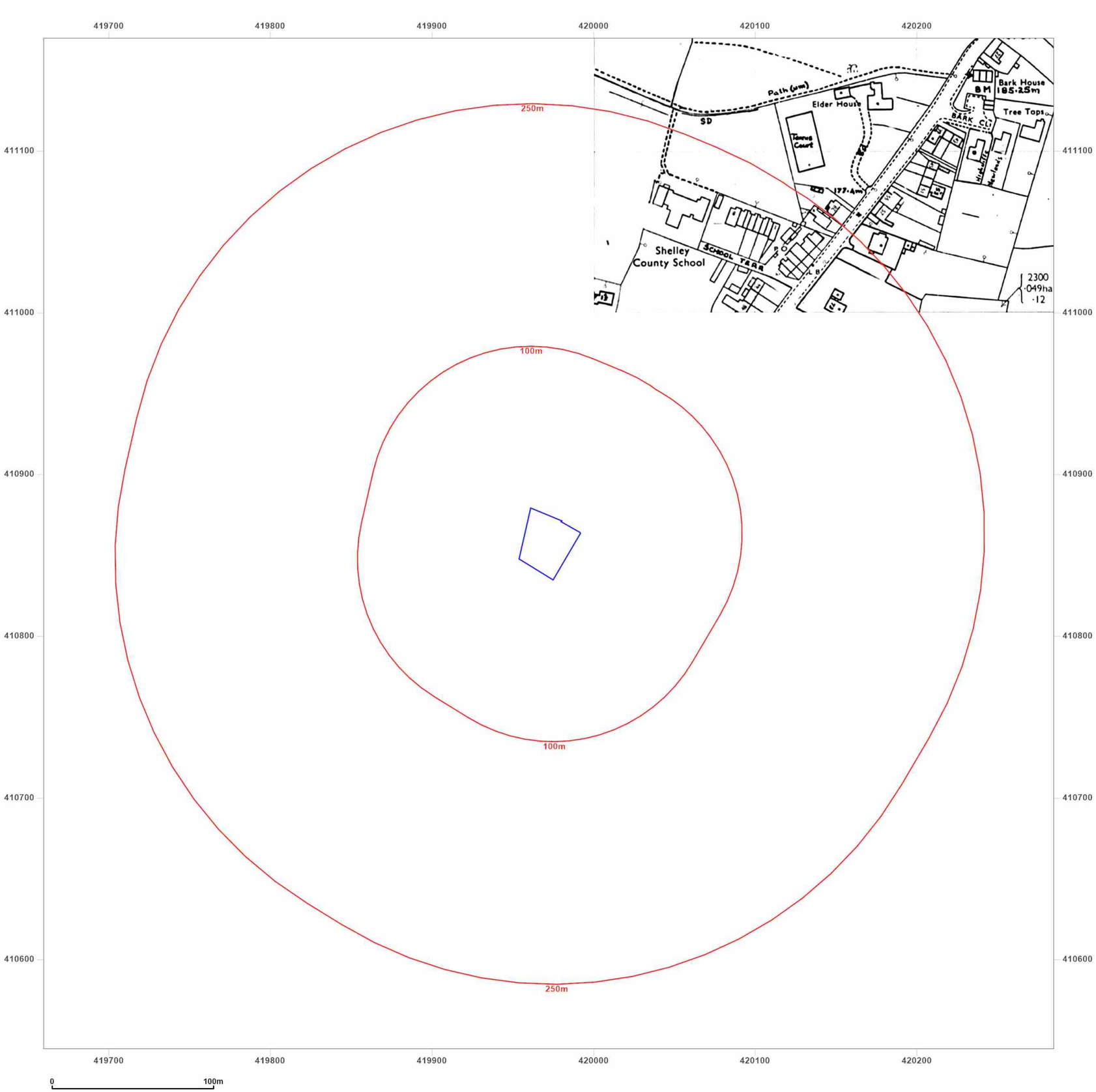
Production date: 14 November 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid
Map date: **1985**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1959
Revised 1985
Edition N/A
Copyright 1985
Levelled 1959

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CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1958
Revised 1987
Edition N/A
Copyright 1987
Levelled 1958

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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1959
Revised 1992
Edition N/A
Copyright 1992
Levelled 1959

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1987
Levelled 1959

Surveyed 1959
Revised 1987
Edition N/A
Copyright 1987
Levelled 1959

Surveyed 1985
Revised 1985
Edition N/A
Copyright 1987
Levelled 1958

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CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley, Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
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Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

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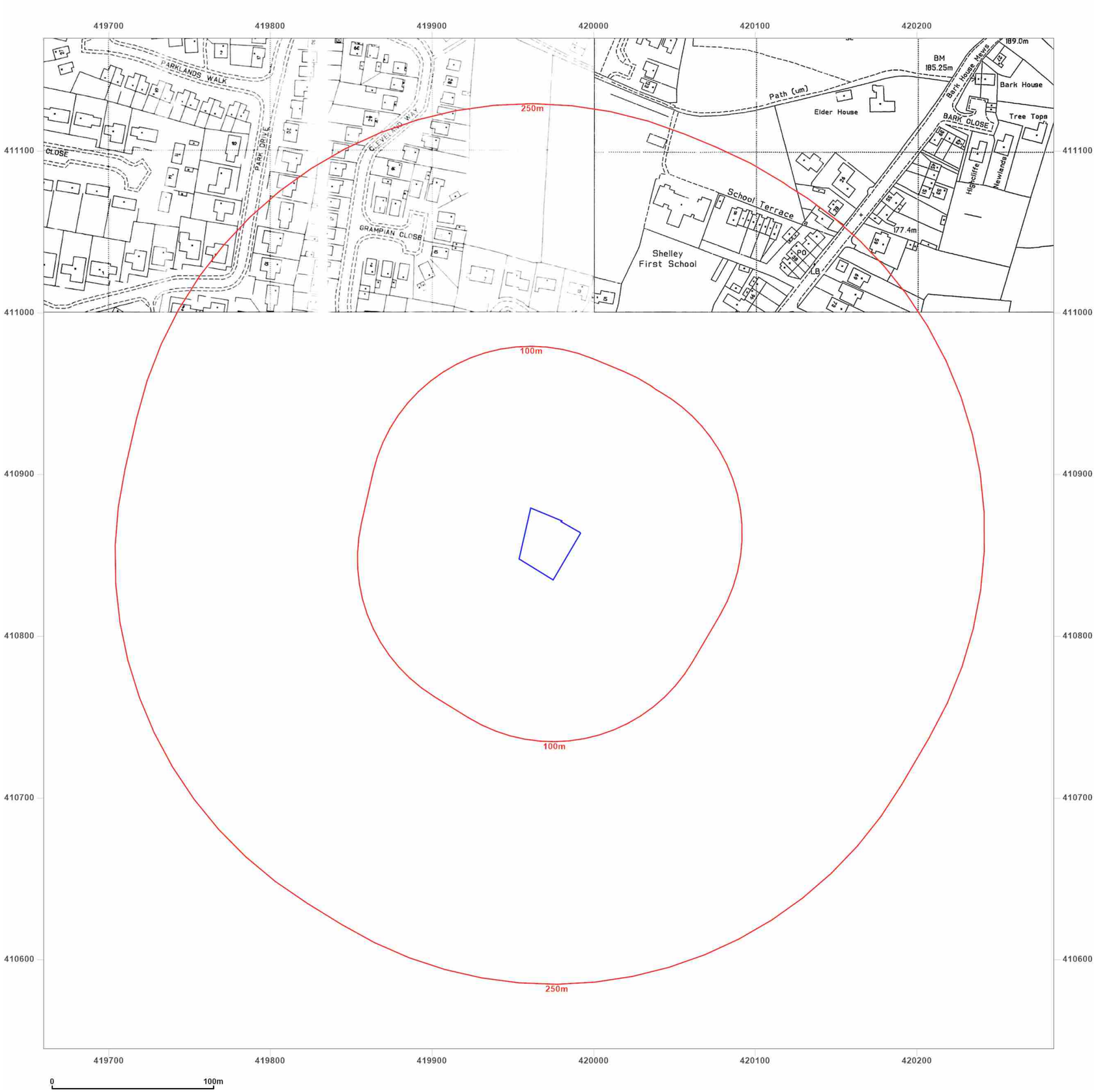

CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid
Map date: **1995**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

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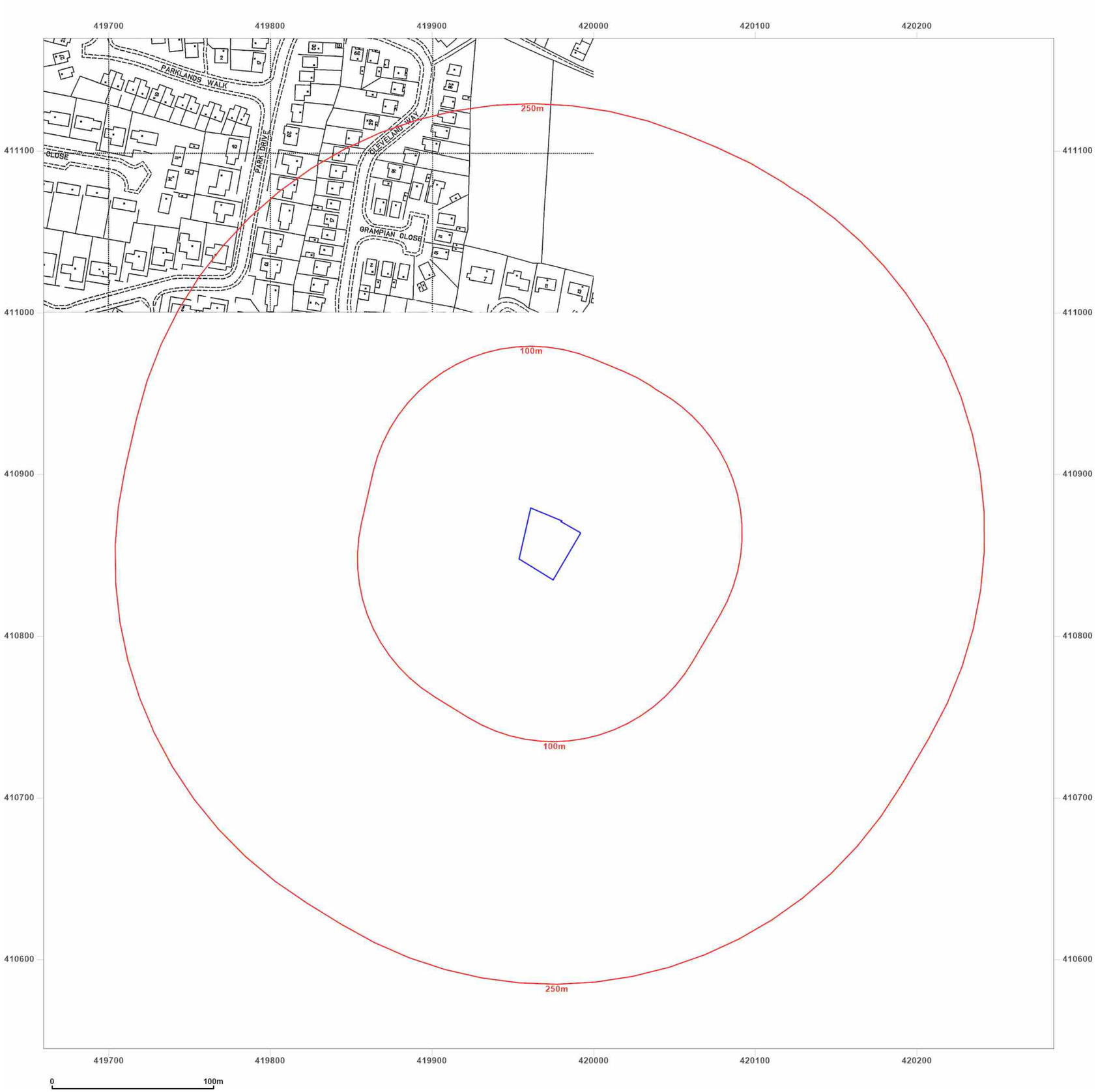

CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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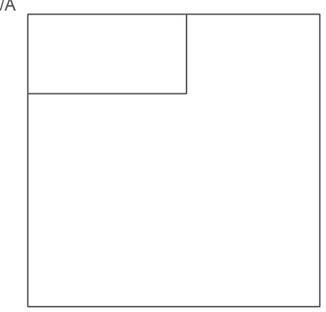
Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



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FOR A BETTER POINT OF VIEW

Site Details:

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Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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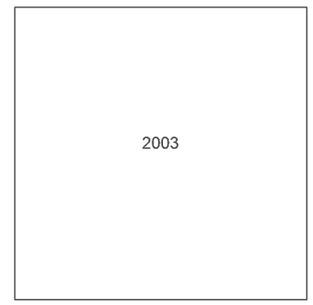

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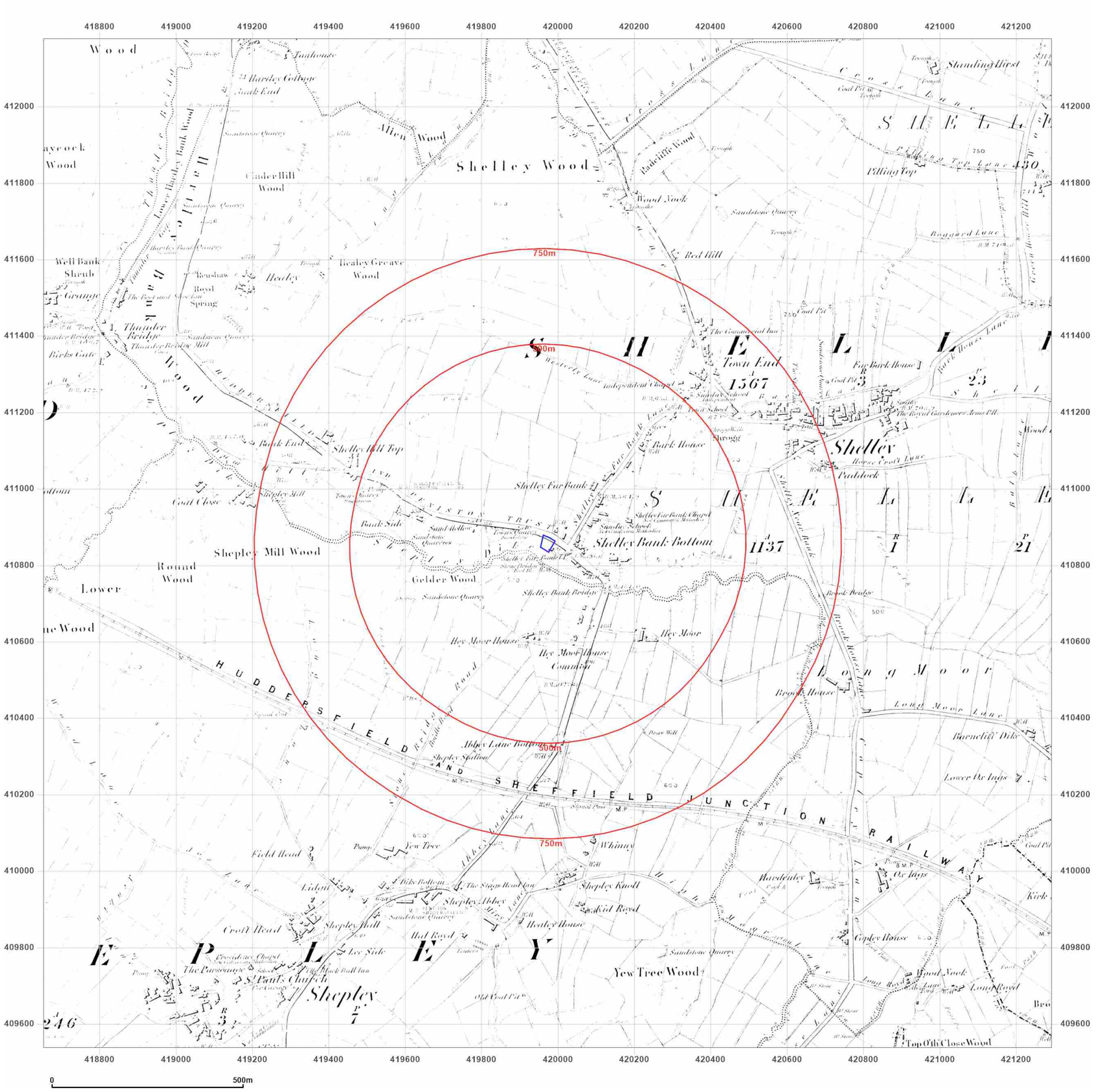
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750m
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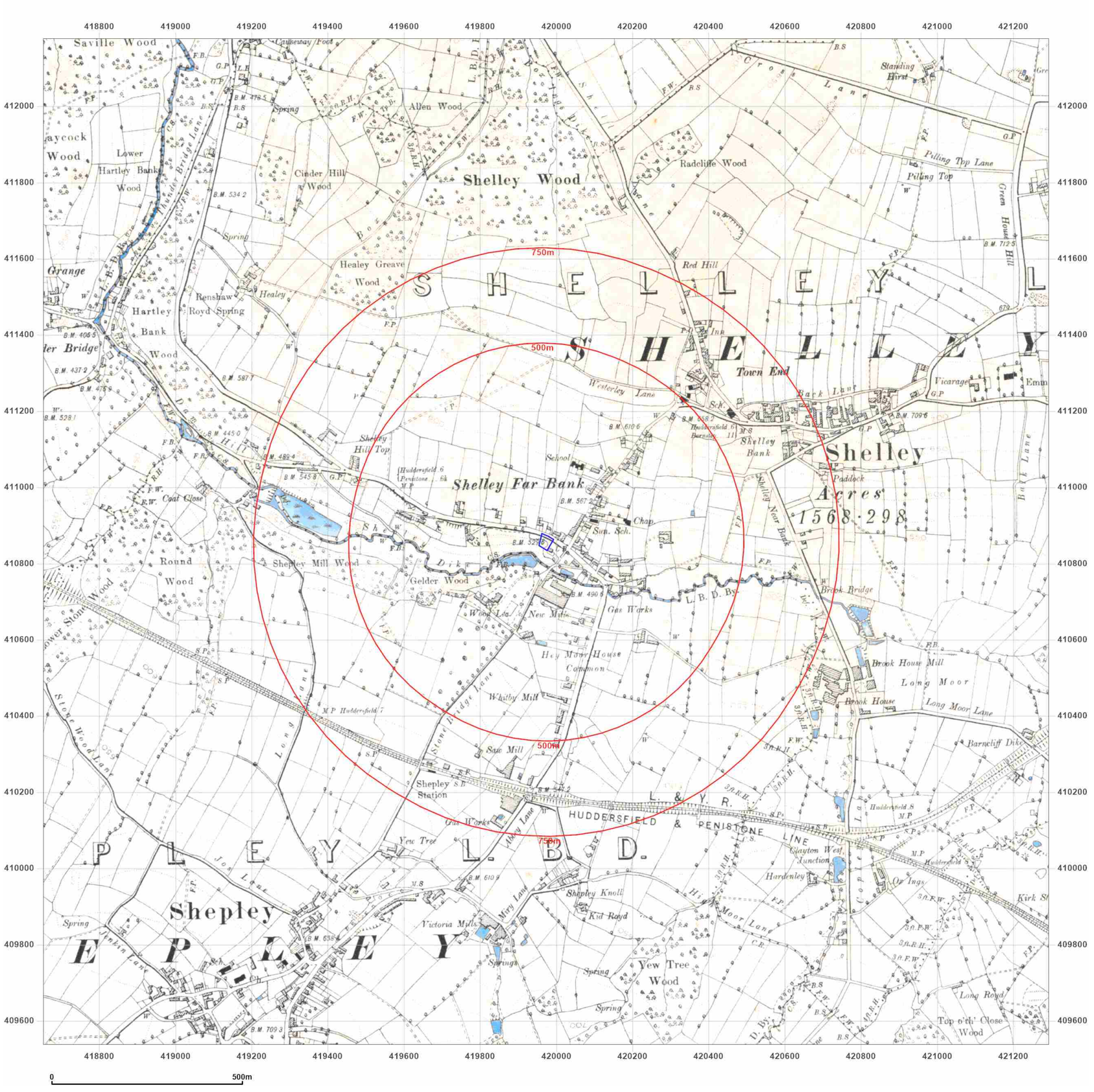
Shelley Wood
Allen Wood
Cinder Hill Wood
Healey Grecave Wood
Thunder Bridge
Shelley Hall Top
Shelley Bank Bottom
Shipley Mill Wood
Round Wood
Gelder Wood
Yew Tree Wood
Shelley
Town End
Wood Nook
Red Hill
Pilling Top
Hey Moor
Hey Moor House
Shipley Knoll
Shipley Abbey
Shipley Hall
Healey House
Bank End
Bank House
Brook House
Barnclift Dike
Lower Dr Ings
Hardenley
Ogley House
Top O'th' Close Wood
HUDDERSFIELD AND SHEFFIELD JUNCTION RAILWAY
Standing Hirst
Beggared Lane
Lower Moor Lane
Fair Bank House
Paddock
Whinny
Kid Royd
Long Royd
Wood Nook
Shipley
Lower
Wood
Coal Close
Field Head
Croft Head
Lee Side
Bank Side
Abbey Lane Bottom
Shipley Spa Well
Dike Bottom
Pump
Yew Tree
Sandstone Quarry
Coal Pit
Brook Bridge
Brook House Lane
Shelley Bank Chapel
Shelley Fair Bank Chapel
Shelley Fair Bank
Shelley Bank Bridge
Shelley Bank Top
Shelley Hall Top
Shelley Hall
Shipley Mill
Shipley Abbey
Shipley Spa Well
Shipley Knoll
Shipley Abbey Lane
Shipley Hall
Shipley Hall Lane
Shipley Abbey Lane
Shipley Abbey Lane Bottom
Shipley Spa Well
Shipley Knoll
Shipley Abbey



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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 14 November 2024

Map legend available at:
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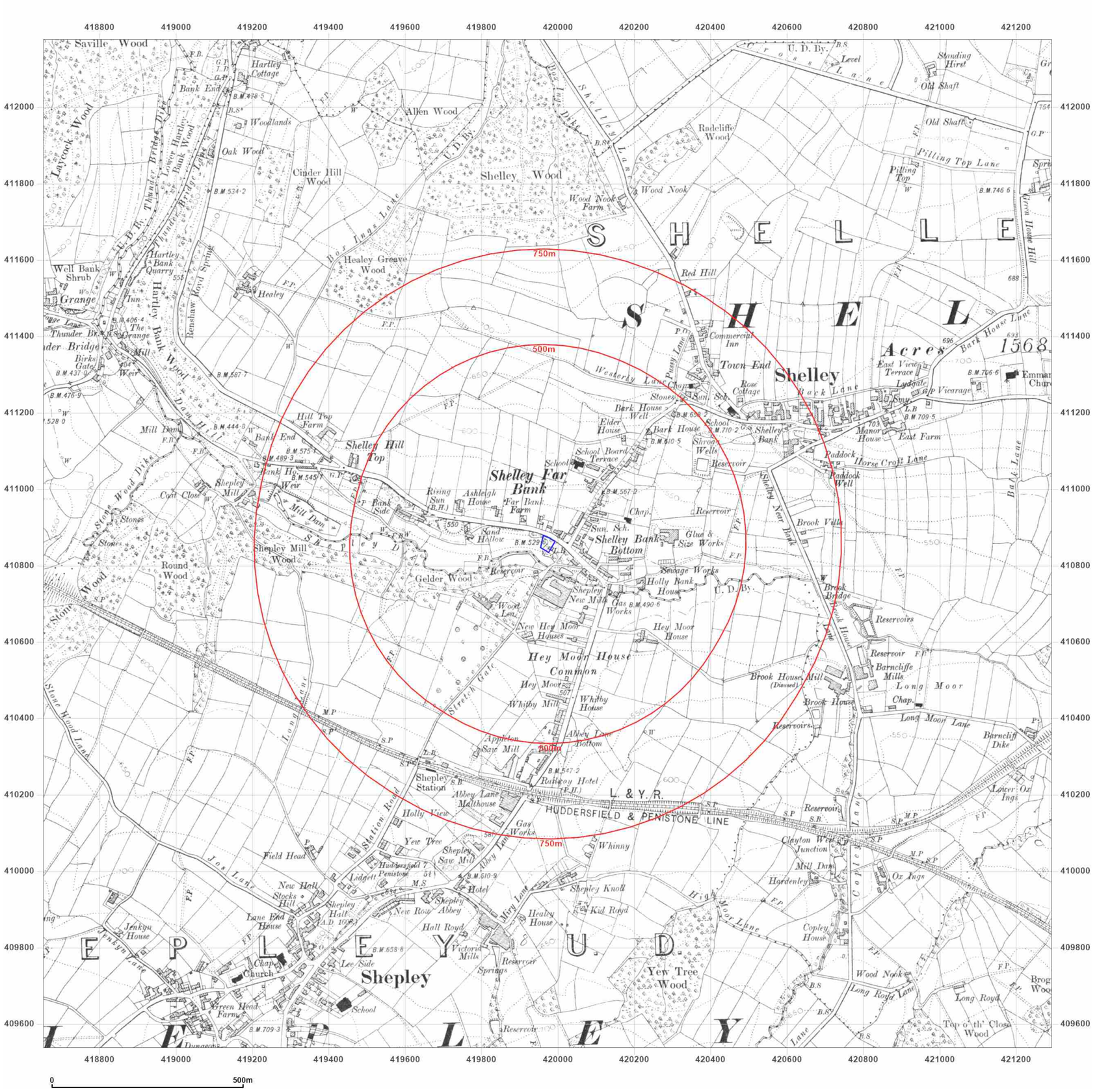
750m
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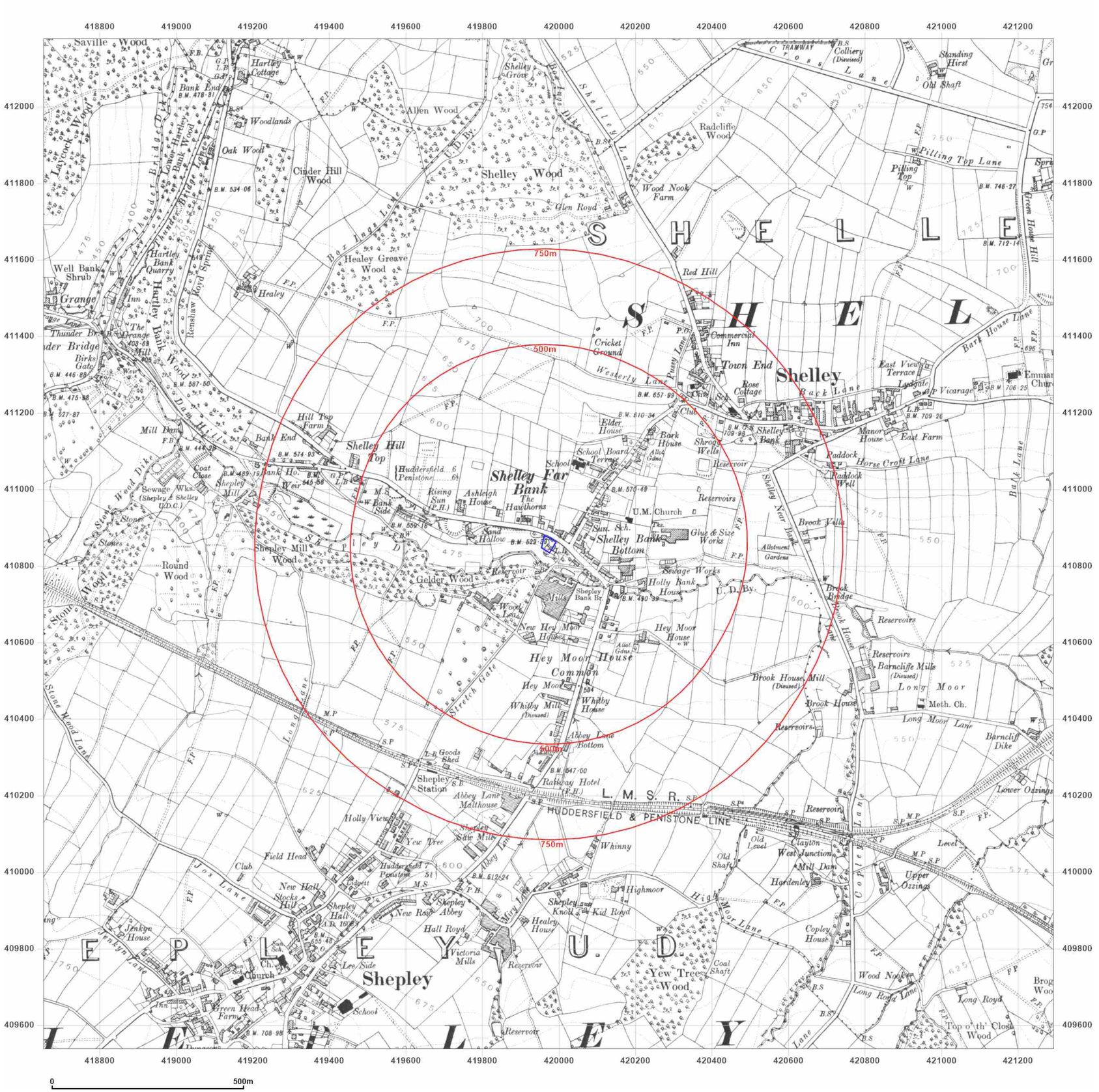
SHELLEY
SHELLEY
Shelley
Shelley Bank
Shelley Hill Top
Shelley Far Bank
Shelley Bank Bottom
Shepley
Shepley Station
Hey Moor House Common
Yew Tree Wood
Shelley Wood
Allen Wood
Cinder Hill Wood
Oak Wood
Radcliffe Wood
Healey Greave Wood
Gelder Wood
Round Wood
Saville Wood
Laycock Wood
Shepley Mill Wood
Stone Wood
Long Royd
Top o'th' Close Wood
Wood Nook
Red Hill
Town End
Bark Lane
Back Lane
Pinfold Lane
Westerly Lane
Bank End
Hill Top Farm
Bank House
Elder House
Rose Cottage
Commercial Inn
Manor House
East Farm
Horse Croft Lane
Raddock
Raddock Well
Reservoir
Reservoirs
Brook Villa
Brook Bridge
Brook House
Brook House Mill
Barncliffe Mills
Long Moor
Long Moor Lane
Barncliffe Dike
Lower Ox Ings
Ox Ings
Copley House
Copley Lane
High Moor Lane
Hardenley
Clayton West Junction
Mill Dam
Shepley Knoll
Kid Royd
Healey House
Mary Lane
Abbey Lane
Abbey Lane Bottom
Malthouse
Gas Works
Whinny
Yew Tree
Shepley Saw Mill
Shepley Hotel
Shepley Hall (A.D. 1018)
New Row Abbey
Hall Royd
Victoria Mills
Springs
Lee Side
Chapel
Church
School
Green Head Farm
Jenkyn House
Jenkyn Lane
Lane End House
New Hall Stocks Hill
Field Head
Joe Lane
Station Road
Holly View
Railway Hotel (R.H.)
Whitby Mill
Whitby House
Appleton Saw Mill
Stretch Gate
Long Lane
Stone Wood Lane
Stone Wood Dike
Shepley Mill
Shepley Mill Dam
Mill Dam
Dam Hill
Coat Close
Bank Side
Far Bank Farm
Ashleigh House
Rising Sun (B.H.)
Sand Hallow
Sun. Sch.
Glue & Size Works
Sewage Works
Holly Bank House
Shepley New Mills Gas Works
Wood Lea
New Hey Moor Houses
Hey Moor House
Hey Moor
Shepley Bank
Shroggs Wells
Bark House Well
Bark House
School Board Terrace
Derby Near Bank
Thunder Bridge Dike
Thunder Bridge Lane
Lower Hartley Bank Wood
Hartley Bank Quarry
Hartley Cottage
Renshaw Hoyd Spring
Well Bank Shrub
Grange Inn
The Grange
Birks Gate
Thunder Br.
Healey
Woodlands
Wood Nook Farm
Box Ings Lane
Box Ings Dike
Shelley Lane
Old Shaft
Pilling Top Lane
Pilling Top
Standing Hirst
Level Crossing
Green House Hill
Bank House Lane
Emmanuel Church
Vicarage
Lydgate
East View Terrace
Shelley Bank
Rose Cottage
Sun. Sch.
Chapel
Reservoir
Reservoirs
Sewage Works
Holly Bank House
Shepley New Mills Gas Works
Wood Lea
New Hey Moor Houses
Hey Moor House
Hey Moor
Whitby Mill
Whitby House
Abbey Lane Bottom
Appleton Saw Mill
Stretch Gate
Long Lane
Stone Wood Lane
Stone Wood Dike
Shepley Mill
Shepley Mill Dam
Mill Dam
Dam Hill
Coat Close
Bank Side
Far Bank Farm
Ashleigh House
Rising Sun (B.H.)
Sand Hallow
Sun. Sch.
Glue & Size Works
Shelley Bank Bottom
Shroggs Wells
Bark House Well
Bark House
School Board Terrace
Derby Near Bank
Brook Villa
Brook Bridge
Brook House
Brook House Mill
Barncliffe Mills
Long Moor
Long Moor Lane
Barncliffe Dike
Lower Ox Ings
Ox Ings
Copley House
Copley Lane
High Moor Lane
Hardenley
Clayton West Junction
Mill Dam
Shepley Knoll
Kid Royd
Healey House
Mary Lane
Abbey Lane
Abbey Lane Bottom
Malthouse
Gas Works
Whinny
Yew Tree
Shepley Saw Mill
Shepley Hotel
Shepley Hall (A.D. 1018)
New Row Abbey
Hall Royd
Victoria Mills
Springs
Lee Side
Chapel
Church
School
Green Head Farm
Jenkyn House
Jenkyn Lane
Lane End House
New Hall Stocks Hill
Field Head
Joe Lane
Station Road
Holly View
Railway Hotel (R.H.)
Whitby Mill
Whitby House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500m
S H E L L E
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E P L E Y U. D.
Shelley
Shepley
Town End
Shelley Bank
Shelley Hill Top
Shelley Wood
Hey Moor House
Hey Moor Common
Shepley Station
L. M. S. R.
HUDDERSFIELD & PENISTONE LINE
Commercial Inn
Cricket Ground
Red Hill
Wood Nook Farm
Radcliffe Wood
Allen Wood
Cinder Hill Wood
Healey Greave Wood
Glen Royd
Oak Wood
Woodlands
Hartley Cottage
Bank End
Hartley Bank Quarry
Healey
Well Bank Shrub
Grange Inn
Hill Top Farm
Bank End
Mill Dam
Coat Close
Sewage Wks (Shepley & Shelley U.D.C.)
Shepley Mill
Shepley Mill Wood
Round Wood
Gelder Wood
Stone Wood
Laycock Wood
Thunder Bridge Wood
Lower Hartley Bank Wood
Dam Hill
Stone Wood Dike
Thunder Bridge Lodge
Renshaw Hoyd Sprink
Box Ings Lane
Shelley Lane
Pilling Top Lane
Standing Hirst
Old Shaft
Radcliffe Mills (Disused)
Brook House Mill (Disused)
Barncliffe Mills (Disused)
Long Moor
Meth. Ch.
Long Moor Lane
Brook House
Brook Bridge
Brook House Lane
Reservoirs
Barncliffe Dike
Lower Ozzings
Upper Ozzings
Copley Hill
Copley Lane
Copley House
Mill Dam
Hardenley
Clayton West Junction
Old Level
Whinny
Highmoor
High Moor Lane
Shepley Knoll
Kid Royd
Hall Royd
Healey House
Victoria Mills
Shepley Hall
Shepley Abbey
New Road
Stocks Hill
New Hall
Field Head
Jos Lane
Jenkyn House
Jenkyn Lane
Church
Green Head Farm
School
Lee Side
Yew Tree
Yew Tree Wood
Coal Shaft
Wood Nook
Long Royd
Top o' th' Close Wood
Long Royd Lane
Abbey Lane Malthouse
Abbey Lane Bottom
Holly View
Yew Tree
Shepley Stile Mills
Abbey Lane
Railway Hotel (P.H.)
L. & Y. Goods Shed
Stretch Gate
Whitby Mill (Disused)
Whitby House
Holly Bank House
Sewage Works
Reservoirs
Reservoir
Mills
Shepley Bank Br.
New Hey Moor House
Hey Moor House
Brook Villa
Allotment Gardens
Glue & Size Works
Sun. Sch.
U.M. Church
Shelley Bank Bottom
Sand Hollow
Ashleigh House
Rising Sun (P.H.)
The Hawthorns
School Board Terrace
Elder House
Bank House
Shelley Bank
Shelley Near Bank
Shelley Lane
Shelley Grove
Bar Ings Dike
Pussy Lane
Rose Cottage
Club
Westerly Lane
Bark House Lane
Bark Lane
Back Lane
Manor House
East Farm
Raddock
Horse Croft Lane
Raddock Well
Shrogg Wells
Reservoir
Reservoirs
Brook Villa
Vicarage
East View Terrace
Lydgate
Green House Hill
Standing Hirst
Old Shaft
Tramway Cross Lane
B.S. Colliery (Disused)
Shelley Mill Dam
Shelley Mill Pond
Shelley Mill Race
Shelley Mill Tail Race
Shelley Mill Weir
Shelley Mill Goit
Shelley Mill Lodge
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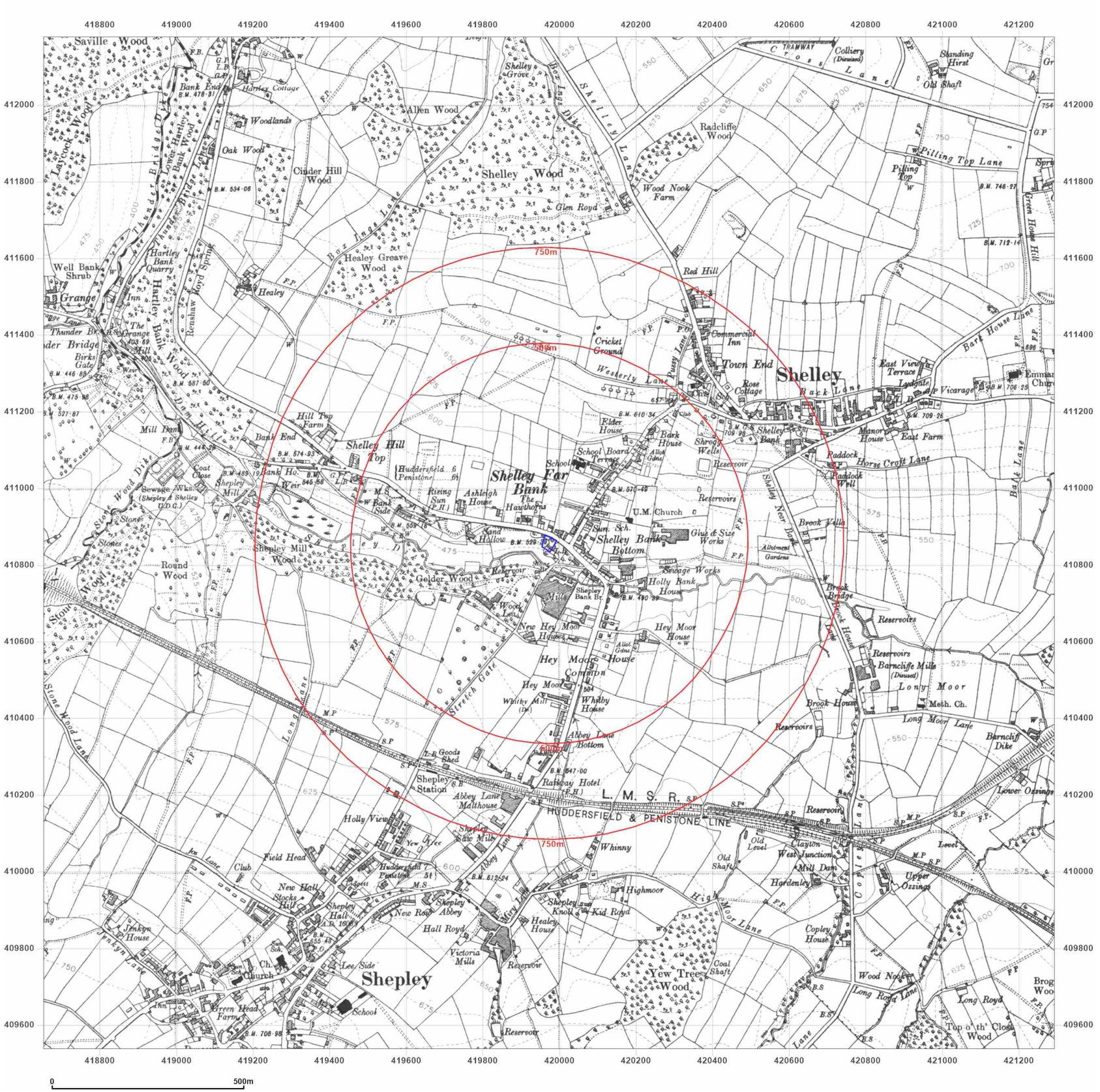
Shelley Mill Wheel Goit
Shelley Mill Wheel Lodge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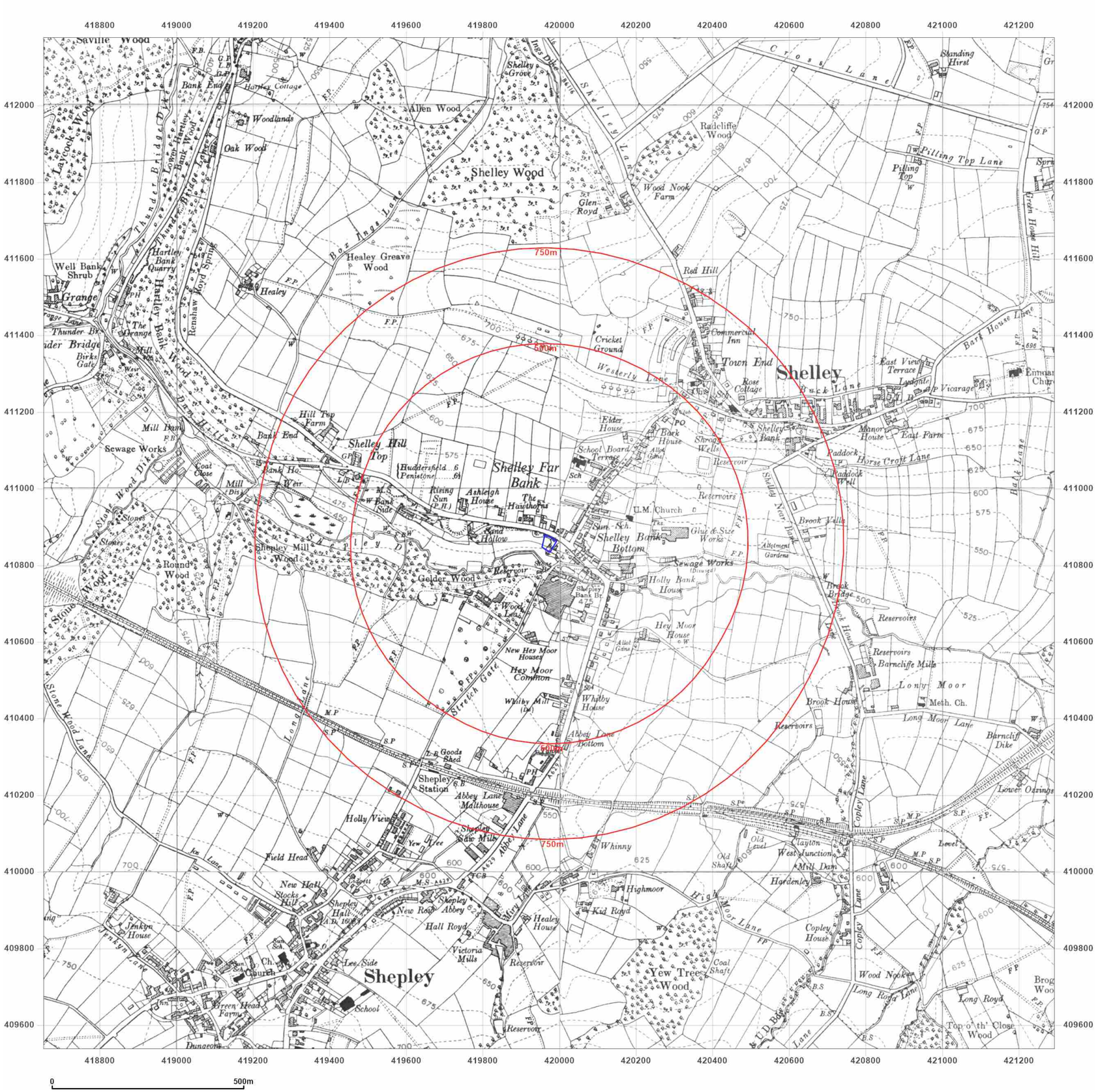
Shelley
Shelley Bank
Shelley Hill Top
Shelley Wood
Town End
Shelley Bank Bottom
Shelley Mill Wood
Shepley
Shepley Station
Shepley Mill
Hey Moor House
Hey Moor House Common
Yew Tree Wood
Golder Wood
Round Wood
Saville Wood
Allen Wood
Cinder Hill Wood
Oak Wood
Woodlands
Hartley Cottage
Bank End
Hartley Bank Quarry
Hartley Bank Wood
Lower Hartley Bank Wood
Thunder Bridge
Thunder Bridge Lower Lay
Lay Wood
Well Bank Shrub
Grange Inn
Birks Gate
Mill Bank
Dam Hill
Healey
Healey Greave Wood
Box Ings Lane
Box Ings Dyke
Shelley Lane
Shelley Grove
Glen Royd
Wood Nook Farm
Radcliffe Wood
Red Hill
Cricket Ground
Westerly Lane
Commercial Inn
Rose Cottage
Elder House
Bank House
School Board Terrace
Shroggy Wells
Reservoir
Reservoirs
Ashleigh House
Rising Sun (P.H.)
The Hawthorns
Sand Hollow
Glue & Size Works
Sun. Sch.
U.M. Church
Brook Valley
Brook Bridge
Brook House
Holly Bank House
Sewage Works
Albert Gardens
Allotment Gardens
Hill Top Farm
Bank End
Coat Close
Shepley Mill
Sewage Works (Shepley & Shelley U.D.C.)
Stone Wood Dyke
Stone Wood Lane
Stones
Gelder Wood
New Hey Moor House
Hey Moor House
Whitley Mill (Dis.)
Whitley House
Stretch Gate
Long Lane
Abbey Lane Bottom
Abbey Lane Malthouse
Railway Hotel (P.H.)
L.M.S.R.
HUDDERSFIELD & PENISTONE LINE
Goods Shed
Holly View
Field Head
Club
New Hall Stocks Hill
Shepley Hall
New Road Abbey
Hall Royd
Victoria Mills
Healey House
Whinny
Highmoor
Shepley Knoll
Kid Royd
Old Level
Old Shaft
Clayton West Junction
Mill Dam
Hordenley
Copley House
Coal Shaft
Upper Ossings
Lower Ossings
Barnclife Mills (Disused)
Barnclife Dike
Lonty Moor
Meth. Ch.
Long Moor Lane
Reservoirs
Wood Nook
Long Royd Lane
Long Royd
Top o' th' Close Wood
Jenkyn House
Jenkyn Lane
Green Head Farm
Lee Side
Ch.
Church
School
Pilling Top Lane
Pilling Top
Standing Hirst
Old Shaft
Colliery (Disused)
Tramway Cross Lane
Green House Hill
Bark House Lane
Back Lane
Shelley Near Bank
Paddock
Paddock Well
Horse Croft Lane
Manor House
East Farm
East View Terrace
Ladgate
Vicarage
Emmanuel Church
Pusey Lane
Shelley Bank
Shelley Fair
Shelley Hill Top
Shelley Mill
Shelley Mill Dam
Shelley Mill Pond
Shelley Station
Shepley Mill Wood
Shepley Bank Bt.
Shepley Bank
Shepley Hall
Shepley Abbey
Shepley Mill
Shepley Mill Dam
Shepley Mill Pond
Shepley Station
Shepley Stile Mills
Shepley Top
Shepley Wood
Shepley Bank Bottom
Shepley Mill Wood
Shepley Hall
Shepley Abbey
Shepley Knoll



CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: Provisional

Map date: **1951-1955**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed N/A
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

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Edition N/A
Copyright 1955
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Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1951
Edition N/A
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Production date: 14 November 2024

Map legend available at:
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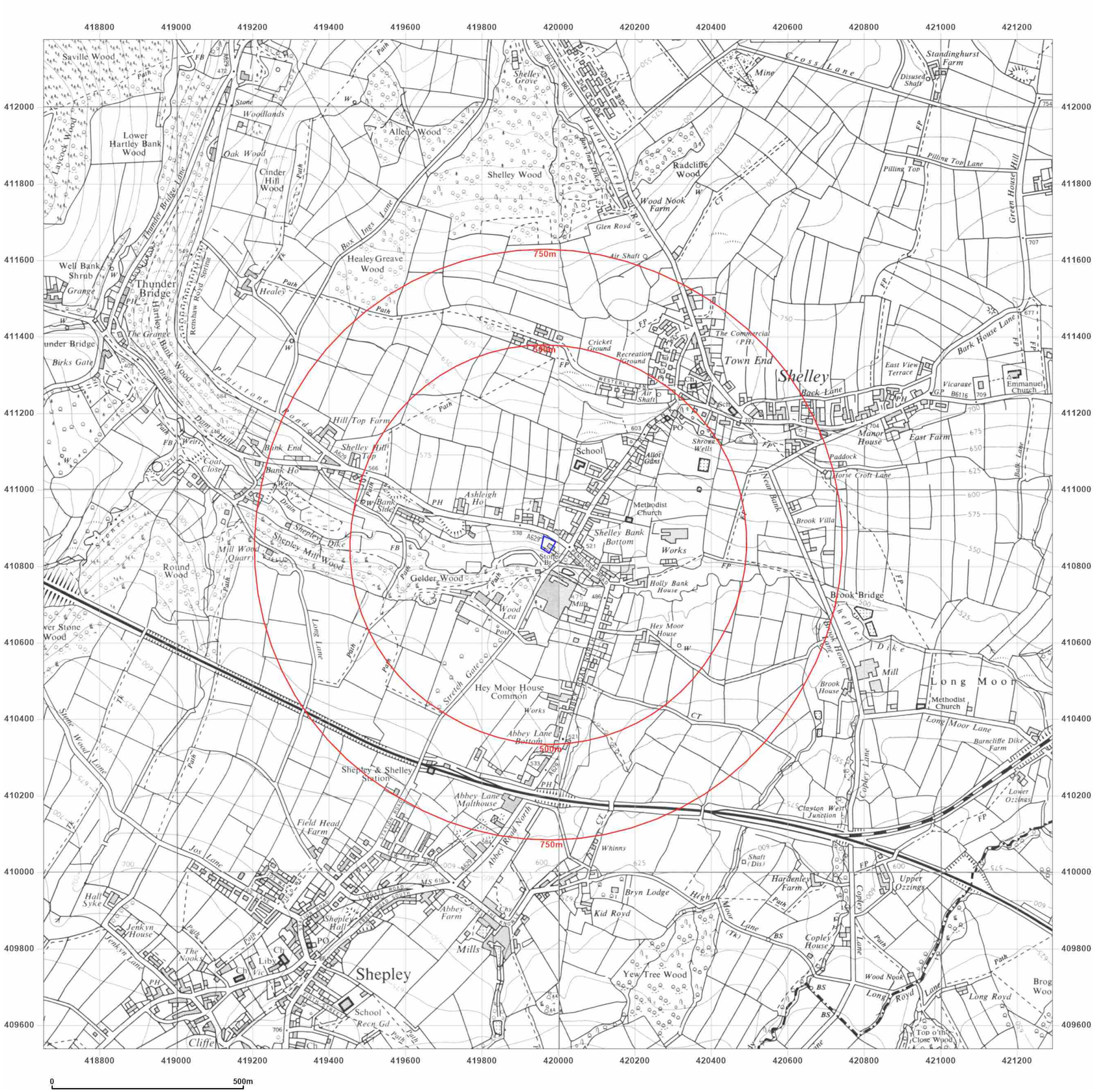

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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley,
Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: Provisional

Map date: **1967-1970**

Scale: 1:10,560

Printed at: 1:10,560

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170 Penistone Road, Shelley, Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **1977-1980**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1979
Edition N/A
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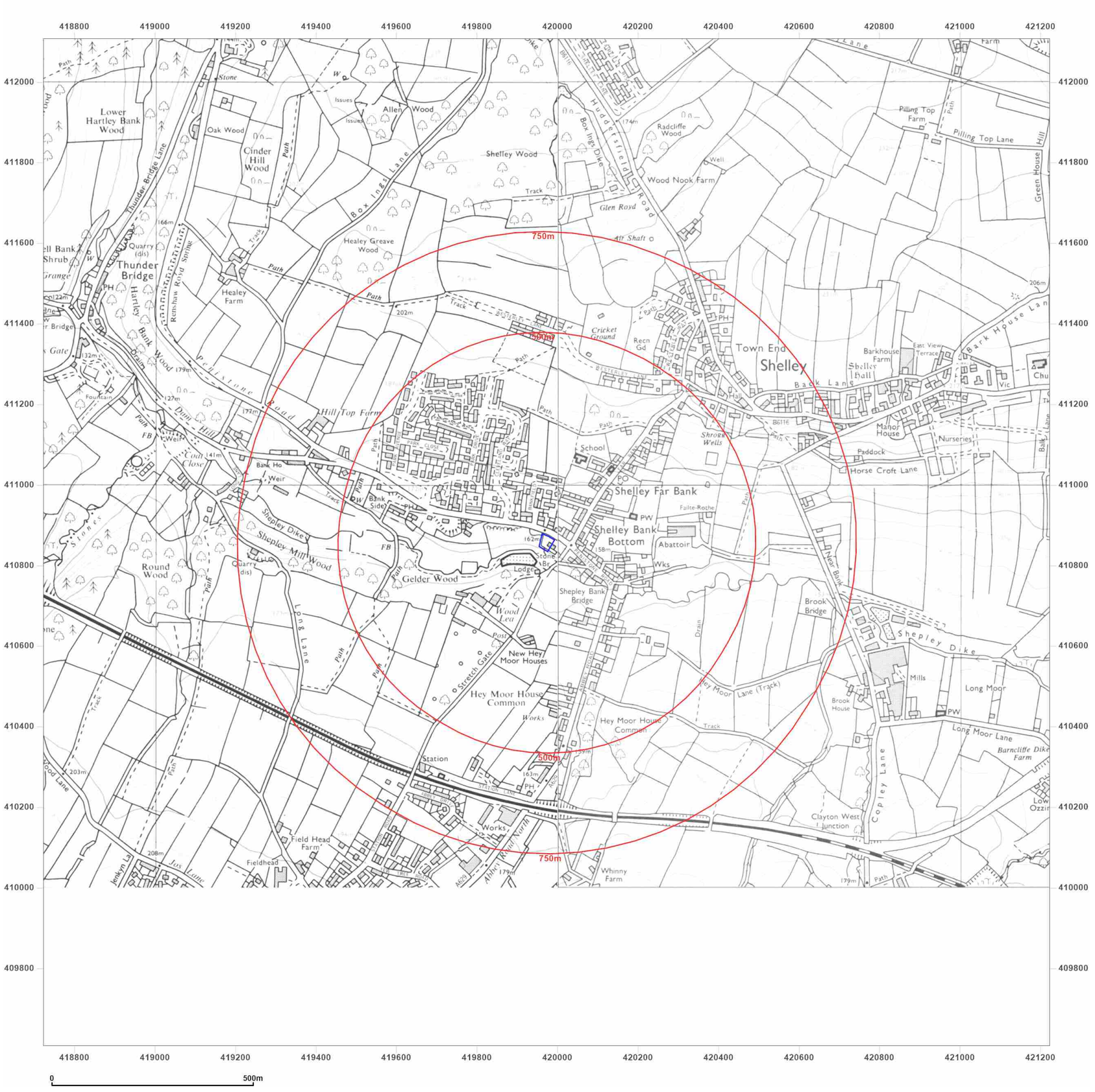
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409800
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750m
500m
Lower Hartley Bank Wood
Oak Wood
Cinder Hill Wood
Allen Wood
Shelley Wood
Radcliffe Wood
Wood Nook Farm
Pilling Top Farm
Pilling Top Lane
Thunder Bridge Lane
Box Ings Lane
Huddersfield Road
Box Ings Dike
Glen Royd
Air Shaft
Healey Greave Wood
Healey Farm
Thunder Bridge
Quarry (dis)
Rentshaw Road Spring
Hartley Bank Drain
Hartley Bank Wood
Pennystone Road
Hill Top Farm
Dam Hill
Coal Close
Bank Ho
Weir
Bank Side
Shepley Dike
Shepley Mill Wood
Round Wood
Quarry (dis)
Gelder Wood
Wood Lea
Long Lane
Shelley Bank Bridge
Shelley Bank Bottom
Abattoir
Wks
Shelley Far Bank
Failte-Rothe
Town End
Shelley
Cricket Ground
Recn Gd
Shroggs Wells
School
PO
PW
Hall
Back Lane
Barkhouse Farm
Shelley Hall
East View Terrace
Bark House Lane
Manor House
Nurseries
Paddock
Horse Croft Lane
Vic
Chu
Brook Bridge
Brook House
Mills
Long Moor
Long Moor Lane
Barncliffe Dike Farm
Shepley Dike
Hey Moor Lane (Track)
Hey Moor House Common
New Hey Moor Houses
Stretch Gate
Hey Moor House Common
Works
Station
Field Head Farm
Fieldhead
Jenkyn La
Jos Lane
Clayton West Junction
Copley Lane
Whinny Farm
Athlin Rew North
Drain
Green House Hill
Path
Track
Footpath
Stone
Well
Issues
Fountain
Ford
Bridge
Gate
Grange
Shrub
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Lodge
Post
Works
PH
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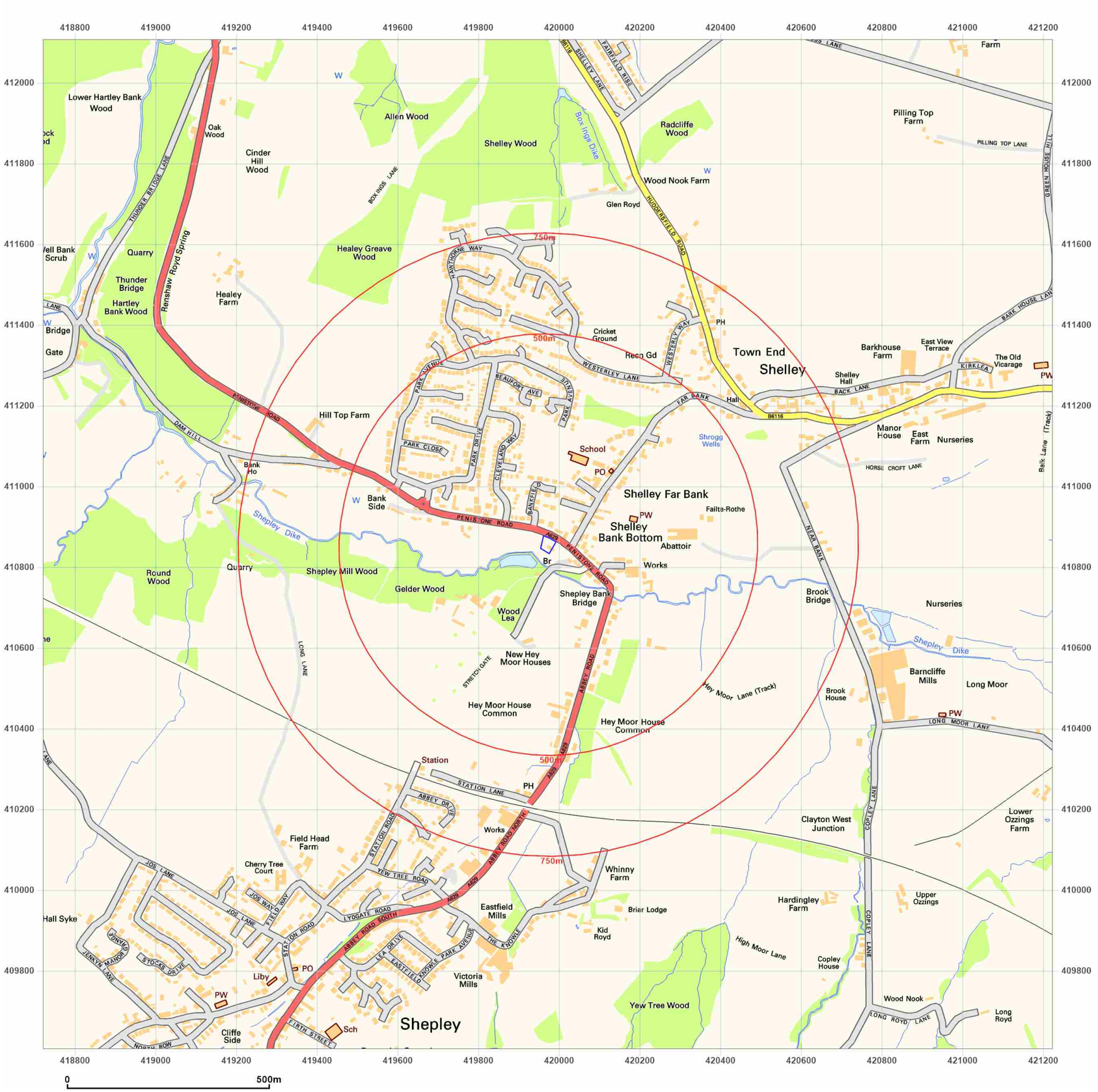
Wood Lea
Bank Side
Failte-Rothe
Abattoir
Wks
Mills
Brook House
Long Moor
Barncliffe Dike Farm
Low Ozzin



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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley, Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
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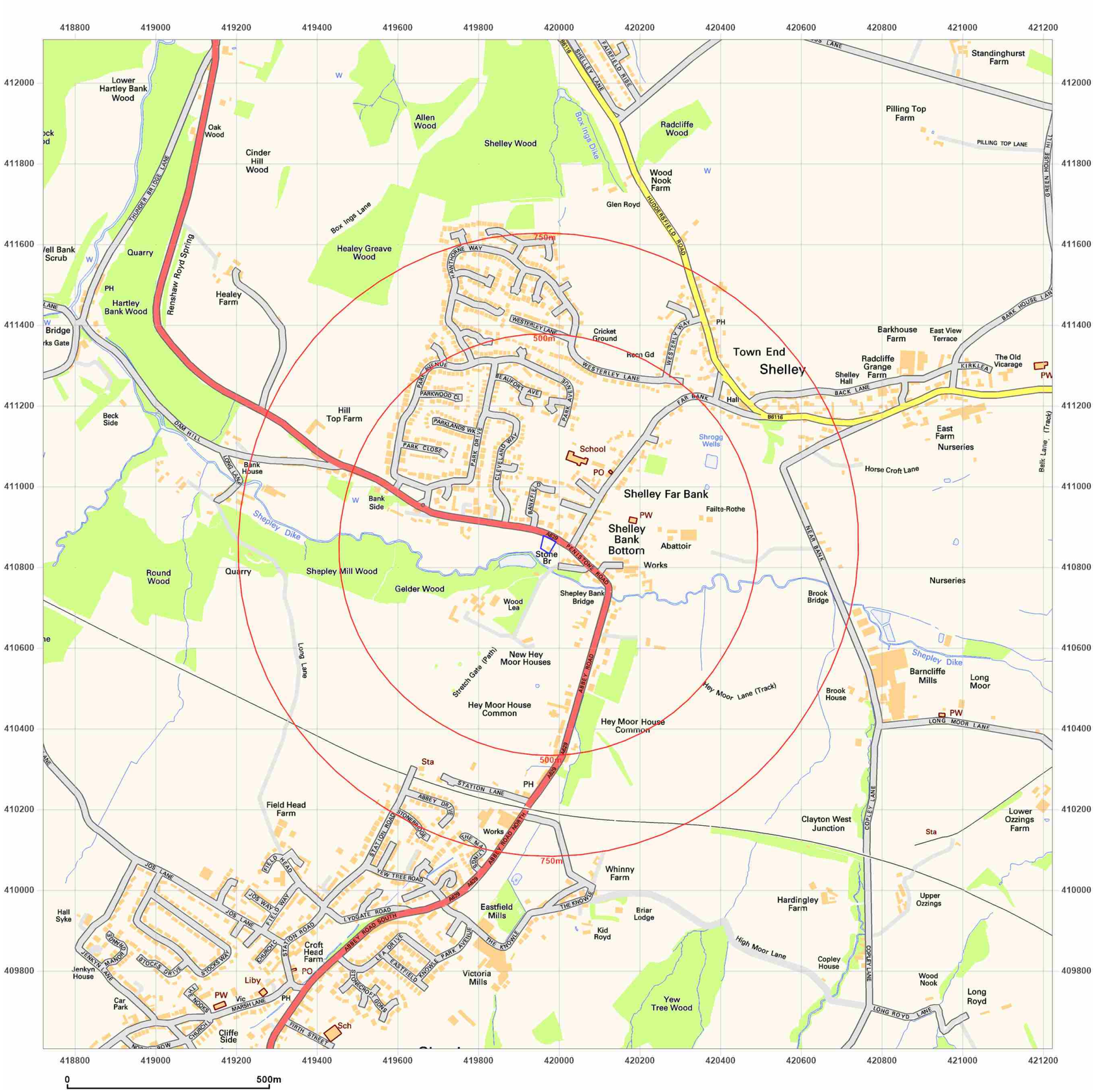

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FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley, Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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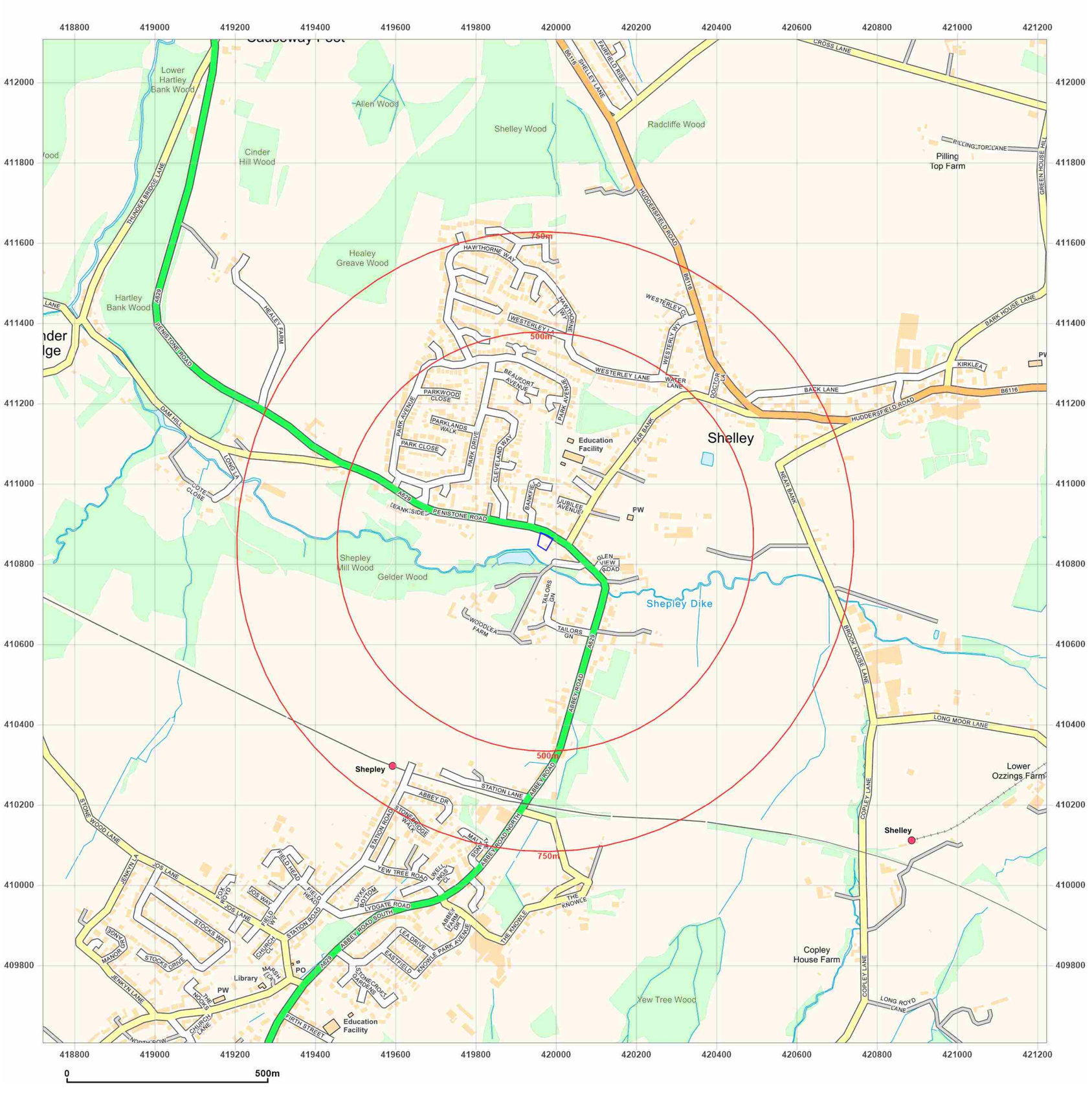

CENTRE MAPS LIVE.
FOR A BETTER POINT OF VIEW

Site Details:

170 Penistone Road, Shelley, Huddersfield, HD8 8HZ

Client Ref: CMAPS-CM-1194429-4873-141124
Report Ref: CMAPS-CM-1194429-4873-141124HIS
Grid Ref: 419972, 410857

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

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Appendix B

The Coal Authority

CON29M
coal mining report

170 PENISTONE ROAD, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8HZ

Known or potential coal mining risks

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

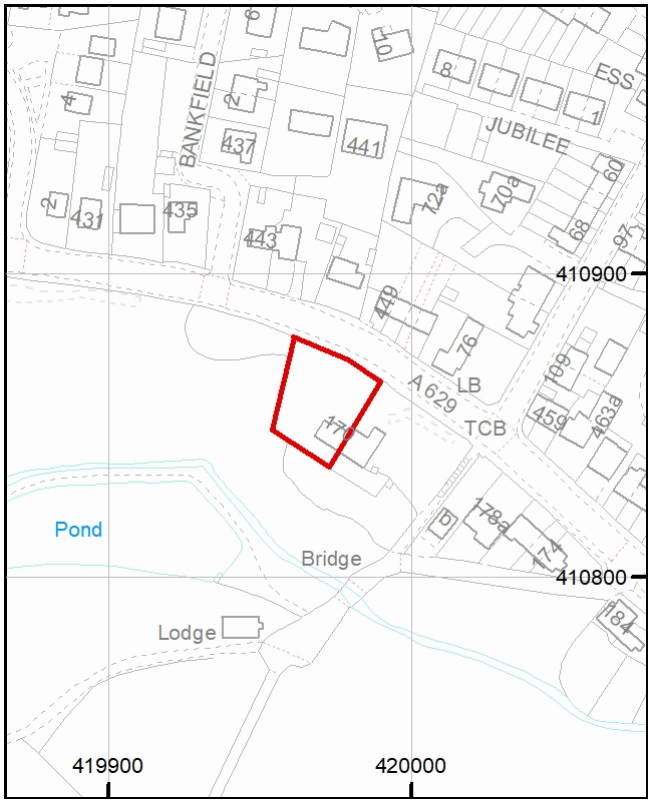
Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Professional opinion

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on 0345 762 6848 or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Statutory cover

Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call 0800 288 4242. Further information can be found on our website: www.gov.uk/coalauthority.

On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 30430580

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2403841

Property: 170 PENISTONE ROAD, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8HZ

Report reference number: 51003466545001

Limit of cover: £100,000.00

Dated: 2 December 2024

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:
https://www.groundstability.com//insurance/terms/20190404/terms.html

Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

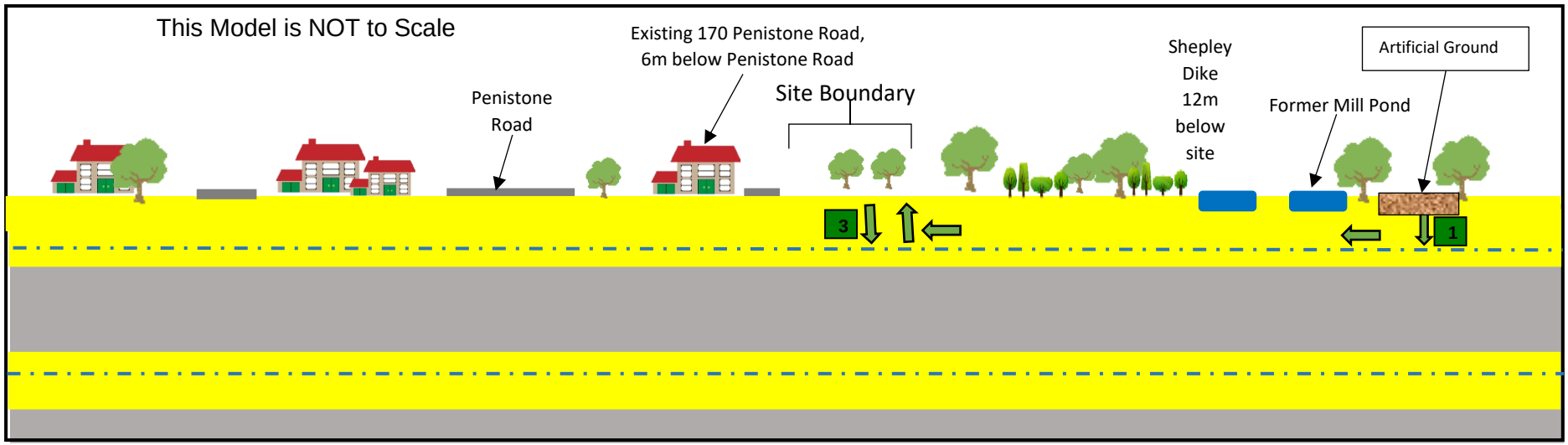
withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

Appendix C

Conceptual Model

Land Adjacent 170 Penistone Road, Shelley – Residential



Sources	Pathways	Receptors	Risk
Historical Use As Residential Garden Open land **Current Use As** Residential Garden **Off Site** Residential Woodland	1 Inhalation of vapours from landfill	Workmen / Future site users / adjacent land users	**Low** – made ground 39m SE. Methane membrane recommended. No radon
	2 Ingestion and/or skin contact	Workmen / Future site users / adjacent land users	**Low**- Site residential with garden, no contamination expected
	3 Ingestion of drinking water/ leaching to groundwater	Local abstraction wells.	**Low**- abstraction wells >2000m distant. Lack of expected contamination.
	4 Leaching to surface water	Surface Water>250m from site	**Low**- Due to distance low elevation and lack of expected contamination
	5 Inhalation of dust	Workmen / adjacent land users	**Low**- Provided appropriate measures during construction.
	6 Slope failure	Future land users	**Low**- BGS indicates low to moderate risk
	7 Ingestion of contamination in plants and vegetables	Neighboring land users	**Low**- Lack of contamination expected

Geology
Sandstone
Mudstone
Groundwater

Job No IS 3604