

From: William Watkins
Subject: FW: ODL/01 - KC comments for Condition 10 Remediation Strategy - Land at St Lukes Bierley Marsh
Date: 22 July 2025 at 09:57



Hi Nigel,

Please see the below email for my response to Kirklees councils' comments regarding condition 10.

Kind Regards,

William Watkins
BSc(Hons) MSc FGS
Geo-Environmental Engineer



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From: William Watkins
Sent: Thursday 17 July, 2025 11:03am
To: Lauren Simpson Owens Developments

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Subject: RE: ODL/01 - KC comments for Condition 10 Remediation Strategy - Land at St Lukes Bierley Marsh

Hi Lauren,

I've read through Kirklees Council's (KC) Response; and my interpretation and

response can be found below:

They have discharged Condition 9 (relating to Intrusive and Investigation Phase 2 SI).

However, KC are of the opinion the applicant has not applied to discharge Condition 10 which KC believes relates to the Remediation Strategy.

And they say to discharge Condition 10 with relation to the Remediation strategy they want the following addressed:

- **Confirmation via additional testing that all contaminated topsoil has been removed from site.**
 - ARP consider validation of topsoil removal will come under a separate condition that deals with Remediation Verification not Condition 10 for approval of the Remediation Strategy.
- **Further testing on clay soils to confirm the vertical extent of hotspots to be proven.**
 - Four clay soils samples were taken, with three around the identified hot spots at HP/01, HP/03 & HP/04 which were found to have all determinants below screening values.
 - Further, per ARP'S Remediation Strategy: Validation will require the excavation bases and faces to be inspected and tested at 25m spacing to confirm contamination status.
 - Therefore, ARP consider that further testing will come under a separate condition that deals with Remediation Verification not Condition 10 for approval of the Remediation Strategy.
- **Clarification as to whether this extends to the made ground topsoil at WS6.**
 - The latest supplementary sampling letter Ref ODL/01/L4WWREV2: does not extend to the made ground topsoil at WS6 and is to be dealt with as set out in ARP's Contamination Remediation Statement Ref: ODL/01rem1, Dated: 16TH OF September 2024.

Please note my response to each request in red.

As you can see, we consider the first two points will fall under a separate condition that deals with Remediation Verification.

And I have clarified the third point.

Please let me know Kirklees response to these. Any queries please don't hesitate to ask.

Kind Regards,

William Watkins
BSc(Hons) MSc FGS
Geo-Environmental Engineer



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From: Lauren Simpson Owens Developments

Sent: Thursday 17 July, 2025 9:13am

To: William Watkins <william.watkins@owensdevelopments.co.uk>

Subject: RE: ODL/01 - Land at St Lukes Bierley Marsh - Additional Contam Letter

Good Morning William

Please see attached response from the council.

They are unfortunately requesting additional information which I'm hoping you can assist me with?

Let me know your thoughts on how best to deal with this request.

Regards

Lauren Simpson

Project Manager/Accounts Manager



From: William Watkins

Sent: 30 May 2025 13:57

To: Lauren Simpson Owens Developments

<[REDACTED]>

Cc: Mike Harper <

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Bierley Marsh - Additional Contam Letter

Hi Lauren,

Please find attached the Supplementary Sampling Letter Report for Land at St Lukes, Bierley Marsh.

FYI The chemical testing attached to the letter is an interim report, there are 2 outstanding tests: Total TPH and Total Phenols in sample HP/04 at 0.2m.

We will provide you with the final test report as soon as these tests are reported back to us by the lab.

Given the Arsenic concentrations within the topsoil the results of these outstanding tests will not affect our conclusions within the letter.

Kind Regards,

William Watkins

BSc(Hons) MSc FGS

Geo-Environmental Engineer



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