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PHASE 1: DESK TOP STUDY AND COAL MINING RISK ASSESSMENT REPORT

PREPARED FOR CRL ARCHITECTS
PROPOSED RESIDENTIAL DEVELOPMENT
42 ROBIN ROYD LANE
MIRFIELD
WF14 0LG

Project No: 25-306

Prepared By:

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Date: 13/05/2025

Approved By:

John Ditchburn

Date: 19/05/2025

The information and / or advice contained in this Phase 1: Desk Top Study and Coal Mining Risk Assessment Report is based solely on, and is limited to, the boundaries of the site, the immediate area around the site, and the historical use(s) unless otherwise stated. This 'Report' has been prepared to collate information relating to the physical, environmental and industrial setting of the site, and to highlight, where possible, the likely problems that might be encountered when considering the future development of this site for the proposed end use. All comments, opinions, diagrams, cross sections and / or sketches contained within the report, and / or any configuration of the findings is conjectural and given for guidance only and confirmation of the anticipated ground conditions should be considered before development proceeds. Agreement for the use or copying of this report by any Third Party must be obtained in writing from Arc Environmental Limited (ARC). If a change in the proposed land use is envisaged, then a reassessment of the site should be carried out.

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1.0 Introduction

Arc Environmental Limited were instructed by CRL Architects, to undertake a Phase 1: Desk Top Study (DTS) and Coal Mining Risk Assessment (CMRA) Report, for an area of land at 42 Robin Royd Lane, Mirfield, WF14 0LG, where it is proposed to construct residential properties with gardens and associated parking.

The primary objectives of this report are to assess the geological, geotechnical and potential ground contamination conditions on and beneath the surface of this site. This Phase 1: DTS and CMRA Report has been carried out generally in accordance with the EA (Environment Agency) guidance for Land Contamination Risk Management (LCRM: October 2020). Based on all the data reviewed, a preliminary Conceptual Site Model (CSM) has been developed to define the scope and extent of any further investigation works deemed necessary, prior to commencing with any future development works.

A site reconnaissance (walkover) survey was completed as part of this study with site photographs included within Appendix I, and all relevant observations noted in Section 2.1 below.

2.0 Physical Setting

2.1 Site Details: -

Table 2.1

Site Name & Address:	42 Robin Royd Lane, Mirfield, WF14 0LG.
National Grid Reference:	420450, 421530 (representative of the central part of the site).
Description of Location:	The site is located on the south side of Robin Royd Lane, which is within a residential area c.1km to the north of Mirfield. The site is accessed off Robin Royd Lane.
Site Boundaries:	NE = Residential properties and farmland, SE = Residential properties, SW = Residential properties & NW = Robin Royd Lane and residential properties.
Site Shape:	The site is square in layout, occupying a total area of c.0.09 Hectares (Ha).
General Topography:	The site is generally flat at c.108m AOD.
Site surfacing:	The site surfacing comprises sparsely vegetated soil and demolition rubble.
Above Ground Structures:	A two-storey residential property is recorded in the northern portion of the site, and a telephone mast and tree stumps are recorded on the north western boundary.
Sub-surface Structures & Services:	There is potential for services to be present beneath the site associated with the current site use and adjacent developments.
Summary of Site History:	From the historical records reviewed since c.1854, the site was recorded as undeveloped wooded land. An orchard and a building are recorded on site in c.1893. By c.1955, buildings were recorded on the northwestern portion of the site then no longer recorded by c.1971 (demolished). By c.1989, the orchard is no longer recorded and at present day (2025), a residential property is recorded on the northern portion of the site, with demolition rubble across the site.

3.0 Environmental Setting

3.1 Site Geology: -

The geological assessment for this site has been based on geological plans and digital online data published by the British Geological Survey (BGS). The following documents have been reviewed as part of this study: -

- Online BGS GeoIndex
- BGS Sheet SE22SW, 1:10,000 scale, 1999
- BGS Sheet 77, Huddersfield, Solid & Drift Edition, 1:50,000 scale, 2003
- Online CA Interactive Map Viewer
- Coal Authority Consultants Mining Report Ref. 51003493875001

3.0 Environmental Setting (Cont'd)

3.1 Site Geology (Cont'd): -

- Envirocheck Report Ref. 375267509_1_1
- BGS Archive Borehole Records Ref. SE22SW790

3.1.1 Made Ground: -

In accordance with the published BGS maps, significant thicknesses of made ground are not shown to be on site. However, made ground may be present associated with the previous on site and adjacent developments. During the site reconnaissance, demolition rubble was recorded across site (<c0.50m above ground level).

3.1.2 Superficial Deposits: -

Published geological maps produced by BGS indicate that the site is located in an area where superficial deposits are thin or absent. Some limited superficial deposits or residual soils may be present associated with the weathering of the solid geological deposits.

3.1.3 Solid Geology: -

According to published BGS data, the site is recorded within a faulted block and is underlain by the Falhouse Rock, a named sandstone unit within the Pennine Lower Coal Measures Formation (PLCM). These deposits typically comprise interbedded mudstone, siltstone, sandstone and coal seams.

Published geological maps show a geological fault to be recorded immediately northeast of the site, with a downthrow to the southwest, along with the Roberttown Fault being recorded immediately southwest of the site with a downthrow to the southwest.

3.2 Coal Mining Risk Assessment: -

In accordance with the Mining Remediation Authority (MRA) (formerly Coal Authority) Online Interactive Map Viewer, the site lies within a 'Coal Mining Reporting Area', a defined 'Development High Risk Area' and an area of 'Probable Shallow Workings'. The site is not recorded to be in an area of Past Shallow Workings and there are no recorded mine entries (shafts or adits) within or close to the site boundary.

In order to further assist with this Coal Mining Risk Assessment (CMRA) a Consultants Coal Mining Report (Ref. 51003493875001) has been obtained from the MRA for this site, and a copy of which is attached in Appendix II. The report records workings beneath the site within the Black Bed coal seam c.158m bgl with an extraction thickness of c.0.76m and last mined in 1900. The report further confirms that there are probable unrecorded shallow workings beneath the site.

One coal mine entry (shaft) (Ref. 420421-006) is recorded c.90m northeast of the site boundary, and the treatment details are unknown.

There are no spine roadways recorded at shallow depth, no recorded opencast workings, managed tips or gassing sites within c.500m and no coal mining subsidence claims within c.50m of the site. There are no recorded gas incidents, that required investigation and remediation by the Coal Authority to mitigate the effects of the mine gas emission.

3.0 Environmental Setting (Cont'd)

3.2 Coal Mining Risk Assessment (Cont'd): -

Based on the Generalised Vertical Section (GVS) on sheet SE22SW the shallowest named / workable seam below the site is the Blocking Coal (BK) with a thickness of up to c.0.60m, and an estimated depth of c.10m – c.17m below rockhead. An archive BGS borehole record in a similar geological setting but further away from the sub-crop in the faulted block recorded the Blocking Coal seam at c.17.90m bgl with a thickness of 0.80m. Therefore, if there are any unrecorded workings within the BK seam the rock cover to extraction thickness ratio may be insufficient to meet the 10:1 safe conditions. Therefore, it is recommended that further works are considered necessary with regard to potential shallow coal mining risk and potential ground instability, in the context of the development proposal.

In accordance with the new CL:AIRE guidance ‘Good practice for Risk Assessment for Coal Gas Emissions (October 2021), Figure 13.1: Decision support tool for mine gas risk assessment, there is a risk from hazardous ground gas.

When reviewing the MRA and BGS information available for the site, it is felt that intrusive investigation works are required in relation to potential hazardous ground gas beneath the site.

3.3 Surface Mineral Extraction:

There is one extraction feature within an influencing distance to the site, which may impact on the proposed development. EC Ref. 82 relates to Low Fold Opencast quarry, extracting Falhouse Rock and recorded c.27m northeast of the site. Status: Ceased.

The site does not lie within the Cheshire Brine Subsidence Compensation District, therefore there is no risk of subsidence due to brine extraction.

3.4 Potential Geological Hazards: -

Table 3.1

<u>Potential Hazard</u>	<u>Hazard Potential/Rating</u>
Landslide:	Very low
Shrinkable Soils:	No hazard
Collapsible Soils:	Very low
Compressible Soils:	No hazard
Running Sand:	No hazard
Dissolution:	No hazard

3.5 Site Hydrogeology: -

Table 3.2

<u>STRATA</u>	<u>Aquifer / Soil Leachability EA Classification</u>	<u>Comments</u>
Groundwater Vulnerability:	Secondary Bedrock Aquifer - Medium Vulnerability.	Productive bedrock aquifer / no superficial aquifer. Low pollutant speed (300 - 550mm / year).
Superficial Deposits: (None recorded)	~	~
Solid Geology: (Falhouse Rock of the PLCM)	Secondary Aquifer – A.	Permeable 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.

3.0 Environmental Setting (Cont'd)

3.5 Site Hydrogeology (Cont'd): -

Table 3.2 (Cont'd)

<u>STRATA</u>	<u>Aquifer / Soil Leachability EA Classification</u>	<u>Comments</u>
Water Framework Directive: Solid Geology	Secondary Aquifer – A.	Overall Rating – Poor.

- There are no Source Protection Zones (SPZ) on or within c.1km of the site.
- There are no water abstractions recorded on or within c.250m of the site with the closest being EC Ref. 12 relating to John L Barber & Son for General Farming and Domestic use recorded c.458m east of the site.

3.6 Site Hydrology: -

Table 3.3

<u>SURFACE WATER FEATURE</u>	<u>Location</u>	<u>Comments</u>
OS Water Network & GQA Classified River:	None recorded within c.250m.	~
Unclassified Watercourse(s), Canals, Ponds, Lakes & Other Bodies of Water:	None recorded within c.250m.	~
Flooding from River or Sea: (Fluvial & Tidal)	The site doesn't fall within a designated flood zone II or III for fluvial flooding.	The EA considers the site to be in an area with a very low risk of fluvial flooding (<0.1% annual chance). The site is categorised as a Flood Zone I (with a low probability of flooding from rivers). Very low chance of flooding to 20cm.
Surface Water Flooding: (Pluvial)	The site is not at risk from significant pluvial flooding.	The EA considers the site to be at very low risk from surface water (pluvial) flooding (with <0.1% annual chance). Very low chance of flooding to 20cm.
Groundwater Flooding at Surface (BGS):	The site is not at risk from groundwater flooding.	Information obtained from Gov.uk, Landmark and published maps record the site to be unlikely to be at risk from groundwater flooding. This information is based on areas which may be potentially influenced by geological factors.
<u>RAINFALL</u>	<u>Measurements (mm)</u>	<u>Comments</u>
Annual:	1041.25	Based on 'station average' records from Huddersfield, Oakes dated from 1991-2020.
Rainfall: Min (May)	61.68	
Rainfall: Max (Dec)	119.41	

3.7 Radon Assessment: -

The site is recorded to lie within an intermediate probability radon area, with 1 - 3% homes estimated to be at or above the action level, in accordance with the BGS, National Geoscience Information Service, and their assessment suggests that no radon protective measures are necessary in the construction of new dwellings or extensions. This BRE Digest, BR211 (2015) Radon: Guidance on protective measures for new buildings, infers the site is situated within a clear grid square (1km), and therefore no radon protective measures are required for the site.

With reference to BGS / UK Radon mapping (dated December 2022), the site falls in a 1km grid square where some parts are in bands of elevated radon potential of 1-3%. A site-specific radon report has been

3.0 Environmental Setting (Cont'd)

3.7 Radon Assessment (Cont'd): -

procured for the proposed development which confirms that the property is within a radon affected area, with an estimated probability of the property being above the action level being 1 – 3%. The report states that no radon protection is required for the proposed development.

3.8 Site Ecology: -

Table 3.4

<u>FEATURES</u>	<u>Location</u>	<u>Comments</u>
Local Nature Reserves:	None recorded within c.250m.	~
Areas of Adopted Green Belt:	One recorded within c.250m.	EC Ref. 148 relates to Kirklees Unitary Development Plan recorded c.12m northeast of the site. Status: Adopted.
Sites of Special Scientific Interest:	None recorded within c.250m.	~
Nitrate Vulnerable Zone:	One recorded within c.250m.	EC Ref. 151 relates to Spen Beck from source to River Calder Nvz recorded c.92m north of the site. There will be no increase in nitrates from the proposed residential development.

There was visual evidence to suggest that the site is affected by the presence of Japanese Knotweed at the time of the recent site survey, although a site-specific survey has not been carried out. Therefore, it is recommended that an ecologist is consulted for the proposed development.

3.9 Estimated Soil Chemistry: -

Data provided by the BGS in relation to estimated soil chemistry for a number of key metals and metalloid elements is summarised in Table 3.5 below.

Table 3.5

<u>Element</u>	<u>Soil Sample Type</u>	<u>Estimated Soil Concentrations (mg/kg)</u>
Arsenic	Rural Soil	15 – 25
Cadmium	Rural Soil	<1.8
Chromium (total)	Rural Soil	60 – 90
Lead	Rural Soil	100 – 200
Nickel	Rural Soil	15 – 30

Note; the references to the anticipated background concentrations of contaminants, sourced from the BGS, should not be relied upon. They are not site-specific and do not represent the condition of the ground at the proposed development site.

4.0 Industrial Setting

4.1 Site History:

Copies of historical OS maps covering the site area & adjacent land are included in Appendix III and a summary of the site history based on these plans, is provided in Table 4.1 on the following page.

4.0 Industrial Setting (Cont'd)

4.1 Site History (Cont'd):

Table 4.1

Significant features / potential contamination sources highlighted in **bold**.

Date	Site	Adjacent Areas
c.1854 - c.1855	The site is recorded as undeveloped wooded land.	Low Fold (residential properties) is recorded immediately southwest of the site, and a sandstone quarry is recorded c.30m northeast of the site. A well is recorded c.130m south of the site, and Sunnybank Road is recorded c.50m southwest of the site. An old workhouse is recorded c.250m north of the site.
c.1893 - c.1894	A building is recorded in the northern portion of the site, and an orchard is recorded on site.	The quarry is recorded as an old quarry , and the well is no longer recorded. A brickworks with reservoir is recorded c.300m southwest of the site.
c.1907 – c.1908	No significant changes to the site.	The quarry is no longer recorded (infilled), and the Brickworks is recorded as Crown Point Brickworks (c.1907) then Taylor Hall Brickworks (c.1908). A fever hospital is recorded c.280m northwest of the site.
c.1922	No significant changes to the site.	Allotments are recorded c.20m south of the site.
c.1931 – c.1933	No significant changes to the site.	Rob Royd Lane is recorded immediately northwest of the site, and allotments are recorded c.230m east of the site. Old reservoirs are recorded c.300m southwest of the site, and a clay pit is recorded c.450m west of the site.
c.1955 – c.1958	Buildings are recorded in the northwestern portion of the site.	Heavy residential development is recorded c.100m south of the site. The fever hospital is recorded as Crossley Maternity Home. The old workhouse to the north is no longer recorded. The old reservoirs are no longer recorded, and a pond is recorded c.260m southwest of the site.
c.1963- c.1977	The buildings in the northwestern portion of the site are no longer recorded (demolished).	The allotments to the east and southeast are no longer recorded. Heavy residential development is recorded to the immediate northwest of the site. Taylor Hall Brickworks is no longer recorded.
c.1983 – c.1988	No significant changes to the site.	A Works is recorded c.200m south of the site, and Crossley Maternity Home is no longer recorded.
	The orchard is no longer recorded on site.	No significant changes to the surrounding area.
c.1993	No significant changes to the site.	The pond to the southwest is no longer recorded.
c.2000	No significant changes to the site.	The works to the south of the site is no longer recorded.
Present Day c.2025	A residential property is recorded in the northern portion of the site, and demolition rubble is recorded on site.	The site is surrounded by residential properties and farmland.

4.2 Landfill & Waste: -

The following information relating to landfill and waste has been obtained from the Envirocheck Report (attached in Appendix III) site walkover and published data;

- There are no Local Authority Recorded Landfill Sites, Coal Authority Managed Tips, areas of Potentially Infilled Land (Water), Registered Landfill Sites or Licensed Waste Management Facilities within c.250m of the site.
- There is one Historical Landfill Site recorded within c.250m of the site. EC Ref. 57 relates to Mr R Cooke recorded c.249m southwest of the site and depositing inert, industrial, commercial and household waste. Last inputted: 30/04/1993.
- There is one area of Potentially Infilled Land (Non-water) located within c.250m of the site. EC Ref. 61 recorded c.202m east of the site potentially relating to allotments.
- There is a surface extraction feature recorded c.27m northeast of the site relating to Low Fold Opencast Quarry. Status: Ceased

4.0 Industrial Setting (Cont'd)

4.2 Landfill & Waste (Cont'd): -

Therefore, when considering the above, it is considered that the site is at potential risk from hazardous ground gas production / migration.

4.3 Statutory Requirements / Authorisations: -

Table 4.2

<u>TYPE</u>	<u>Location</u>	<u>Comments</u>
Enforcement and Prohibition Notices:	None recorded within c.250m.	~
Integrated Pollution Prevention and Controls:	None recorded within c.250m.	~
Local Authority Pollution Prevention and Controls:	None recorded within c.250m.	~
Prosecutions Relating to Authorised Processes:	None recorded within c.250m.	~
Registered Radioactive Substances:	None recorded within c.250m.	~
COMAH/Explosive/NI HHS Sites:	None recorded within c.250m.	~
Planning Hazardous Substances Consents / Enforcements:	None recorded within c.250m.	~
Contemporary Trade Entries:	One recorded within c.250m.	EC Ref. 89 relates to Mirfield Stoves and Flues recorded c.61m southeast of the site. Status: Active.
Fuel Station Entries:	None recorded within c.250m.	~
Relevant Points of Interest:	One recorded within c.250m.	Public Infrastructure – EC Ref. 135 relates to a Sewage Pumping Station recorded c.230m south of the site.

4.4 UXO Risk: -

According to the Unexploded Bomb Risk Map produced by ZeticaUXO, the site lies within a low-risk area in terms of unexploded ordnance (areas indicated as having 15 bombs per 1000 acre or less). As a result, a UXO risk assessment is not required for the proposed development. A copy of the ZeticaUXO Unexploded Bomb Risk Map can be seen attached in Appendix III.

4.5 Pollution Incidents and Discharge Consents: -

Table 4.3

<u>TYPE</u>	<u>Location</u>	<u>Comments</u>
Discharge Consents:	None recorded within c.250m.	~
Prosecutions Relating to Controlled Waters:	None recorded within c.250m.	~
Pollution Incidents to Controlled Waters:	None recorded within c.250m.	~
Substantiated Pollution Incident Register:	None recorded within c.250m.	~
Water Industry Act Referrals:	None recorded within c.250m.	~

5.0 Conceptual Site Model (CSM)

The Conceptual Site Model (CSM) is one of the primary planning tools that can be used to support the decision-making process of managing contaminated land and groundwater on any given site and allows a better understanding of what needs to be done to achieve risk management, and from this appropriate remediation techniques, if required for those risk management goals can be chosen.

This can be done by undertaking a *source-pathway-receptor* analysis of the site. The anticipated *sources*, *pathways* and *receptors* for this site are summarised in Table 5.1 below. A graphical representation of the CSM has been produced for the site and can be seen attached in Appendix IV, which also sets out the critical pollutant linkages of concern for this site.

Table 5.1

*= Not included in the Human Health & Controlled Waters Risk Assessment.

	<i>Sources (S)</i>		<i>Pathways (P)</i>		<i>Receptors (R)</i>
S1	Potential made ground and demolition rubble.	P1	Ingestion & Dermal Contact.	R1	Human health - future end users and construction workforce (Residential with homegrown produce).
		P2	Air – Inhalation of vapours (indoor & outdoors) and contact with dust generated through the construction works		
		P3	Plant Uptake and attached soil.	R2	Controlled Waters: Groundwater – anticipated within the underlying bedrock (PLCM) (Secondary Aquifer - A).
S2	Potential hazardous ground gasses in relation to landfilling and coal mine workings beneath the site.	P4	Migration through existing service corridors.	R3	Adjacent sites.
		P5	Direct contact with building materials.	R4*	Building materials.
		P6	Surface runoff & Infiltration.	R5*	Flora and fauna.

5.1 Geotechnical Considerations: -

The following potential geotechnical issues and hazards have been identified for this site. These issues should be considered if future development of the site is to take place;

- Thickness, type, variability and condition of any made ground on site.
- Geotechnical parameters of the natural deposits and depth to suitable load bearing founding strata across the site, particularly with respect to the design of foundations and hardstanding areas.
- Potential unrecorded shallow coal workings beneath the site.
- Stability of excavations.
- The presence of possible underground services (i.e., gas, water, electricity, etc.).
- Chemical attack of buried concrete.

To determine the geotechnical considerations above with more certainty, it is recommended that intrusive geotechnical investigation works are undertaken with associated geotechnical testing to aid in assessing detailed foundation proposals.

The information reviewed indicates that the site can be considered as being located within a **MODERATE to HIGH** geotechnical risk setting.

5.0 Conceptual Site Model (CSM) (Cont'd)

5.2 Sources of Contamination and Probable Contaminants: -

The historical Ordnance Survey maps, Landmark Envirocheck Report and other environmental information reviewed indicates that the site was recorded as undeveloped wooded land from as early as c.1854, with a sandstone quarry recorded c.30m northeast of the site. By c.1893 a building and an orchard are recorded on site, and the quarry is recorded as disused. By c.1955, buildings are recorded on the northwestern portion of the

site and no longer recorded by c.1971. At present, a residential property is located in the northern portion of the site along with demolition rubble across the site.

5.2.1 Soils – Human Health: -

In consideration of the above made ground may be present below the site and in order to assess potential risk to the end users, selected samples of any made ground should be screened for the following analytes:

- Generic contamination suite, typically comprising; Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Zinc, Total Organic Carbon, (TOC) and pH.
- Asbestos screening (and quantification if encountered).
- Speciated Polyaromatic Hydrocarbons (PAHs), Total Petroleum Hydrocarbons (TPHs & BTEX).

Waste Acceptance Criteria (WAC) testing may be required to aid with off-site disposal.

It is considered the level of risk posed to human health and local environ overall in connection with any future residential development is below

The information reviewed indicates that the site can be considered as being located within a **LOW to MODERATE** ground contamination risk setting for Human Health.

Consideration should also be given to the protection of any new service pipes for the proposed development, and a suite of contamination testing (UKWIR suite) may be required in order to meet the requirements of the local utilities service provider for their 'pipe selection risk assessment' (PSRA), once the location and depth of future services have been determined.

5.2.2 Controlled Waters:

The following issues have been taken into consideration when assessing the risks towards controlled waters;

- There are no Source Protection Zones (SPZ) on site or within c.1km of the site boundary.
- There are no water abstractions recorded on site or within c.250m of the site boundary.
- There are no surface water features recorded within a plausible distance of the site.
- The solid geology beneath the site is a Secondary Aquifer – A (Falhouse Rock of the PLCM).

The information reviewed indicates that the site can be considered as being located within a **VERY LOW / NEGLIGIBLE** ground contamination risk setting for Controlled Waters.

6.0 Recommendations for Phase 2: Ground Investigation Works

The conclusions contained within this report have been based on a review of geological plans, historical plans and available environmental data relating to the site and nearby adjacent land and forms the basis of a preliminary risk assessment. The primary benefits of undertaking this report are as follows:

- (i) Identify the geotechnical and / or geoenvironmental characteristics of the ground in sufficient detail to quantify the contamination risk at the site and for the economic design of any future site / proposed development, construction or associated remedial works.
- (ii) Minimise the risk of unforeseen ground conditions which might cause increased costs and / or programme (construction) delays later.

Therefore, it is recommended that a programme of Phase 2: Ground Investigation (intrusive investigation) works are completed for this site to provide an assessment of the geo-environmental characteristics of the site.

These intrusive investigation works should be completed prior to commencing with any future development works and should include for the following or a similar scope of investigation works:

- A series of open hole rotary boreholes to determine the depth and condition of the BK coal seam below the site.
- A series of windowless sampling boreholes (including insitu geotechnical testing (SPT testing, etc.) to aid with future foundation design for the proposed development and to collect samples for subsequent laboratory testing.
- Provision and installation of combined groundwater and ground gas monitoring wells followed by a programme of monitoring visits.
- Laboratory geotechnical testing (i.e. PSD, liquid & plastic limit, pH & soluble sulphate testing etc).
- Laboratory contamination screening on selected soil samples recovered from the investigation positions for typical contaminants as detailed in Section 5.2 to determine suitability for reuse.
- Waste Acceptance Criteria (WAC) to aid with off-site disposal (if required / appropriate).
- Site supervision and production of RAMS and an interpretive Phase 2: Ground Investigation Report, including a Coal Mining Risk Assessment, Ground Contamination Risk Assessment and Waste Classification Report.

Prior to site investigation works commencing on site, all existing utilities / services should be identified and recorded, such that any potential damage to services crossing the site can be prevented, as well as ensuring the health and safety of future site workers.

END OF REPORT

APPENDIX I

Location Plan

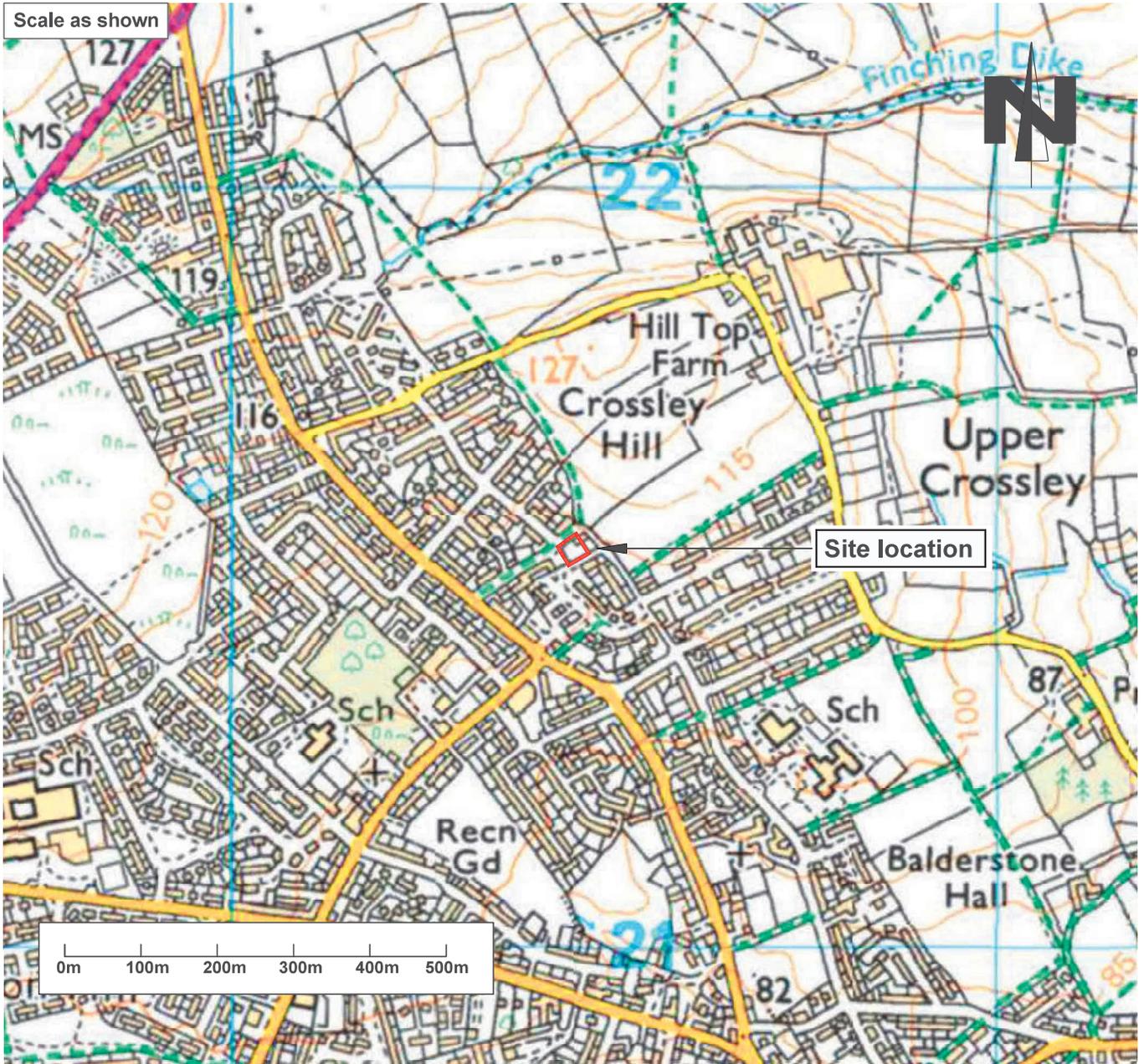
Aerial Photograph

Existing Layout Plan

Proposed Development Plan

Site Photographic Record Sheets

Scale as shown



Client:

CRL ARCHITECTS

Project Title:

Proposed Residential Development
42 Robin Royd Lane
Mirfield, WF14 0LG

Drawing Title:

Location Plan

Job Reference:

25-186

Drawing Number:

-

Revision:

Drawn by:

P.D

Date:

19.05.24

Scale at A4:

As shown

Checked by:

P.H

Approved by:

P.H

The contractor shall check all dimensions on site before commencement of any works. No dimensions to be scaled off this drawing.

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rev.	date	amendments	drawn	chckd

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LEGEND

AT

rev.	date	amen

Client: **CRLA**

Project Title: Proposed Resid
42 Robin Royd
Mirfield, WF14 0

Drawing Title:



Site clearance works since
completed and trees removed

LEGEND



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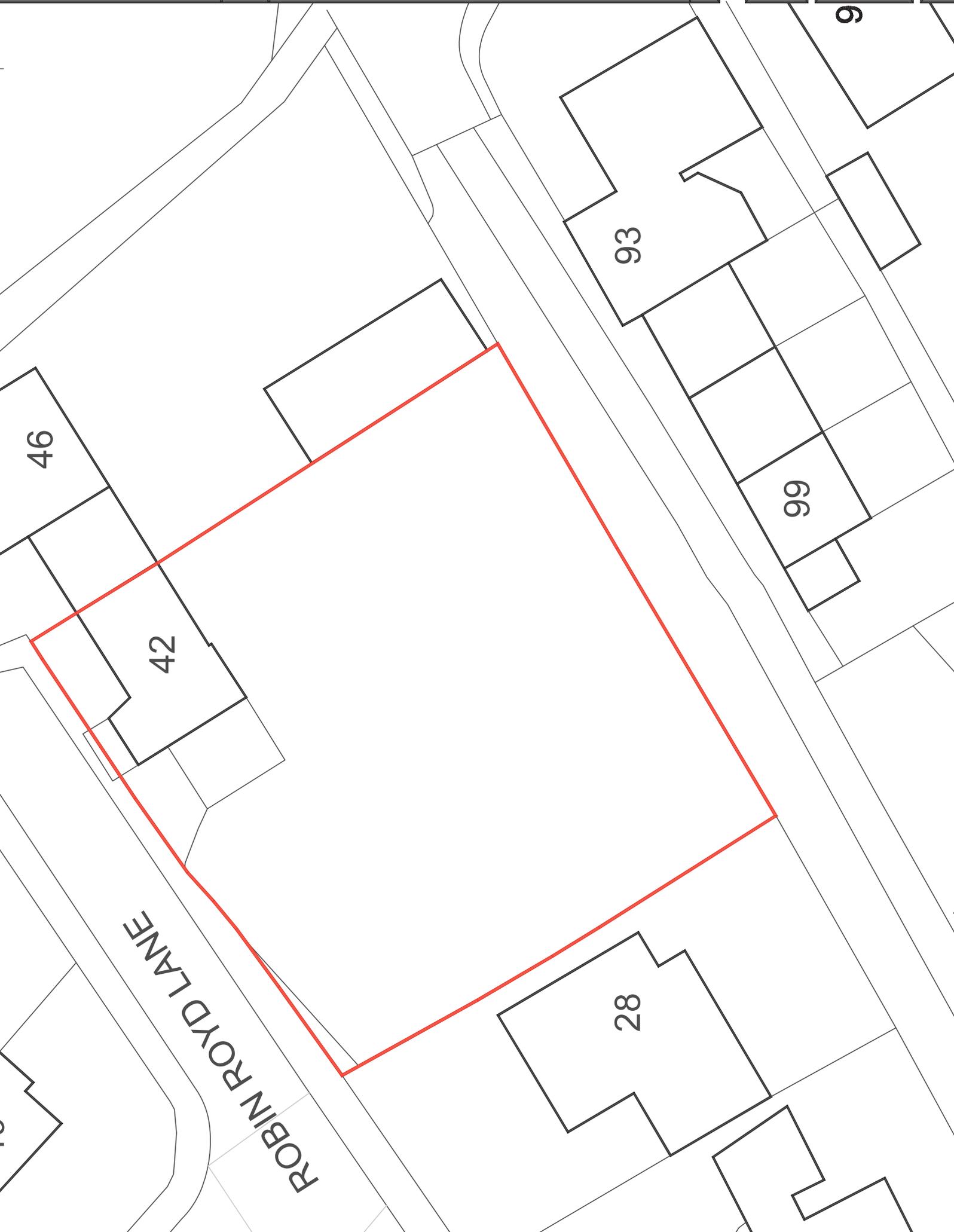
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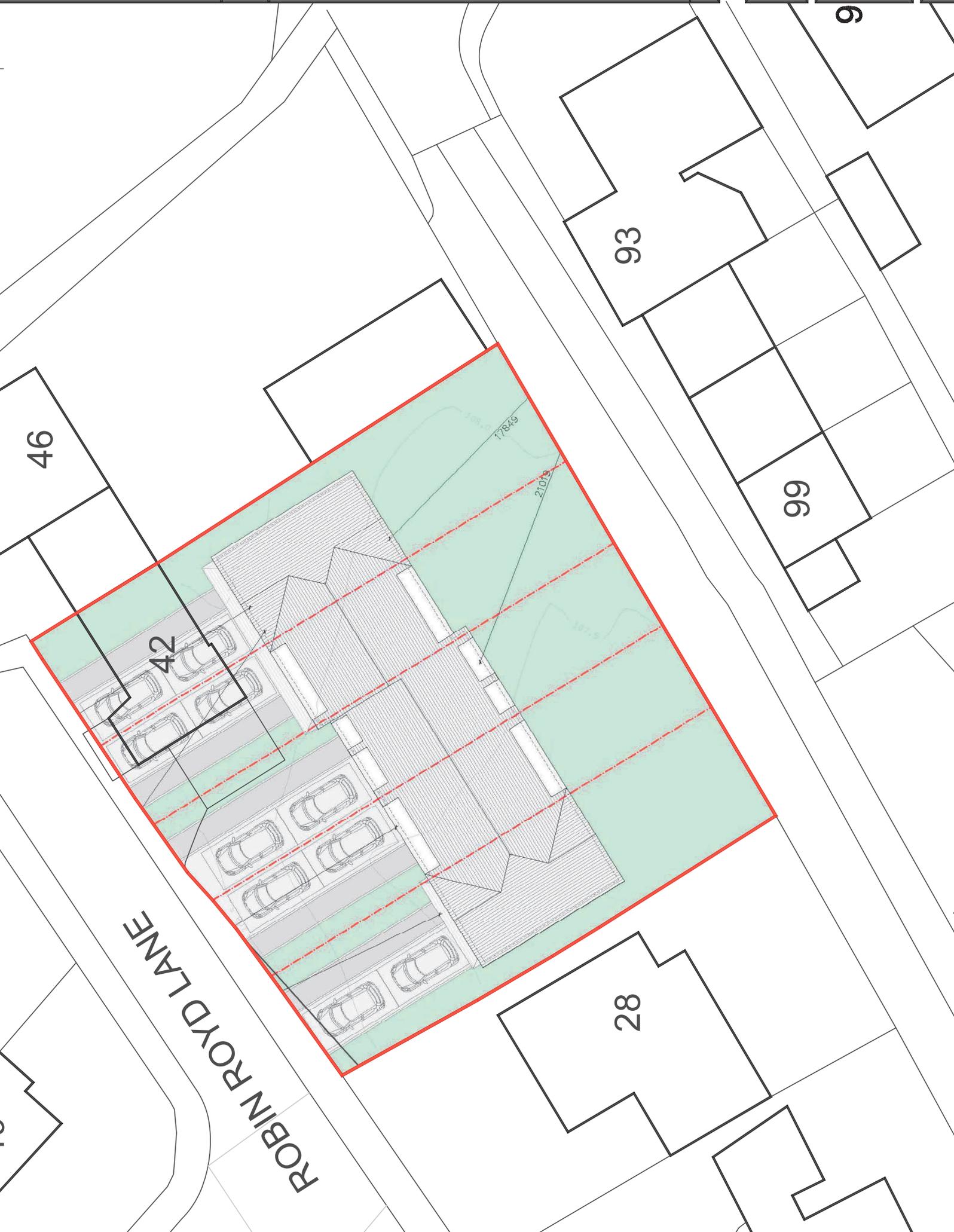
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