

Ken Philip
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14 Bond Street
Wakefield
West Yorkshire
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Our ref.: DUN_DUR_M751_Letter for Harroyd Farm, Dean Brook Road, Netherthong_02_01
Date: 22nd February 2023

Dear Ken,

RE: HARROYD FARM, DEAN BROOK ROAD, NETHERTHONG,

1.0 Introduction

Dunelm Geotechnical & Environmental Ltd (Dunelm) have previously undertaken a geoenvironmental investigation of a residential development site at Harroyd Farm, Netherthong on behalf of Mr & Mrs Sheehan (the Client), as referenced in the following report:

- *Geoenvironmental Appraisal for land at Harroyd Farm, Dean Brook Road, Netherthong, prepared by Dunelm on behalf of Mr and Mrs Sheehan. Ref. M751/01, dated 7th October 2019.*

It is proposed to convert an existing barn into a two-storey residential development.

The geoenvironmental appraisal indicated a potential risk to future site users as the made ground had been found to contain a significantly elevated concentration of lead within the area of a proposed retaining wall located towards the north of the site (in WS01), and the presence of asbestos (chrysotile bundles) located towards the south of the site (in WS02 and WS05); subsequently quantification testing indicated the asbestos to be present at concentrations of 0.001% and 0.005% respectively.

Following discussions with Kirklees Council, Beam Consulting Ltd subsequently produced a remediation strategy for the site, as referenced below:

- *Remediation Strategy – Harroyd Farm, Netherthong, Huddersfield, prepared by Beam Consulting Ltd on behalf of Mr and Mrs Sheehan. Ref. 186-29-DOC-01 rev.A, dated 25th August 2021.*

Remediation works were considered to be required in relation to the asbestos identified in WS02 and WS05 only, as the lead contamination identified in WS01 would be covered by hardstanding areas and therefore satisfactorily isolated from future site users.

As part of preparatory works on the site, the appointed building contractor, Tecni-Build (Northern) Ltd, undertook excavation and removal of the two areas previously identified to be impacted with asbestos. Dunelm have since validated these works, as referenced in the following report:

- *Validation Works - Harroyd Farm, Dean Brook Road, Netherthong, prepared by Dunelm on behalf of Mr and Mrs Sheehan. Ref. DUN_M751_01_01, dated 4th February 2022.*

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The validation works confirmed that the made ground containing asbestos around WS02 and WS05 had been excavated and removed from site by Foxhall Environmental Services Ltd to Bradley Park Landfill Site in Huddersfield.

2.0 Further Information requested by Kirklees Council

Following the above remediation and validation works, Kirklees Council requested further information in relation to the two remediated areas, as follows:

- WS02: northeast end of barn – this has been covered by external stone paving.
- WS05: south end of barn – this is now a kitchen (internal) and external stone paving.

Photographs of the two areas detailed above have been provided to Dunelm by the Client and are attached to this letter report confirming the finished surfaces.

We trust that the enclosed photographs are sufficient for your present needs, however, please do not hesitate to get in touch should you require further information.

Yours sincerely,

Rob Schofield
For and on behalf of Dunelm Geotechnical and Environmental Ltd.

Copied to: Natalie Heaney, Senior Technical Officer, Pollution & Noise Control, Kirklees Council

Enclosed: Photograph 1: External stone paving placed in area of WS02
Photograph 2: Kitchen and dining area and external tiles in area of WS05
Dunelm Conditions of Offer, Notes on Limitations and Basis for Contract

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Photograph 1: External stone paving placed in area of WS02.



Photograph 2: Kitchen and external stone paving in area of WS05.

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Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract

These conditions accompany our tender and supercede any previous conditions issued. The firm will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of the firm. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from the firm. A charge may be levied against such approval, the same to be made at the discretion of the firm.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, soil gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

The firm cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. The firm are not responsible for the action negligent or otherwise of subcontractors or third parties.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.2.7 of BS 10175:2011 +A2:2017 in order to confirm the conceptual assumptions, and in accordance with BS5930:2015+A1:2020. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, the firm cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by the firm in the course of investigation is the property of the firm, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. The firm reserves the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, we will invoice on an interim basis (on completion of fieldwork, on completion of report and on completion of gas monitoring (if applicable)) and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork and additional costs maybe required if ground conditions dictate. We have not allowed for acquiring buried utility/services information and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning the firm, you understand and accept that you/your agent have a contractual relationship with the firm & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Dunelm are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete. Dunelm have not allowed for subsequent reinstatement as a result of settlement. Should artesian water be encountered the cost of dealing with this would be charged at dayworks plus supervision with any temporary works/materials at cost plus 20%. Should access to the site be restricted for reasons beyond our control such as soft or boggy ground then there may be the requirement for hiring in plant such as a tractor or tracked dumper, the cost of this would be charged at cost plus 20%. Should the site fall into a BDA Red Classification and further protection measures be required, this would be charged at cost plus 20%. The rates we have supplied for geotechnical laboratory testing are for sample recovered from BDA Green and Yellow classified sites. If the site is deemed to be Red we can supply uplifted testing rates on request. No price has been provided or requested for a return visit to remove pipework and covers. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming the firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.the, firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation and will apply 8% to the base rate for unreasonably late payments. We will also apply the right to claim any associated legal costs incurred with recovery of late payments. The firm is exempt from the CIS Scheme. The firm offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. The company are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by the firm, and we give notice that consequential loss as a direct or indirect result of the firms activities or omission of the same are excluded.

Where the works require a Coal Authority Permit (hereafter referred to as 'the Permit'), we will apply for the Permit in the name of the employer, who, upon accepting the quotation, is deemed to have accepted the Terms and Conditions in respect of the Permit.