

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2026/92071 Co-Op Academy Smithies Moor, Leeds Old Road, Heckmondwike, WF16 9BB

Discharge of details reserved by conditions 7 (gas risk assessment) and 18 (site stabilisation) on previous permission 2025/92598 for redevelopment of school, including demolition of existing buildings and construction of replacement single storey school building with external works including provision of a forest school, hard and soft PE and play spaces, car and cycle parking, bin store, sub-station, pedestrian and vehicle access and landscaping

Responding Date:
24/08/2026

Responding Officer:
KB

Responding Ref:
WK202624541

This response relates to Condition 7 (Gas Risk Assessment) of the previous permission 2025/92598 only.

Geotechnical information is outside the remit of Environmental Health, this consultation response therefore only relates to the contaminated land aspect of the submitted report.

Condition 7 - Gas Risk Assessment

Environmental Health acknowledge receipt of a report 'Ground Gas Risk Assessment - Post Grouting Treatment' prepared by Hexa Consulting dated July 2026 (Ref: SRP1128-HEX-XX-XX-T-S-0005) and associated drawing 'Grouting Grid - School block, hard PE/MUGA, retaining wall and attenuation tanks' (Hex Ref: 601124) showing the completed grouting works.

The assessment reviews the findings of the original ground investigation undertaken in 2025 and reassesses ground gas risks following the completion of stabilisation works within the Phase 1 area of the development. The Phase 1 works comprised drilling and grouting beneath the proposed school building footprint, the Phase 1 attenuation tank and part of the Phase 2 attenuation tank. The report confirms that the stabilisation works were completed between May and June 2026 in accordance with Mining Remediation Authority Permit 31391.

As part of the consultation for the original permission (Our Ref: WK202530135) Environmental Health reviewed the information submitted which identified historic coal workings beneath the site as a potential source of ground gas; however, no evidence of active mine gas emissions was recorded and the site was classified as Characteristic Situation 1 (CS1). The original assessment recommended that the conceptual site model and gas risk assessment be reviewed following completion of any grouting works.

As part of the Phase 1 stabilisation works completed in June 2026 and continuous monitoring was undertaken for methane (CH₄), carbon dioxide (CO₂), carbon monoxide (CO), oxygen (O₂) and hydrogen sulphide (H₂S) at all drilling and grouting positions. The report confirms that no ground gas was detected during the works, no gas alarms were triggered, and no gas-bearing features or unexpected gas inflows were encountered.

The report states that the geological conditions encountered during drilling were broadly consistent with those identified during the site investigation. Validation drilling confirmed the presence of grout within the treated workings and no significant untreated voids were

identified. The report concludes that there is no evidence of any new or previously unidentified source of ground gas and no evidence that the historic mine workings represent an active source of mine gas.

The revised conceptual site model (CSM) identifies the historic mine workings as the only theoretical source of ground gas but concludes that no significant source has been demonstrated. The extensive drilling and grouting works completed to date (illustrated in the drawing 'Grouting Grid - School block, hard PE/MUGA, retaining wall and attenuation tanks') are considered to have substantially reduced potential migration pathways and the likelihood of any unrecorded mine shaft within the treated Phase 1 area is very low. The assessment concludes the ground gas risk remains unchanged following the stabilisation works and that the site should continue to be classified as CS1 and that no specific gas protection measures are required for the proposed school building and that no further ground gas assessment is necessary for the Phase 1 development area.

The Hexa report notes that the submitted assessment relates only to area of the site which was subject to the completed Phase 1 stabilisation works. Further drilling and grouting works are proposed within the wider Phase 2 area following completion and occupation of the new school building and demolition of the existing school. It recommends that, upon completion of the Phase 2 stabilisation works, the findings should be reviewed and the ground gas assessment updated for the remainder of the site.

Comments

The post-grouting ground gas risk assessment and revised CSM demonstrate that, following completion of the Phase 1 stabilisation works, the treated area remains characterised as CS1. The assessment confirms that no ground gas was detected during the drilling, grouting or validation works and concludes that no specific gas protection measures are required for the proposed school building.

The submitted Hexa report relates solely to the completed Phase 1 treatment area, comprising the proposed school footprint, the Phase 1 attenuation tank and part of the Phase 2 attenuation tank. The report confirms that additional stabilisation works remain to be undertaken within the wider Phase 2 area following demolition of the existing school building and that the findings of those works should be reviewed through an updated ground gas risk assessment and conceptual site model.

Recommendation

Environmental Health have no objection to the details of Condition 7 being partially approved in relation to the Phase 1 development area only. However, we would recommend that Condition 7 remain in place for the remainder of the site pending completion of the Phase 2 stabilisation works and submission of an updated ground gas risk assessment demonstrating that the conclusions remain valid for the Phase 2 development area.