

**From:**  
**Sent:** Tuesday, June 27, 2023 5:28 PM  
**To:** Callum Harrison  
**Cc:**  
**Subject:** RE: Additional Information - Jones Homes 2023/62/91116/E

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Hi Callum,

Apologies we struggle to get WeTransfer in the office. I will send over a WeTransfer link first thing tomorrow.

Ahead of our meeting on Thursday, Wardell Armstrong, who completed the 'Shallow Mining Investigation Report' (May 2023) have confirmed that the report should respond to the queries raised by the Coal Mining Authority and those raised within the Environmental Health comments. They have also provided a response to query 5 of the Environmental Health comments which is set out below. I have also reattached the comments for reference.

- 5. The ground conditions in the woodland area to the north of the site are unknown yet form part of the application site. We also understand that additional deeper investigations are proposed to establish the coal mining legacy. In the absence of full site information, we consider part of the site characterisation incomplete.**

*Wardell Armstrong (WA) undertook additional site investigation works at the site between 6th and 28th March 2023. The primary aim was to assess the shallow coal mining risk at the site with boreholes advanced to a maximum depth of 30m. In addition, targeted exploratory investigations were carried out along with environmental and geotechnical testing to provide specific additional ground information to aid in the design of the proposed development. This included the woodland area to the north of the site.*

*The additional investigations for the woodland area included 5 No. windowless sample boreholes to depths of between 3.00m and 5.45m. Made Ground was identified to depths of between 1.3m and 4.5m and typically comprised colliery spoil underlain by firm to stiff Clay (likely residually weathered bedrock of the Pennine Lower Coal Measures). 3 No. samples were obtained and tested for a suite of potential contaminants appropriate to the sites former use. A single marginal exceedance of beryllium was recorded at WS05 at a depth of 0.80m but no other exceedances of the residential with plant uptake screening criteria were identified.*

*Further details are included within the WA Shallow Coal Mining Investigation Report dated May 2023. An exploratory hole plan and logs for the exploratory hole positions outlined above are attached.*

Please do let me know if you have any further queries or require any further information ahead of our Teams call.

Kind regards,

Sophie

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