

Our Ref C3260/22/E/5532  
6<sup>th</sup> July 2023

PPJ Developments Ltd  
93 1 Dock Street  
Leeds  
West Yorkshire  
LS10 1NB



**For the attention of Joe Carter,**

Dear Joe,

Ref: Land off Oxford Road, Gomersal, Cleckheaton BD19 4LA – coal removal.

Further to the letter report issued by RGS on the 21<sup>st</sup> of December 2022 (reference C3260/22/E/4949), the groundworkers have subsequently investigated and, where required, removed coal from beneath the area of Plot 08.

It wasn't clear from the previous phase 2 investigation whether coal was actually present within the vicinity of Plot 08, as the record of the coal was only identified on a drillers log and not the windowless sample borehole logs, despite these logs all being present from investigatory locations within the vicinity of Plot 08. As such, additional investigation was recommended.

An initial visit was completed by RGS on the 18<sup>th</sup> April 2023 whereupon a series of trial trenches were excavated across the area of Plot 08 to confirm whether coal was present. Coal was indeed present, albeit this was only within one trial trench. The coal was very weathered and was approximately 0.28m thick at 0.9m depth. Within the remaining trenches, mudstone was present at similar depths.

It was evident that this coal represents a discrete isolated lens of coal. Indeed, with reference to the published geological map, there isn't a coal seam indicated to be present at or the near surface of the site. Thus this coal is unlikely to represent a well-established coal seam – this is evident by the mudstone surrounding the coal. As such, it was relayed to the groundworker that the area containing the discrete coal lens be excavated and removed, but the remainder of Plot 08 was satisfactory as existing and thus excavation only was required to the lateral and vertical extent of the coal pocket.

A second visit was completed by RGS on the 13<sup>th</sup> of June 2023 to inspect the works. The groundworker has supplied photos of the excavation and also photos of the strip footing excavations – these photos were taken between the RGS visits.

From the evidence presented to RGS and the observations made on site, it is apparent that the coal has been excavated and replaced with a granular Type 1 material on the western flank of Plot 08. Mudstone is evident within the majority of the strip footing trenches, confirming what was identified during the initial RGS visit in April.



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In view of the above, it is considered that the concerns with regards to potentially combustible materials within the vicinity of Plot 08 have been addressed.

We trust that this information is of interest. It is our understanding that other outstanding remedial measures shall be addressed in due course.

Appended – site photographs and site plans.

For Rogers Geotechnical Services Ltd,  
Yours Faithfully



**Rob Palmer** MSc, FGS, ACIEH  
Senior Geo-environmental Engineer



RGS Site Visit April 2023: Coal identified on western edge of Plot 08.



## Rogers Geotechnical Services Ltd

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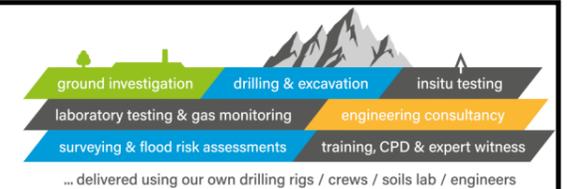
C3260/22/E

Site:

Land off Oxford Rd,  
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Client:

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Groundworker Photo 1: Coal exposed on western edge of Plot 08



Groundworker Photo 2: Coal absent in remainder of strip footings



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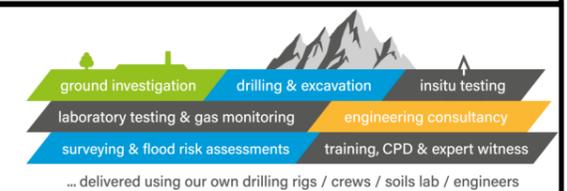
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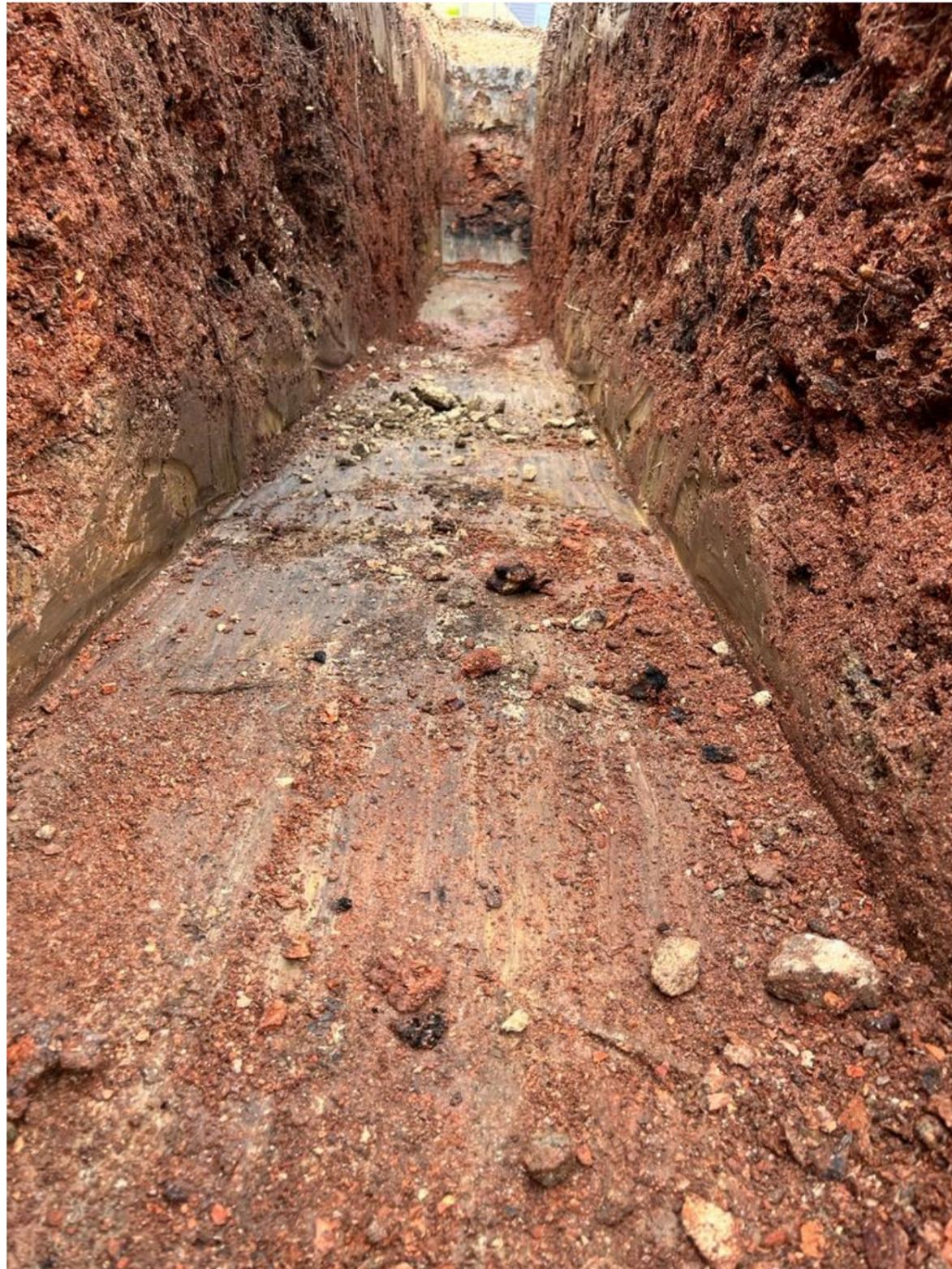
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Groundworker Photo 3: Coal absent in remainder of strip footings



Groundworker Photo 4: Coal absent in remainder of strip footings—mudstone in picture.



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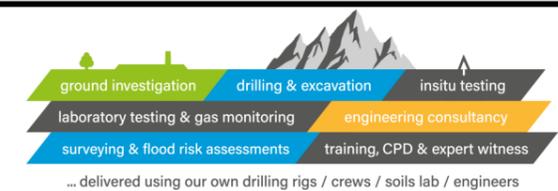
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Coal excavated and replaced with Type 1





Western edge of Plot 08