Eastwood
CONSULTING ENGINEERS

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Sheffield, S11 9AS

Mr S. Carter-Waller
74 Wakefield Road,
Lepton
Huddersfield
HD8 0BL

49246-ECE-XX-XX-RP-C-0004
AJK

25 March 2025

Dear Stuart,

74 Wakefield Road, Lepton

Further to our previous Phase 1 report (reference 49246-ECE-XX-XX-RP-C-0001), we have now completed an intrusive borehole investigation at the site.

The Phase 1 report stated that the ground conditions on the site were expected to comprise topsoil overlying natural clay and sandstone bedrock, and therefore a significant risk of contamination was not expected within the soils, due to the lack of made ground inclusions. The results of the boreholes found that no made ground was present, and that the bedrock across the site was encountered at between 0.75 m and 1.0 m below surface. The borehole logs are included in our "Shallow Mining Investigation report", ref. 49246-ECE-XX-XX-RP-C-0003.

In addition, The Phase 1 report considered that if shallow mining was present below the site, then a risk of mine gas migration into the proposed dwelling was considered to be present, and that gas monitoring would be required to determine if gas protective measures were required within the proposed house.

However, the boreholes found that the Black Bed Coal was deeper than anticipated, at a depth of at least 16 m below ground level, with no sign of disturbance to the overlying bedrock, which comprised sandstone with bands of mudstone. The strata are considered to be relatively impermeable, and as such, we do not consider there to be any significant risk of gas migration to surface, even if mining voids are present below, or close to the site. The proposed dwelling is to use a precast concrete floor with passively ventilated subfloor void in any case, which will allow any low levels of gas which do reach surface (if any) to disperse.

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It is therefore our consideration that precautions against ground contamination or the ingress of mine gases are not required at the site, and no further intrusive investigations will be required.

Yours Sincerely

Andrew Kerslake
Technical Director