



**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company



Coal Mining Risk Assessment

201 Woodlands Road

Batley

On behalf of

Dr Mian Naeem



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Issue Date:	24th June 2026	
Drafted By:	Lewis Waller Senior GeoEnvironmental Consultant	
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1.0 INTRODUCTION

1.1 Background

Earth Environmental & Geotechnical Ltd have been commissioned by Faisal Building Solution, on behalf of Dr Mian Naeem (the client), to undertake a Coal Mining Risk Assessment for a proposed development at 201 Woodlands Road, Batley.

1.2 Objectives

The purpose of the Coal Mining Risk Assessment is to collate available geological, mining, and historical data to assess the potential for the site to be affected by underground mining.

This report has been drafted in accordance with the Coal Authority (CA) Guidance Risk-Based Approach to Development Management, Version 4, 2017.

1.3 Report Scope

The Coal Mining Risk Assessment compiles a review of the following information sources:

- Kirklees Council Planning Portal
- British Geological Survey of Great Britain, SE22NW, 1:10,000 series 1999 edition.
- Google Earth imagery.
- British Geological Survey online borehole records.
- Mining Remediation Authority Interactive Map Viewer.
- Mining Remediation Authority Consultants Coal Mining Report.
- Site Investigations in Areas of Mining Subsidence, FG Bell, 1975.
- The threat of abandoned mines on the stability of urban areas, Barry Clarke, IAEG2006 Paper Number 379, The Geological Society of London, 2006.
- The collapse of shallow coal mine workings, Durham theses, Durham University, Garrard, 1981.
- British Geological Survey, "GeoIndex," [Online]. Available: <http://mapapps2.bgs.ac.uk/geoindex/home.html>.

1.4 Limitations of the Study

The report is written within the agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEG reserves the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided solely for the client's use and is confidential to them.

2.0 SITE LOCATION & DESCRIPTION

The site (0.07 hectares) is currently occupied by a residential property (201 Woodland Road, Batley).

The approximate National Grid Reference for the centre of the site is SE 23642 25736 (X: 423642, Y: 425736) with the nearest postcode being WF17 0RE.

The site is an irregularly shaped parcel of land and comprises a two-storey residential property with a driveway and landscaped grassed areas. The site is split into two levels as the overall site slopes steeply to the southwest, as does the surrounding area.

The site varies from a height of 138m AoD to 135m AoD to the south-southwest.

The site is bounded by a wall on the northeastern side and hedges on the remaining sides.

The surrounding areas are residential to the north and east and agricultural land to the south and west.

The site location is shown in the aerial photograph presented as Figure 1.

Figure 1: Site Location Plan



General site photographs are presented in Figure 2 overleaf.

Figure 2: Site Photograph



2.1 Proposed Development

No proposed development plan has been provided at the time of writing this report.

3.0 ASSESSMENT OF DATA

The geology of the site is covered by British Geological Survey (BGS) online data, geological maps and Mining Remediation Authority records.

3.1 British Geological Survey Published Data Assessment

The BGS records indicate that the site is not underlain by artificial deposits.

The BGS records indicate that superficial deposits do not underlie the site.

The bedrock geology beneath the site is split between the Thornhill Rock sandstone in the east and the Pennine Middle Coal Measures in the west of the site.

The Thornhill Rock sandstone comprises of *“generally a fine-grained, thickly-bedded and cross-bedded sandstone, commonly split with a thin coal and mudstone around Batley.”*

The Pennine Middle Coal Measures Formation, generally comprising *‘interbedded grey mudstone, siltstone, pale grey sandstone and commonly coal seams, with a bed of mudstone containing marine fossils at the base, and several such marine fossil-bearing mudstones in the upper half of the unit.’*

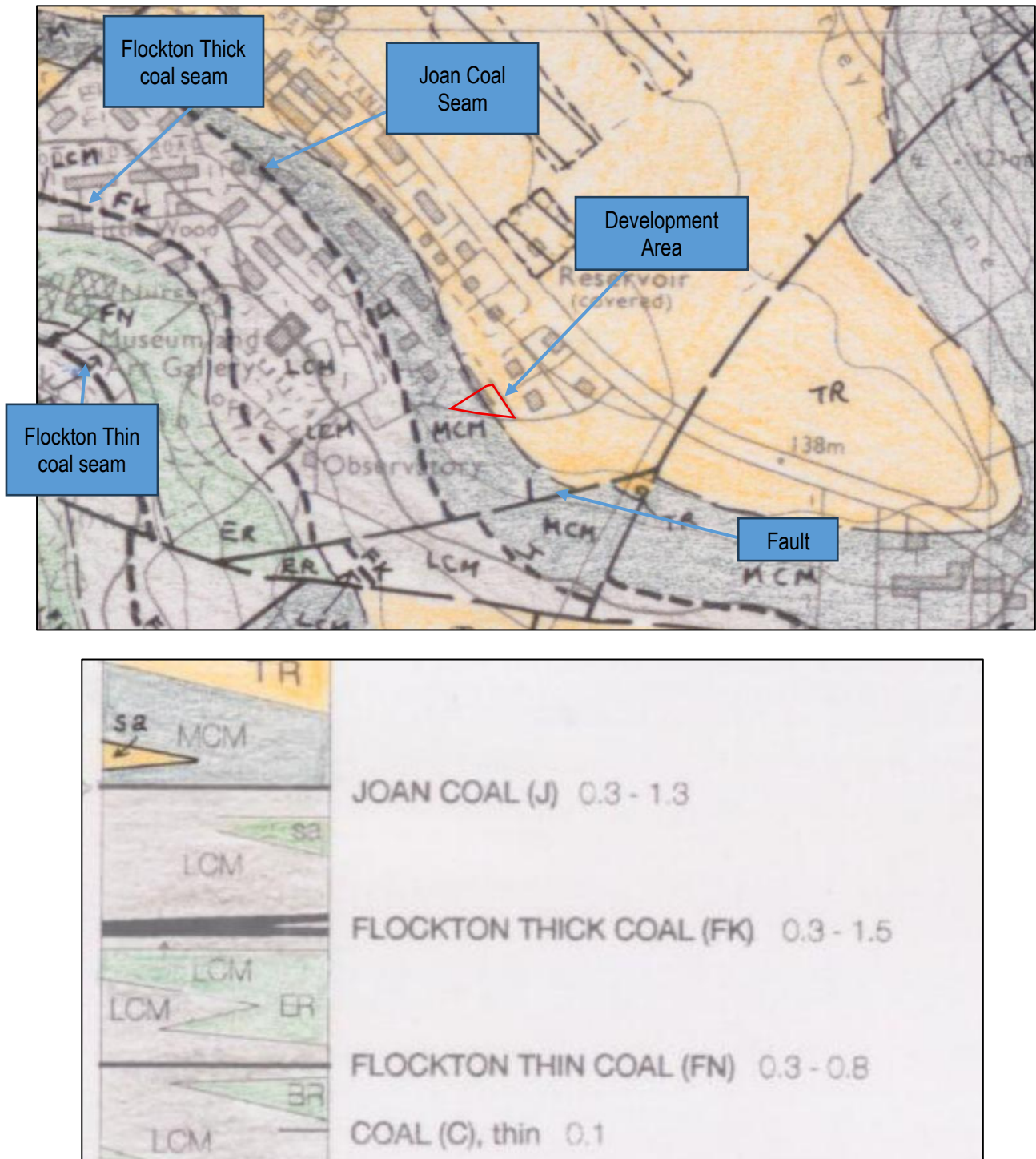
An extract of the most recently published BGS Map SE22NW (1999) showing the approximate site location and key local geological features is presented in Figure 3. The BGS Map indicates that the local strata dip to the northeast at an unknown angle from the horizontal.

The geological maps show the Joan Coal outcrops 36m to the west of the site at an elevation of approximately 131m, with a locally recorded thickness of between 0.3m and 1.3m.

The Flockton Thick Coal outcrops 120m to the west of the site at an elevation of approximately 123m, with a thickness of between 0.3 and 1.5m.

The Flockton Thin Coal outcrops 288m to the west of the site at an elevation of approximately 116m, with a thickness of between 0.3 and 0.8m.

Figure 3: BGS Geology Map Extract



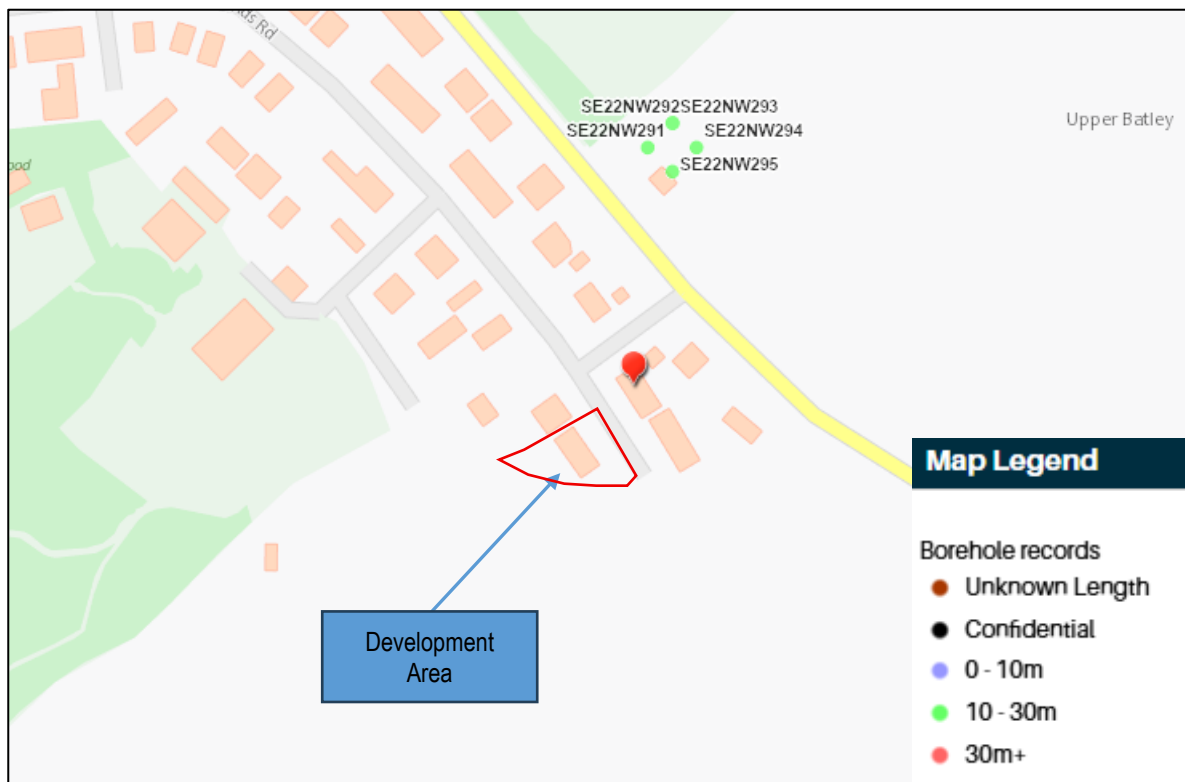
There are several borehole records in the local area to provide information on the geology, as shown in Figure 4, and summarised in Table 1.

The boreholes indicate a shallow rock head to the north, at a recorded depth of 0.15m bgl.

Table 1: Summary of BGS Boreholes

Location	Total Depth (m)	Rockhead Depth (m)	Coal Seam Depth/Thickness (m)	Comments
SE22NW291	15.24	0.15	-	No Coal Encountered
SE22NW292	15.24	0.15	-	No Coal Encountered
SE22NW293	15.24	0.15	-	No Coal Encountered
SE22NW294	15.24	0.15	-	No Coal Encountered
SE22NW295	18.28	0.15	-	No Coal Encountered

Figure 4: BGS Borehole Location Plan



3.2 Mining Remediation Authority

Reference to the Mining Remediation Authority Online Interactive viewer shows that the development area is located within a Development High Risk area and an area of Shallow Unrecorded Probable Workings.

The Coal Authority Mining Report identifies six historically worked seams beneath the property, as summarised in Table 2.

Table 2: Summary of Past Underground Coal Mining

Colliery	Seam	Depth (m)	Direction to Workings	Dip of Worked Seam (Degrees)	Dip Direction of Worked Seam	Extraction thickness (m)	Year last mined
Unnamed	Flockton Thick	41	Beneath Property	1.1	East	2.45	1876
Unnamed	Flockton Thin	51	Beneath Property	5.0	North-East	0.86	1876
Unnamed	Middleton Main	128	Beneath Property	1.6	South-East	1.60	1898
Unnamed	Silkstone	155	Beneath Property	2.3	East	0.43	1929
Unnamed	Top Beeston	207	Beneath Property	1.7	East	0.61	1915
Unnamed	Black Bed	285	Beneath Property	1.7	East	0.66	1923

The report states that there are probable unrecorded shallow workings beneath the site.

There are no spine roadways at a shallow depth.

There are no mine entries within 100m of the site.

The report states that there is one outcrop recorded on the site, as summarised in Table 3.

Table 3: Summary of Coal Outcrops

Seam Name	Seam Workable	Distance to Outcrop (m)	Direction to Outcrop	Bearing of Outcrop
Joan	Yes	35.6	West	160

There are no geological faults, fissures, or break lines recorded on the site.

There is one record of licensed and unlicensed opencast coal mining within 500m of the overall site, as shown in Figure 5.

There are no records of Coal Authority-managed tips within 500m of the site.

The overall site is not located within 50m of an area of a previous site investigation.

There are no records of any remediated sites within 50m of the overall site.

There are no records of claims regarding coal mining subsidence within 50m of the overall site boundary.

There are no records of mine gas or mine water treatment schemes within 500m of the site.

Figure 5: Consultants Coal Mining Report Map Extract



4.0 COAL MINING RISK ASSESSMENT

4.1 Scope of Coal Mining Risk Assessment

Objectives of the coal mining risk assessment are to provide a desk-based assessment of available geological and mining information relating to the site (and wider area) and to use this information to identify risks present to the development from the legacy of mining.

As part of the risk assessment, potential mitigation measures (if required) should be considered, including any necessary remedial works.

The outcome of the risk assessment should demonstrate to the Local Authority that the proposed development is or can be made safe (and stable) to meet the requirements of the National Planning Policy Framework (NPPF).

4.2 Data Limitations

It should be appreciated that it did not become a legal requirement to deposit coal mining abandonment plans until the 1870s and that this requirement was not rigorously enforced for some time after. Many shallow coal seams were worked before the introduction of the first edition Ordnance Survey Maps, and information on these workings is often not available. Therefore, if coal seams were accessible, they could have been worked by formal or informal means.

It is also possible that if unrecorded workings are present, then unrecorded mine entries may be present.

4.3 Coal Mining Risks Data Limitations

The risks associated with coal mining are as follows:

- Collapse of relict workings beneath buildings, causing damage to the building fabric and infrastructure.
- Migration of mine gases from old mine workings and mine entries, resulting in the accumulation of flammable and asphyxiating gases in confined areas.
- Consolidation of relict workings and overlying strata causing structural defects in building fabric and infrastructure.
- Failure of mine entries is causing loss of ground beneath the building and external areas.
- Spontaneous combustion of old mine workings.

4.4 Coal Mining Assessment Criteria

Shallow workings-related ground subsidence events may manifest as localised crown hole collapses at the surface (which are related to workings roof failures), or can be associated with more extensive ground movements, typically associated with pillar collapse, floor heave, or a combination of roof and pillar failure.

As there is limited evidence for structural damage caused by pillar failure compared with that resulting from roof collapses, the focus of engineering assessments of the potential for instability at the ground surface has focused on roof collapses as the more likely mechanism of failure.

The limit height on void migration for roof collapses, where no appreciable surface subsidence can result, is termed 'acceptable cover'. The calculation of the amount of acceptable cover is

determined by the worked thickness of the seam (t) and the amount of overlying rock cover (h) (and potentially overconsolidated Glacial Till cover – see below).

The acceptable cover criterion is generally referred to as ht.

The worked thickness of a coal seam (t) is often taken as being whichever is the greater of the following: 1.50m (the typical height of a mining roadway), or the coal seam thickness.

It is noted that a thickness greater than that of the coal seam may have been extracted during mining, for example, to remove a weak underlying seat earth horizon (for use as fireclay and/or to aid access through the mine).

According to CIRIA C758D, from the examination of mines within CMS, the height of collapse migration might exceptionally extend to 10 times the height of the original extraction.

As a result of this, the 10t criterion has been adopted by the industry as providing reasonable assurance against surface subsidence from roof collapses in old pillar and stall mines.

However, there are documented cases (albeit rare) where migrations in excess of 20t have been observed.

CIRIA C758D lists several circumstances where the acceptable cover criterion may need to be increased from 10t. These include:

Where the strata dip is >20 degrees

Where there are strong groundwater flows within workings and/or where there are rising or falling groundwater levels.

Where multi-seam extractions have taken place



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

The Mining Remediation Authority consider the site area to lie within a Mining Remediation Authority Development High Risk Area, due to probable unrecorded shallow historical coal mine workings.

Boreholes surrounding the site indicate a shallow rockhead of approximately 0.15m bgl.

There are no mine shafts within 100m of the site.

The site is underlain by the Flockton Thin and Flockton Thick coal seams at depths of 51m and 41m, thus, as the rockhead is very shallow, there is sufficient rock covered to meet the 10t criteria.

However, the Joan Coal seam outcrops to the west of the site and dips to the east beneath the site at a shallow depth. Due to an absence of dip data within the geological maps, and variable dip for seams below the site, it's unclear on the exact depth of the Joan coal seam below the site.

Therefore, the site is at **MODERATE RISK** from historical coal mining.

5.2 Recommendations

Due to the presence of local coal outcrops and probable shallow workings beneath the site, a ground investigation to further investigate the coal mining regime and risk is required.

The site investigation will require a permit from the Mining Remediation Authority, together with the development of a risk and method statement.

This report should allow for planning permission to be granted with relevant conditions in relation to the site investigation and any possible remedial measures.

APPENDIX 1

CONSULTANTS COAL MINING REPORT



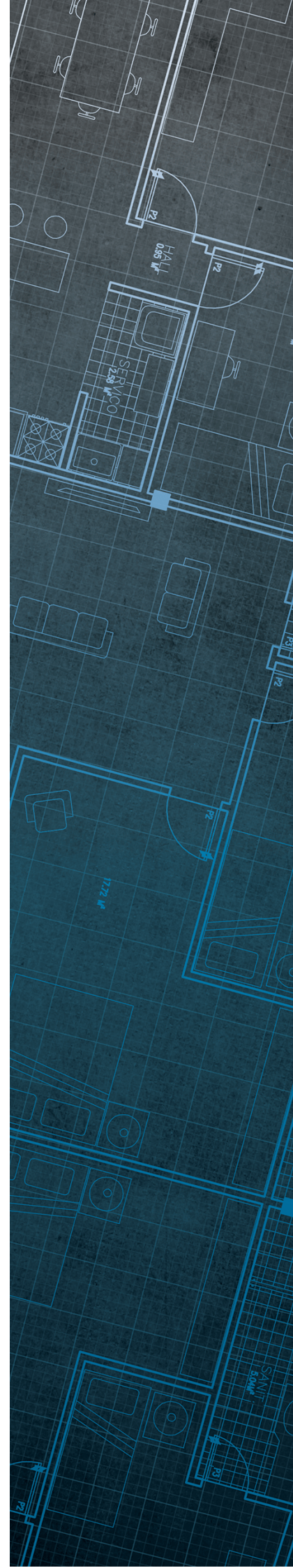
The Coal
Authority

Consultants Coal Mining Report

201 Woodlands Road
Batley
Kirklees
WF17 0RE

Date of enquiry:	18 June 2026
Date enquiry received:	18 June 2026
Issue date:	18 June 2026

Our reference:	51003577472001
Your reference:	A7815/26/LW



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

EARTH ENVIRONMENTAL AND GEOTECHNICAL

Enquiry address

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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	FLOCKTON THICK	Coal	62NJ	41	Beneath Property	1.1	East	245	1876
unnamed	FLOCKTON THIN	Coal	62NN	51	Beneath Property	5.0	North-East	86	1876
unnamed	MIDDLETON MAIN	Coal	62NR	128	Beneath Property	1.6	South-East	160	1898
unnamed	SILKSTONE	Coal	62NE	155	Beneath Property	2.3	East	43	1929
unnamed	MIDDLETON MAIN	Coal	62NS	168	South	6.7	North-East	160	1902
unnamed	TOP BEESTON	Coal	62ND	207	Beneath Property	1.7	East	61	1915
unnamed	BLACK BED	Coal	62N9	285	Beneath Property	1.7	East	66	1923

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

8420	FGB415	M727
12673	M522	FGB759
9779	12675	M511

Our records show we have more plans than those shown above which could affect the enquiry boundary.

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
JOAN	Coal	Yes	35.6	West	160

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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APPENDIX 2

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd under a defined programme, scope of works, and terms and conditions agreed with the client. This report was compiled with all reasonable skill and care, taking into account the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and the staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty, whether express or implied, in relation to the services. Unless otherwise agreed, this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

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It is Earth Environmental & Geotechnical Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid, and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time, and further investigation or assessment should be conducted if there is any significant delay in acting on the findings of this report. The passage of time may result in changes to site conditions, regulatory or other legal provisions, technology, or economic conditions that could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice from Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not explicitly set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd's observations of existing physical conditions at the site, gained from a walkover survey of the site, together with Earth Environmental & Geotechnical Ltd's interpretation of information, including documentation,

obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy of that information, it has not been verified.

No responsibility can be accepted for errors within third-party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out, they have been restricted to the level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable, and investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered that differ from those considered in this report. The extent of the limited area depends on soil and groundwater conditions, the positions of any current structures and underground facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited set of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd], based on the available operational and historical information, and it should not be inferred that other chemical species are absent.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels vary seasonally and with local drainage conditions, and higher levels may occur at other times of the year than those recorded during this investigation.

Any site drawing(s) provided in this report are not meant to be an accurate base plan but are used to present the general relative locations of features on and surrounding the site.