

## Phase 2: Site Investigation

**Tesla SUC Leeds Birstall Additional Works**

**Fresh Design (International) Ltd**

**NE-26-043**

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# PHASE 2 SITE INVESTIGATION REPORT

## TESLA SUC LEEDS BIRSTALL ADDITIONAL WORKS

### TABLE OF CONTENTS

1	EXECUTIVE SUMMARY .....	2
2	INTRODUCTION .....	3
3	SITE DESCRIPTION .....	4
4	GEOLOGICAL SETTING .....	4
5	FIELDWORK .....	5
6	GROUND CONDITIONS .....	6
7	MINING ASSESSMENT .....	6
8	GEOTECHNICAL TESTING AND ANALYSIS.....	7

### APPENDICES

- Appendix A: Drawings
- Appendix B: Borehole Logs & Trial Pit Logs & Trial Pit Photographs
- Appendix C: Geotechnical Laboratory Results & Plate Bearing Test Results
- Appendix D: Notes on Limitations

Revision	Date	Prepared By
Final	May 2026	A Cutts <i>Senior Engineering Geologist</i>
		Checked By
		M Atkins <i>Senior Geotechnical Engineer</i>
		Approved By
		R Woods <i>Managing Director</i>

## 1 EXECUTIVE SUMMARY

<b>Site Address</b>	Tesla SUC, Gelderd Road, Birstall, Batley, WF17 9LS.
<b>Proposed Development</b>	The proposed development is outlined to be a Tesla Supercharging Station with associated car parking area and amenity block. Limited peripheral soft landscaping is also proposed with an external staircase in the north of the site allowing access to the adjacent retail park.
<b>Fieldwork</b>	<ul style="list-style-type: none"> <li>• 8no. machine excavated trial pits/trenches (TP01 to TP08 inclusive) to a maximum depth of 3.00mbgl.</li> <li>• In-situ CBR testing in 5no. trial pits (TP01, TP03, TP05, TP06 &amp; TP08) as plate bearing tests at 0.10mbgl and 0.20mbgl.</li> <li>• 5no. rotary openhole borehole (RBH01 to RBH05) to a maximum depth of 45.00mbgl.</li> </ul>
<b>Ground Conditions</b>	<ul style="list-style-type: none"> <li>• Surfacing of tarmacadam was proven to a maximum depth of 0.20mbgl. In addition, clayey, sandy and gravelly topsoil was encountered below the tarmacadam in TP01 to 0.10mbgl and in TP08 to 1.00mbgl. Clayey gravelly sand was encountered to 0.40mbgl in TP07. Concrete proven in RBH02 to 0.20mbgl.</li> <li>• The underlying made ground was predominantly granular comprising locally clayey gravelly sand or sandy gravel to a maximum depth of 1.00mbgl (TP08).</li> <li>• The natural ground was discontinuous across the site and comprised cohesive deposits in TP06 0.20-0.90mbgl, TP08 1.00-3.00mbgl and in RBH01, RBH03, RBH04 &amp; RBH05 between 0.40mbgl and 0.80mbgl.</li> <li>• Weathered mudstone bedrock was encountered in the trial pits across the site at depths of between 0.10mbgl and 0.90mbgl.</li> <li>• Weathered mudstone was proven from 0.70mbgl and 0.80mbgl in the rotary boreholes to a maximum depth of 45.00mbgl.</li> <li>• A coal seam was recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl. In RBH02 the hole was abandoned due to jamming rods at 33.00mbgl. A void was also recorded by the driller in RBH01 between 29.70mbgl and 31.20mbgl along with loss of flush to the termination depth of the borehole at 40.00mbgl.</li> <li>• No groundwater encountered.</li> </ul>
<b>Mining</b>	<ul style="list-style-type: none"> <li>• The BGS mapping suggests that the former opencast was worked up to the north western boundary of the site and possibly encroached around part of the northern and southern extents.</li> <li>• A total of 8no. trial pits/trenches were excavated around the periphery of the site and site centre (TP06).</li> <li>• Given the depth of natural ground and shallow mudstone bedrock across the site it is likely that the opencast highwall lies further towards the north west and the proposed development is therefore unlikely to be compromised by high wall opencast features.</li> <li>• It is unlikely that the development will be compromised by underground mine workings and grout stability works are not necessary.</li> </ul>
<b>Geotechnical Analysis &amp; Foundation Recommendations</b>	<ul style="list-style-type: none"> <li>• Where made ground was present, a conservative equilibrium CBR of 2% should be adopted for design purposes and 3-5% where natural ground is present.</li> <li>• Strip footings, 0.60m wide, should be adopted placed directly onto competent mudstone at depths of at least 0.45mbgl with a safe bearing capacity of 125kN/m<sup>2</sup>.</li> <li>• Normal earthworks plant for excavations.</li> <li>• The results of the pH and sulphate tests fall into Class DS-1, ACEC (Class AC-1s) requirements for concrete protection assuming static groundwater conditions.</li> </ul>

## 2 INTRODUCTION

### 2.1 Authorisation

The site investigation described in this report was carried out by Solmek to the instructions of Fresh Design (International) Ltd to undertake a site investigation on a parcel of land at Tesla SUC, Gelderd Road, Birstall, WF17 9LS. A site location plan is presented in Appendix A, Figure 1.

Sources of information are detailed below:

- *Solmek Phase 1 Desk Study (S251043, November 2025).*
- *Solmek Phase 2 Site Investigation (S251043/SI, November 2025).*

Reference should be made to the above reports for details of the site's history, mining, geotechnical and environmental setting.

### 2.2 Scope of Works

The proposed development is outlined to be a Tesla Supercharging Station with associated car parking area and amenity block. Limited peripheral soft landscaping is also proposed with an external staircase in the north of the site allowing access to the adjacent retail park.

The following steps may be required in the investigation and remediation of potentially contaminated land:

- Phase 1: Desk Study
- Phase 2: Intrusive Investigation
- Phase 3: Remediation Statement
- Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages.

The previous investigation was concerned with the proposed external staircase. This investigation covers the wider area with a geotechnical (Phase 2) investigation to assess the potential for past mining instability to impact the site.

The fieldwork and testing was generally carried out according to;

- BS 5930:2015+A1:2020 Code of Practice for Ground Investigations
- BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites – Code of Practice.
- CIRIA C665:2007 Assessing Risks Posed by Hazardous Ground Gas to Buildings
- BS 8485:2015+A1:2019 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments
- Rock and soil descriptions shall be in accordance with BS EN ISO 14689-1:2003, BS EN ISO 14688-1:2002 and BS EN ISO 14688-2:2004
- CIRIA C758D Abandoned Mine Workings Manual

This report forms part of a Stage 1 Risk Assessment (Generic Quantitative Risk Assessment) with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

The information provided in this report is based on the investigation fieldwork and is subject to the comments and approval of the various regulatory authorities. There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report.

Solmek reserve the right to alter conclusions and recommendations should further information be available or provided. Any schematic representation or opinion of the possible configuration of ground conditions between exploratory holes is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

### 3 SITE DESCRIPTION

A site inspection, as recommended in BS 5930 and BS 10175, was undertaken in April 2026. The centre of the site is located at OS Grid Ref 423661, 427673 and covers an area of approximately 0.26Ha.

The area is located on a parcel of land northwest of Gelderd Road, Birstall, WF17 9LS.

The site is irregularly shaped and has an uneven topography with a slight rise in relief towards the north. The site is currently vegetated and consists of parking for a former retail unit.

Dense vegetation and deciduous trees were noted along the western boundary of the site.

The site perimeter is secure with gated access from the southeast along Gelderd Road (A62). Contamination on site comprises domestic litter and construction/demolition waste.

The northern and eastern boundaries comprise gabion walls utilised as retaining walls for a retail park to the north. The southern boundary comprises Gelderd Road beyond which lies Birstall Shopping Park. The western boundary comprises further retail units.

### 4 GEOLOGICAL SETTING

The environmental setting of the site was determined through reference to the following:

- British Geological Survey (BGS): 1:50 000 geological map series sheet 77 Huddersfield Solid and Drift Edition (2003)
- British Geological Survey (BGS): 1:10 000 geological map series sheet SE22NW Solid and Drift Geology (1999)
- David Bellis Coal Consultants Report (Phase 1 Desk Study)

#### 4.1 Geology

The site is recorded as being within an area of both Infilled Ground and Made Ground and drift deposits on site are not recorded.

The site is shown to be underlain by solid geology of Pennine Coal Measures Formation most likely comprising mudstone, siltstone and sandstone.

A coal seam (Flockton Thin Coal) runs through the site northeast to southwest.

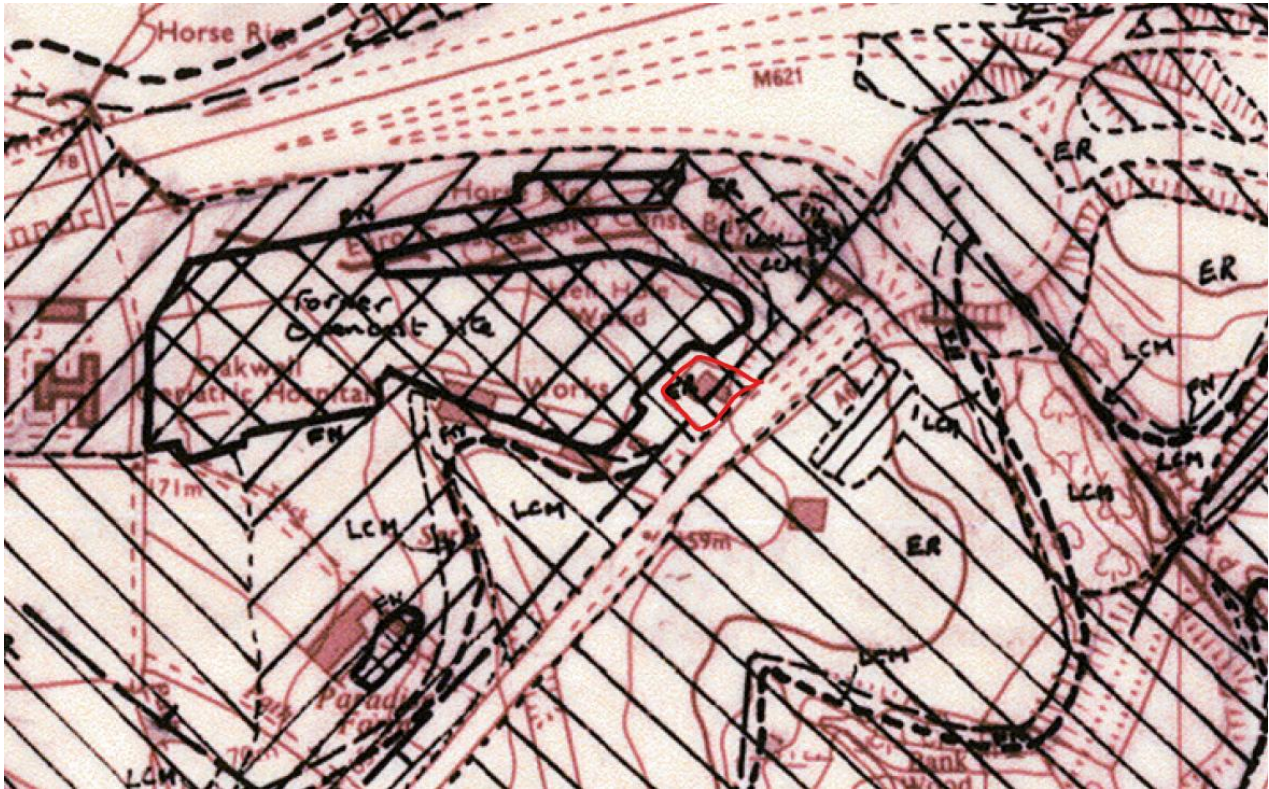
The nearest fault is located 10m southeast with a downthrow to the southeast.

#### 4.2 Mining

The site is within a Coal Mining Affected Area as defined by the Mining Remediation Authority (formerly the Coal Authority), as a result a coal mining search report was required in the desk study report to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The David Bellis Coal Consultants Report highlighted that the site is situated in an area where four seams had been worked within the likely zone of physical influence on the surface. The shallowest seam is the Top Fenton seam last worked pre 1923 at a depth of 39m with a section thickness of 0.60m.

The report also highlighted the fact that the site is situated within the boundary of a former opencast coal mining site. However, the site was not located within 200m of a currently operating opencast coal mine or 800m of any future opencast coal mine.



The above BGS map extract (*British Geological Survey (BGS): 1:10 000 geological map series sheet SE22NW Solid and Drift Geology (1999)*) shows that the extent of the opencast appears to reach the northwestern boundary of the site.

The report followed on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there were no tips or lagoons in the vicinity of the site. It was highlighted that there may be possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

## 5 FIELDWORK

The fieldwork was undertaken between 24<sup>th</sup> April and 5<sup>th</sup> May 2026. The extent of the investigation was:

- 8no. machine excavated trial pits/trenches (TP01 to TP08 inclusive) excavated to a maximum depth of 3.00m below ground level (bgl).
  - The trial pits were generally located around the periphery of the site to locate the high wall of the former opencast mine.
- In-situ CBR testing in 5no. trial pits (TP01, TP03, TP05, TP06 & TP08) as plate bearing tests at 0.10mbgl and 0.20mbgl.
- 5no. rotary openhole borehole (RBH01 to RBH05) to a maximum depth of 45.00mbgl.
  - The boreholes were generally located around the site to determine the presence of potential underground mine workings.
- Retrieval of samples for geotechnical and chemical testing.

The trial pits were backfilled with clean arisings upon completion. The boreholes were backfilled with bentonite grout on completion.

Descriptions of the strata encountered in the trial pits and boreholes together with details of sampling and groundwater are presented in Appendix B of this report. A plan showing the location of the trial pits and boreholes can be found in Appendix A (Figure 2). Selected photographs of the trial pits are presented in Appendix B.

## **6 GROUND CONDITIONS**

A summary of the ground conditions encountered is given below.

### **6.1 Made Ground**

Surfacing of tarmacadam was proven across the site to a maximum depth of 0.20mbgl. In addition, clayey, sandy and gravelly topsoil was encountered below the tarmacadam in TP01 to 0.10mbgl and in TP08 to 1.00mbgl. Clayey gravelly sand was encountered to 0.40mbgl in TP07. The driller recorded concrete in RBH02 to a depth of 0.20mbgl.

The underlying made ground was predominantly granular comprising locally clayey gravelly sand or sandy gravel to a maximum depth of 1.00mbgl (TP08).

The gravel fractions comprised natural stone mixed with brick, concrete, glass and tarmacadam.

### **6.2 Natural Deposits**

The natural ground was discontinuous across the site and comprised layers of stiff high strength clay (TP06, 0.20-0.90mbgl), stiff slightly sandy slightly gravelly high strength clay (TP08, 1.00-3.00mbgl) and boulder clay described by the driller in RBH01, RBH03, RBH04 & RBH05 between 0.40mbgl and 0.80mbgl.

The gravel fraction consisted of mudstone and sandstone.

### **6.3 Bedrock**

Weathered mudstone bedrock was encountered in the trial pits across the site at depths of between 0.10mbgl in TP01 and 0.90mbgl in TP06. This was absent in TP08.

Weathered mudstone was proven from 0.70mbgl and 0.80mbgl in the rotary boreholes to a maximum depth of 45.00mbgl.

A coal seam was recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl. In RBH02 the borehole was abandoned due to jamming rods at 33.00mbgl. A void was also recorded by the driller in RBH01 between 29.70mbgl and 31.20mbgl along with loss of flush to the termination depth of the borehole at 40.00mbgl.

### **6.4 Groundwater**

Groundwater was not encountered during this investigation.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

## **7 MINING ASSESSMENT**

### **7.1 Mining Assessment – Opencast**

The BGS mapping suggests that the former opencast was worked up to the northwestern boundary of the site and possibly encroached around part of the northern and southern extents (Section 4.2).

A total of 8no. trial pits/trenches were excavated around the periphery of the site and site centre (TP06). All eight trial pits were extended as trenches to between 2.80m and 5.50m in length. All trial pits located on the periphery of the site, closest to the former opencast location proved thin made ground deposits and shallow mudstone bedrock at depths between 0.10mbgl and 0.90mbgl.

Natural clay was encountered in TP08 along the southeastern boundary but is unlikely to represent a high wall feature as this is furthest away from the former opencast and shallow bedrock has been proven in the exploratory positions located closer to the former opencast.

Given the depth of natural ground and shallow mudstone bedrock across the site it is likely that the opencast highwall lies further towards the northwest and the proposed development is therefore unlikely to be compromised by high wall opencast features.

## 7.2 Mining Assessment – Shallow Underground Workings

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

From the Coal Mining Report, the shallowest known worked coal seam is the Top Fenton seam at 39m depth with a section thickness of 0.60m. It is possible, based the seam thickness, that the coal seam recorded by the driller in RBH05 between 33.20mbgl and 33.80mbgl was the Top Fenton although at slightly shallower depth. The absence of the coal seam in the nearby surrounding boreholes, the jammed rods at 33.00mbgl in RBH02 and void/loss of flush in RBH01 between 29.70mbgl and 31.20mbgl may suggest mine workings are present beneath the northwestern half of the site. The 1.50m thick void has a solid rock cover of 29.00m giving a ratio of over 19.

Given the shallow depth of mudstone proven at these locations and considerable thickness of overlying solid rock cover these potential workings are at a sufficient depth to give a ratio well in excess of 10x the worked seam thickness. It is therefore unlikely that the development will be compromised by underground mine workings and grout stability works are not necessary.

## 8 GEOTECHNICAL TESTING AND ANALYSIS

Samples taken from the trial pits underwent a series of geotechnical tests at a UKAS accredited laboratory to aid foundation design and soil description.

The geotechnical results are presented in Appendix C.

### 8.1 Moisture Contents

Two samples recovered from the trial pits have been subject to moisture content tests to determine the moisture profile at depths of between 0.20 and 2.70mbgl. Moisture levels were 21.50% and 22.60%.

### 8.2 Atterberg Limit Determinations

Two natural cohesive samples were subject to Atterberg Limit Determination tests to classify the fine-grained soils at depths of between 0.20mbgl and 2.70mbgl.

The Plasticity Indices were 20 and 34 with the moisture contents recorded above and below the corresponding plastic limits.

The cohesive material across the site can be assessed as having a **medium** shrinkage, in relation to current relevant guidance.

### 8.3 pH and Sulphate Results

Three samples of made ground, one sample of natural clay and four mudstone samples were tested for acidity and soluble sulphate content to assess whether the material may be potentially aggressive to building fabric at depths of between 0.05mbgl and 1.70mbgl.

The results of the testing for pH ranged from 5.7 to 8.3 in the natural clay and mudstone indicating slightly acidic to slightly alkaline conditions. The results of the testing for pH ranged from 8.0 to 10.4 in the granular made ground indicating slightly alkaline to highly alkaline conditions.

Soluble sulphates were recorded at levels ranging from 10mg/l to 32mg/l.

### 8.4 Particle Size Distribution Testing

Three samples from the trial pits at varying depths were subject to Particle Size Distribution (PSD) tests in accordance with BS1377 Part 2 to aid soil descriptions.

The results have been used to prepare precise soil descriptions in accordance with BS5930:2015 Section 6 and are presented in Appendix C.

### 8.5 CBR Tests

CBR testing was undertaken within the trial pits as plate bearing tests. The full results are presented in Appendix C.

In TP01 a CBR value of 6.28% was achieved for the made ground at a depth of 0.10mbgl.

In TP03 a CBR value of 32% was achieved for the weathered mudstone at a depth of 0.20mbgl.

In TP05 a CBR value of 29% was achieved for the granular made ground at a depth of 0.20mbgl.

In TP06 a CBR value of 4.06% was achieved for the natural clay at a depth of 0.20mbgl.

In TP08 a CBR value of 12% was achieved for the granular made ground at a depth of 0.20mbgl.

Where made ground was present, a conservative equilibrium CBR of 2% should be adopted for design purposes and 3-5% where natural ground is present.

The formation level of the proposed hardstanding should first be proof rolled prior to placing the subbase. Compacting the material in layers to Series 600 "Specification of Earthworks". Further CBR testing should then be undertaken to ensure that suitable compaction has taken place.

### 8.6 Foundations

The majority of the site will be covered by hardstanding with limited ancillary buildings placed on foundations.

Based on plasticity index results, the natural cohesive soils at the site should be regarded as being of medium volume change potential. Foundations should therefore be placed at a **minimum** depth of 0.90m below original or finished ground level, whichever is the lower.

However, given that the site contains variable depths of mudstone from 0.10mbgl to 0.90mbgl it would be prudent to situate the foundations directly upon competent mudstone bedrock.

The foundations will be required to found at a minimum depth of 0.45mbgl on rock to protect against damage from frost action. Strip footings, 0.60m wide, should be adopted placed directly onto competent mudstone at depths of at least 0.45mbgl.

The shallow weathered mudstone can be considered weak. Table 2.4 in *Foundation Design & Construction, 6th Edition*, M.J. Tomlinson outlines a bearing capacity of 125kN/m<sup>2</sup> for mudstone be assumed. Providing imposed loads do not exceed the bearing capacity then settlements have been calculated at less than 25mm.

The developer should also ensure the footings are placed at sufficient depth through the weathered zone to more competent bedrock to achieve the desired 125kN/m<sup>2</sup> allowable bearing capacity.

Prior to placing foundation concrete, obvious soft or loose spots should be removed and replaced with suitably recompacted hardcore or lean mix concrete. In addition, all excavations should be inspected to ensure that they fully penetrate areas of disturbed ground.

BRE Special Digest One: “Concrete in Aggressive Ground”: 2005 3<sup>rd</sup> Edition has been used to assess the risks posed to underground concrete and to establish the design measures required to mitigate the risks. The results of the pH and sulphate tests fall into Class DS-1, ACEC (Class AC-1s) requirements for concrete protection assuming static groundwater conditions.

Further advice should be sought from Solmek if unexpected ground conditions are encountered during redevelopment.

### **8.7 Excavation**

Based on the nature of the ground conditions encountered, excavations should be within the capacity of normal earthworks plant although breaking out of relict foundations, weathered rock and other obstructions should be anticipated.

Stability of excavations will be poor in the made ground but should improve in the natural ground/weathered rock. Excavation sides should be designed, constructed and supported in accordance with the recommendations given in CIRIA Report No. 97: “Trenching Practice”.

### **8.8 Groundwater**

Groundwater was not encountered during this investigation.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities.

## **SOLMEK**

## APPENDIX A



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**Figure Title**

Site Location Plan

**Project Number**

NE-26-043

**Project Name**

Tesla, Birstall, Leeds

**Client**

Fresh Design (International) Ltd

**Date**

May 2026


**DRG Number**

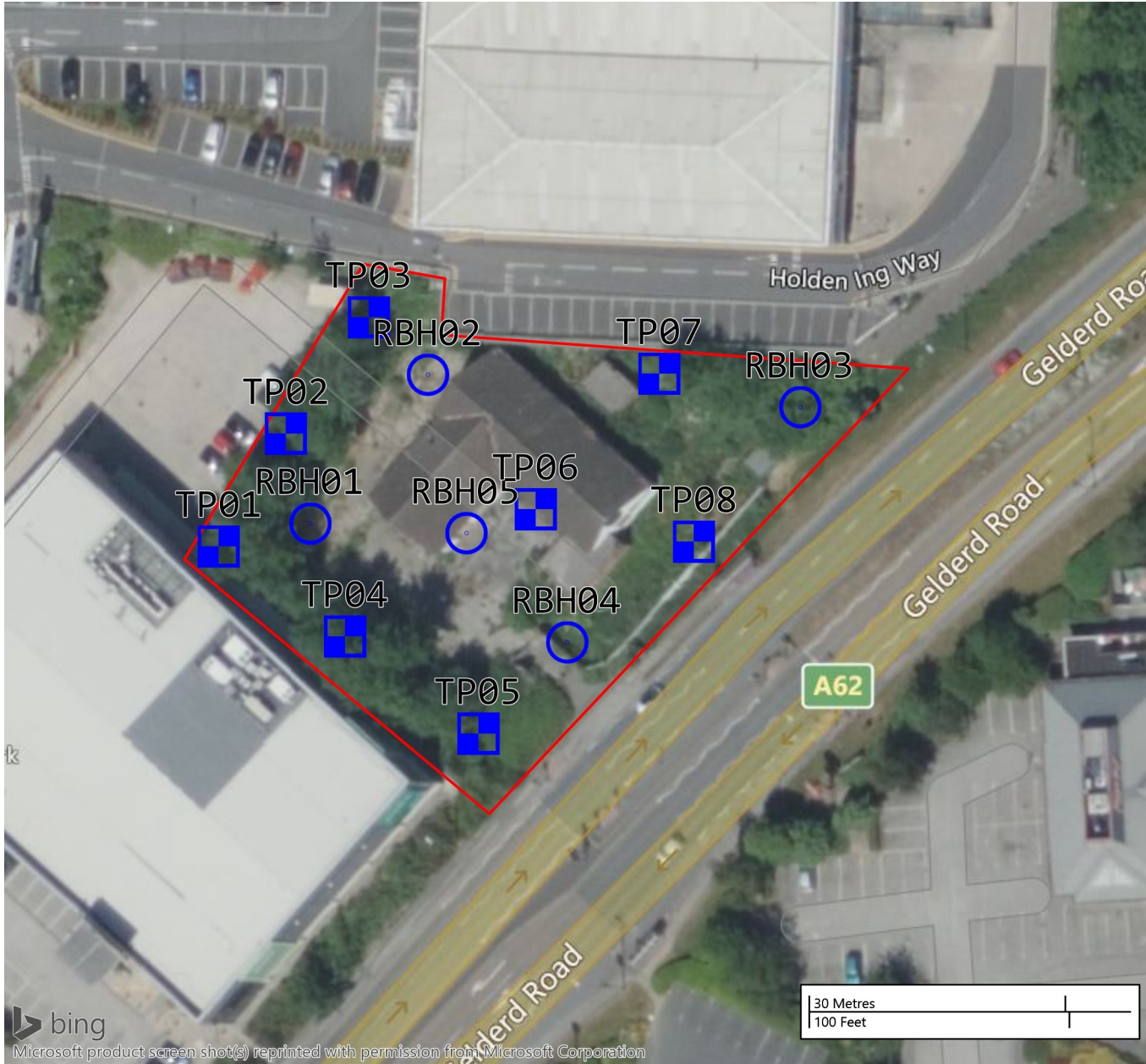
Figure 1

**Scale**

1:5000 @ A4 [DO NOT SCALE]

**Legend Key**

 Project Bounds - Project Bounds



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**Figure Title**

BH/TP Location Plan

**Project Number**

NE-26-043

**Project Name**

Tesla, Birstall, Leeds

**Client**

Fresh Design (International) Ltd

**Date**

May 2026

**DRG Number**

Figure 2

**Scale**

1:750 @ A4 [DO NOT SCALE]

- Legend Key
- Locations By Type - RO
  - Locations By Type - TP
  - Project Bounds - Project Bounds

## APPENDIX B





12-16 Yarm Road  
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# Rotary Open Hole Log

Scale 1:100 Sheet 2 of 2

**RBH01**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Eastings:</b> 423634.73
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 28/04/2026	<b>Northing:</b> 427671.15
		<b>Ended:</b> 29/04/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 29/04/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures				
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture	
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES								
		29.70		VOID. (Driller Description)								
		31.20		Hard strata. (Driller Description)								
		40.00		End of Borehole at 40.000m								

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
40.00	102	40.00	102		1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion.	0.00	29.70	Water	100				
					29.70	40.00	Water	0					



12-16 Yarm Road  
Stockton on Tees  
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# Rotary Open Hole Log

Scale 1:85 Sheet 1 of 2

**RBH02**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423648.51
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 24/04/2026	<b>Northing:</b> 427688.72
		<b>Ended:</b> 24/04/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 24/04/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
		0.20		MADE GROUND: Concrete. (Driller Description)									
		0.80		MADE GROUND: Gravelly sand. (Driller Description)									
				Weathered MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
33.00	102	33.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole abandoned at 33.00m due to rods jamming & borehole backfilled on completion	0.00	33.00	Water	100					



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# Rotary Open Hole Log

Scale 1:85 Sheet 2 of 2

**RBH02**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Eastings:</b> 423648.51
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 24/04/2026	<b>Northing:</b> 427688.72
		<b>Ended:</b> 24/04/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 24/04/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures				
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture	
		19.00		Weathered MUDSTONE. (Driller Description) PENNINE COAL MEASURES								
		33.00		Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES								
		33.00		Rods started to jam up. End of Borehole at 33.000m								

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
33.00	102	33.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole abandoned at 33.00m due to rods jamming & borehole backfilled on completion	0.00	33.00	Water	100					



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# Rotary Open Hole Log

Scale 1:115 Sheet 1 of 2

**RBH03**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423692.40
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 30/04/2026	<b>Northing:</b> 427685.13
		<b>Ended:</b> 01/05/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 01/05/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
		0.20		MADE GROUND: Tarmacadam. (Driller Description)									
		0.60		MADE GROUND: Gravelly sand. (Driller Description)									
		0.80		Boulder CLAY. (Driller Description)									
				Weathered MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									
			13.20	Grey MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102		1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100				



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# Rotary Open Hole Log

Scale 1:115 Sheet 2 of 2

**RBH03**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423692.40
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 30/04/2026	<b>Northing:</b> 427685.13
		<b>Ended:</b> 01/05/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 01/05/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures				
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture	
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES								
		45.00		End of Borehole at 45.000m								

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100					

# Rotary Open Hole Log

**RBH04**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423665.08
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 01/05/2026	<b>Northing:</b> 427657.32
		<b>Ended:</b> 05/05/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 05/05/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
		0.20		MADE GROUND: Tarmacadam. (Driller Description)									
		0.40		MADE GROUND: Gravelly sand. (Driller Description)									
		0.70		Boulder CLAY. (Driller Description)									
				Weathered MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									
			10.40	Grey MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102		1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100				



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# Rotary Open Hole Log

Scale 1:115 Sheet 2 of 2

**RBH04**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423665.08
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 01/05/2026	<b>Northing:</b> 427657.32
		<b>Ended:</b> 05/05/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 05/05/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES									
		45.00		End of Borehole at 45.000m									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100					



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# Rotary Open Hole Log

Scale 1:115 Sheet 1 of 2

**RBH05**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Eastings:</b> 423653.13
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 29/04/2026	<b>Northing:</b> 427670.11
		<b>Ended:</b> 30/04/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 30/04/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
		0.20		MADE GROUND: Tarmacadam. (Driller Description)									
		0.50		MADE GROUND: Gravelly sand. (Driller Description)									
		0.80		Boulder CLAY. (Driller Description)									
				Weathered MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									
			12.50	Grey MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102		1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100				



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# Rotary Open Hole Log

Scale 1:115 Sheet 2 of 2

**RBH05**

<b>Contract no:</b> NE-26-043	<b>Site:</b> Tesla, Birstall, Leeds	<b>Driller:</b> L&A Drilling Ltd	<b>GL (AOD):</b>
<b>Client:</b> Fresh Design (International) Ltd		<b>Plant used:</b> Beretta T44	<b>Easting:</b> 423653.13
<b>Method:</b> Rotary Openhole Drilling		<b>Started:</b> 29/04/2026	<b>Northing:</b> 427670.11
		<b>Ended:</b> 30/04/2026	<b>Logged:</b> WM
		<b>Backfilled:</b> 30/04/2026	<b>Status:</b> FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing			Coring / Fractures					
					Depth (m)	Type	Results	TCR (%)	SCR (%)	RQD (%)	Fracture		
				Grey MUDSTONE. (Driller Description) PENNINE COAL MEASURES									
		33.20		COAL. (Driller Description)									
		33.80		PENNINE COAL MEASURES									
				Grey MUDSTONE. (Driller Description)									
				PENNINE COAL MEASURES									
		45.00		End of Borehole at 45.000m									

Hole Diameter		Casing Depths		General Remarks	Flush Returns				Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
45.00	102	45.00	102	1.2m Hand excavated inspection pit dug. No groundwater encountered, water added from 1.20m. Borehole backfilled on completion	0.00	45.00	Water	100					



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# Trial Pit Log

TrialPit No  
**TP01**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds	Project No. NE-26-043	Co-ords: 423624E - 427668N Level:	Date: 24/04/2026
--------------------------------------	-----------------------	--------------------------------------	------------------

Plant Used: SUPRA HMK 102B	Dimensions (m):	Scale: 1:26
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Client: Fresh Design (International) Ltd	Depth: 1.30	Logged WM
--	-------------	-----------

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.00 - 0.10 0.10 - 0.30 0.10	B+ES B+ES CBR	6.3%	0.02 0.10			MADE GROUND: Tarmacadam. MADE GROUND: Dark grey sandy gravelly topsoil. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of mudstone and tarmacadam.
	1.00 - 1.30	B		1.30			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
	End of Pit at 1.300m						

Remarks: No groundwater encountered.  
Plate load test done at 0.10m. Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable



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# Trial Pit Log

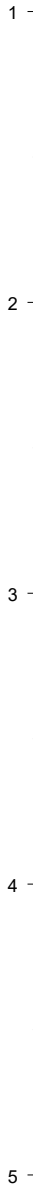
Trial Pit No  
**TP02**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds      Project No. NE-26-043      Co-ords: 423632E - 427682N      Date: 24/04/2026

Plant Used: SUPRA HMK 102B      Dimensions (m): 5.50      Scale: 1:26

Client: Fresh Design (International) Ltd      Depth: 0.70      Logged: WM

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam.
	0.20 - 0.40	B+ES		0.20			MADE GROUND: Black clayey sandy gravel. Sand fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.
	0.50 - 0.70	B		0.70			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
	End of Pit at 0.700m						



Remarks: No groundwater encountered.  
Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable





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# Trial Pit Log

TrialPit No  
**TP04**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds	Project No. NE-26-043	Co-ords: 423639E - 427658N Level:	Date: 24/04/2026
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Plant Used: SUPRA HMK 102B	Dimensions (m):	Scale: 1:26
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Client: Fresh Design (International) Ltd	Depth: 1.20	Logged WM
--	-------------	-----------

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam. MADE GROUND: Black slightly gravelly sand. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.
	0.40 - 0.50	B+ES		0.40			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
	1.00 - 1.20	B		1.20			End of Pit at 1.200m

Remarks: No groundwater encountered.  
Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable



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# Trial Pit Log

Trial Pit No  
**TP05**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds	Project No. NE-26-043	Co-ords: 423655E - 427647N Level:	Date: 24/04/2026
--------------------------------------	-----------------------	--------------------------------------	------------------

Plant Used: SUPRA HMK 102B	Dimensions (m):	Scale: 1:26
----------------------------	-----------------	-------------

Client: Fresh Design (International) Ltd	Depth: 1.40	Logged WM
--	-------------	-----------

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam.
	0.20	CBR	29%				MADE GROUND: Black slightly gravelly sand. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of glass, mudstone and tarmacadam.
	0.40 - 0.50	B+ES		0.40			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
	1.20 - 1.40	B		1.40			End of Pit at 1.400m

Remarks: No groundwater encountered.  
Plate load test done at 0.20m. Pit extended into slit trench to attempt to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable



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# Trial Pit Log

Trial Pit No  
**TP06**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds	Project No. NE-26-043	Co-ords: 423661E - 427673N Level:	Date: 24/04/2026
--------------------------------------	-----------------------	--------------------------------------	------------------

Plant Used: SUPRA HMK 102B	Dimensions (m): <span style="border: 1px solid black; padding: 2px;">2.80</span>	Scale: 1:26
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Client: Fresh Design (International) Ltd	Depth: 1.70	Logged WM
--	-------------	-----------

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.05 - 0.15	B+ES		0.02			MADE GROUND: Tarmacadam.
	0.20 - 0.30	B+ES		0.20			MADE GROUND: Light yellowish brown sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular of Dolomite.
	0.20	HV	120kPa				Stiff light grey high strength CLAY of high plasticity.
	0.20	CBR	4.1%				
	0.90 - 1.10	B+ES		0.90			Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular.
	1.50 - 1.70	B HV		1.70			End of Pit at 1.700m

Remarks: No groundwater encountered.  
Plate load test done at 0.20m

Stability: Pit wall stable



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# Trial Pit Log

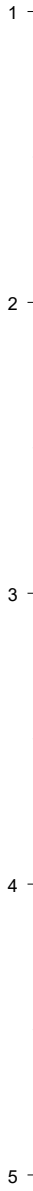
TrialPit No  
**TP07**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds      Project No. NE-26-043      Co-ords: 423676E - 427689N      Date: 27/04/2026

Plant Used: SUPRA HMK 102B      Dimensions (m): 3.20      Scale: 1:26

Client: Fresh Design (International) Ltd      Depth: 0.40      Logged: WM

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.00 - 0.20	B+ES		0.40			<p>MADE GROUND: Dark grey very clayey very gravelly sand. Sand is fine to coarse. Gravel is fine to coarse subangular of brick, concrete and dolomite.</p> <p>Weathered MUDSTONE bedrock. Recovered as clayey sandy gravel. Sand is fine to coarse. Gravel is fine to coarse angular. End of Pit at 0.400m</p>



Remarks: No groundwater encountered.  
Pit extended into slit trench to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable



**SOLMEK**

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# Trial Pit Log

TrialPit No  
**TP08**  
Sheet 1 of 1

Project Name: Tesla, Birstall, Leeds	Project No. NE-26-043	Co-ords: 423685E - 427677N Level:	Date: 27/04/2026
--------------------------------------	-----------------------	--------------------------------------	------------------

Plant Used: SUPRA HMK 102B	Dimensions (m): 3.10	Scale: 1:26
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Client: Fresh Design (International) Ltd	Depth: 3.00	Logged WM
--	-------------	-----------

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.00 - 0.20	B+ES					MADE GROUND: Dark grey clayey sandy gravelly topsoil. Sand is fine to coarse. Gravel is fine to coarse subangular of brick, concrete and dolomite.
	0.20	CBR	12%				
	1.00 - 1.20	B+ES		1.00			Stiff light grey slightly sandy slightly gravelly high strength CLAY of low plasticity. Sand is fine to coarse. Gravel is fine to coarse angular to subrounded of sandstone and mudstone.
	1.50	HV	110kPa				
	1.70 - 1.90	B+ES					
	2.70 - 2.90	B		3.00			End of Pit at 3.000m

Remarks: No groundwater encountered.  
Plate load test done at 0.20m. Pit extended into slit trench to uncover edge of opencast mine, which was not found.

Stability: Pit wall stable



Figure 3: TP01



Figure 4: TP01 Spoil

Title	Date
Figures 3 & 4	June 2026
Project	
Tesla, Geldard Road, Birstall	
Client	
Fresh Design (International) Ltd	

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Figure 5: TP02



Figure 6: TP02 Spoil

<b>Title</b>	<b>Date</b>
Figures 5 & 6	June 2026
<b>Project</b>	
Tesla, Geldard Road, Birstall	
<b>Client</b>	
Fresh Design (International) Ltd	

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Figure 7: TP03



Figure 8: TP03 Spoil

Title	Date
Figures 7 & 8	June 2026
Project	
Tesla, Geldard Road, Birstall	
Client	
Fresh Design (International) Ltd	

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Figure 9: TP04



Figure 10: TP04 Spoil

Title	Date
Figures 9 & 10	June 2026
Project	
Tesla, Geldard Road, Birstall	
Client	
Fresh Design (International) Ltd	

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Figure 11: TP05



Figure 12: TP05 Spoil

<b>Title</b>	<b>Date</b>
Figures 11 & 12	June 2026
<b>Project</b>	
Tesla, Geldard Road, Birstall	
<b>Client</b>	
Fresh Design (International) Ltd	

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Figure 13: TP06



Figure 14: TP06 Spoil


<b>Title</b>	<b>Date</b>	<p style="text-align: right;"><b>Solmek Ltd.</b> 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com <b>www.solmek.com</b></p>  <p style="font-size: 24pt; font-weight: bold; margin-left: 10px;">SOLMEK</p>
Figures 13 & 14	June 2026	
<b>Project</b>		
Tesla, Geldard Road, Birstall		
<b>Client</b>		
Fresh Design (International) Ltd		



Figure 15: TP07



Figure 16: TP07 Spoil

<b>Title</b>	<b>Date</b>
Figures 15 & 16	June 2026
<b>Project</b>	
Tesla, Geldard Road, Birstall	
<b>Client</b>	
Fresh Design (International) Ltd	

**Solmek Ltd.**  
 12 Yarm Road  
 Stockton-on-Tees  
 TS18 3NA

Tel: +44 (0) 1642 607083  
 Fax: +44 (0) 1642 612355  
 e-mail: [south@solmek.com](mailto:south@solmek.com)  
[www.solmek.com](http://www.solmek.com)





Figure 17: TP08



Figure 18: TP08 Spoil

Title	Date
Figures 17 & 18	June 2026
Project	
Tesla, Geldard Road, Birstall	
Client	
Fresh Design (International) Ltd	

**Solmek Ltd.**  
 12 Yarm Road  
 Stockton-on-Tees  
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 e-mail: south@solmek.com  
[www.solmek.com](http://www.solmek.com)



## APPENDIX C

# Certificate of Analysis

*Certificate Number* 26-11431

*Issued:* 22-May-26

*Client* G2M Testing Ltd  
Unit 5/6 Innovation Court  
Meadowfield  
County Durham  
DH7 8FA

*Our Reference* 26-11431

*Client Reference* ~ NE-26-043

*Order No* ~ LAB2653

*Contract Title* ~ Tesla, Birstall, Leeds

*Description* 8 Soil samples.

*Date Received* 14-May-26

*Date Started* 14-May-26

*Date Completed* 22-May-26

*Test Procedures* Identified by prefix DETSn (details on request).

*Notes* Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

*Approved By*



Reyhan Irfan  
Operations Manager



2139

Sample Deviations present. See Deviation Table Section for details.

## Summary of Chemical Analysis

### Soil Samples

Our Ref ~ 26-11431

Client Ref ~ NE-26-043

Contract Title ~ Tesla, Birstall, Leeds

Lab No	2685928	2685929	2685930	2685931	2685932	2685933	2685934	2685935
Sample ID ~	TP01	TP02	TP03	TP04	TP05	TP06	TP07	TP08
Depth ~	1.00	0.50	0.05	0.40	0.05	0.90	0.20	1.70
Other ID ~								
Sample Type ~	D	D	D	D	D	D	D	D
Sampling Date ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units								
<b>Inorganics</b>											
pH	DETS 2008#		pH	7.2	8.3	10.4	7.9	8.5	5.7	8.0	7.4
Sulphate Aqueous Extract as SO <sub>4</sub> (2:1)	DETS 2076#	10	mg/l	32	10	21	15	11	19	17	15

## Information in Support of the Analytical Results

Our Ref 26-11431  
 Client Ref ~ NE-26-043  
 Contract ~ Tesla, Birstall, Leeds

### Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2685928	TP01 1.00 SOIL		PT 1L		
2685929	TP02 0.50 SOIL		PT 1L		
2685930	TP03 0.05 SOIL		PT 1L		
2685931	TP04 0.40 SOIL		PT 1L		
2685932	TP05 0.05 SOIL		PT 1L		
2685933	TP06 0.90 SOIL		PT 1L		
2685934	TP07 0.20 SOIL		PT 1L		
2685935	TP08 1.70 SOIL		PT 1L		

Key: P-Plastic T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

### Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

### Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

# Laboratory Report Front Sheet

G2M Testing

Unit 5/6 Innovation Court,  
Meadowfield Industrial Estate,  
County Durham,  
DH7 8FA

0191 349 9210

info@g2mtesting.co.uk



10258

Site name

Tesla, Birstall, Leeds

Job number

NE-26-043

## Client details:

Reference: NE-26-043  
Name: Solmek  
Address: 12 Yarm Road  
Stockton-on-Tees  
TS18 3NA

Telephone: 01642 607083  
Email: acutts@solmek.com

FAO: Adrian Cutts

Samples received: 11/05/2026

Date commenced: 14/05/2026

Date reported: 21/05/2026

## Observations and interpretations are outside of the UKAS Accreditation

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced in full, without the prior written approval of the laboratory.

Samples will be held at the laboratory for a period of 4 weeks after the report date. After the above reporting date the samples will be disposed of. Should further testing be required then the office should be informed before the above date.

Signature:

A handwritten signature in black ink, appearing to read 'K. Watkin'.

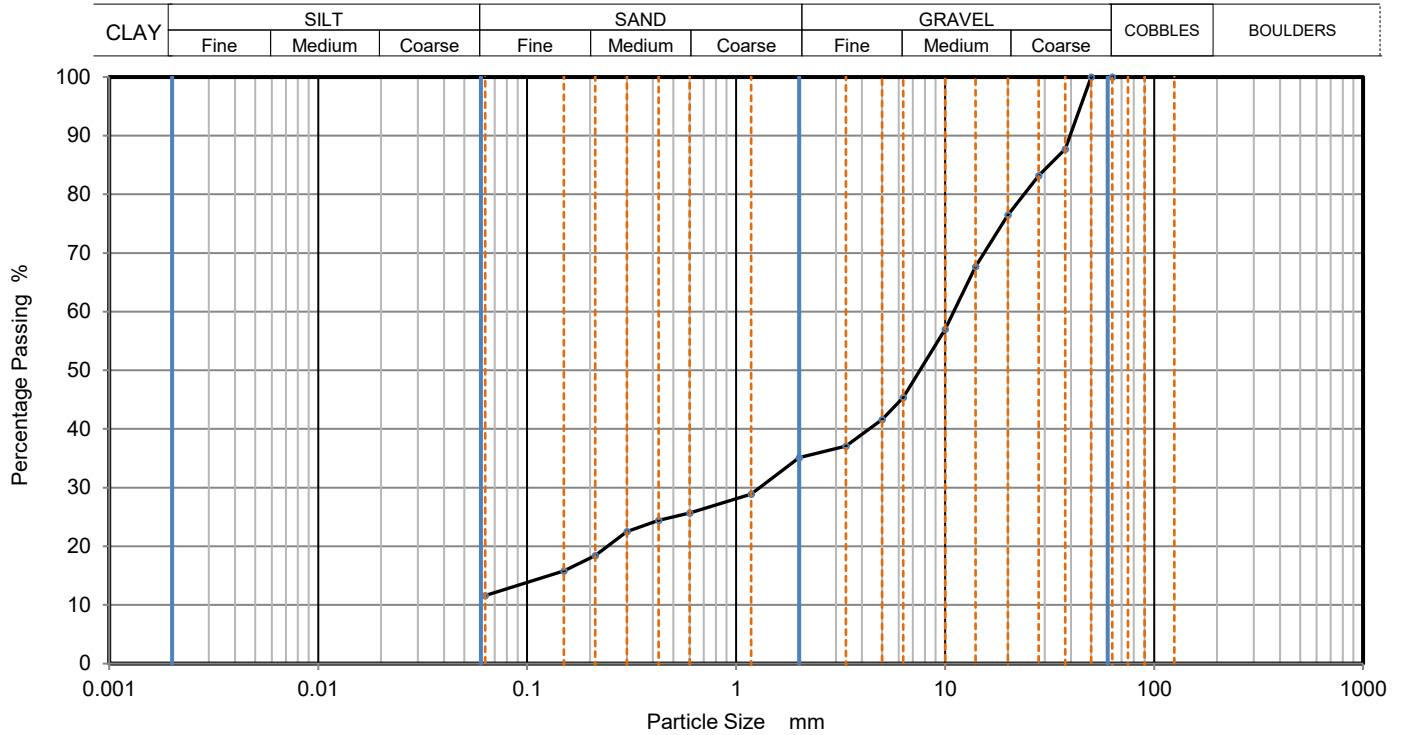
Approved Signatories:

- D. Anderson (Managing Director)
- J. Brischuk (Laboratory Manager)
- K. Watkin (Associate Operations Director)





<b>PARTICLE SIZE DISTRIBUTION</b>				Job Ref	<b>NE-26-043</b>
				Borehole/Pit No.	TP02
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Clayey, Very Sandy, GRAVEL			Depth, m	0.05
Specimen Reference	TP02	Specimen Depth	0.05 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051487



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
63	100		
50	100		
37.5	88		
28	83		
20	77		
14	68		
10	57		
6.3	45		
5	42		
3.35	37		
2	35		
1.18	29		
0.6	26		
0.425	24		
0.3	23		
0.212	18		
0.15	16		
0.063	12		

Dry Mass of sample, g

5165

Sample Proportions	% dry mass
Very coarse	0
Gravel	65
Sand	23
Fines <0.063mm	12

Grading Analysis	
D100	mm 50
D60	mm 11
D30	mm 1.3
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

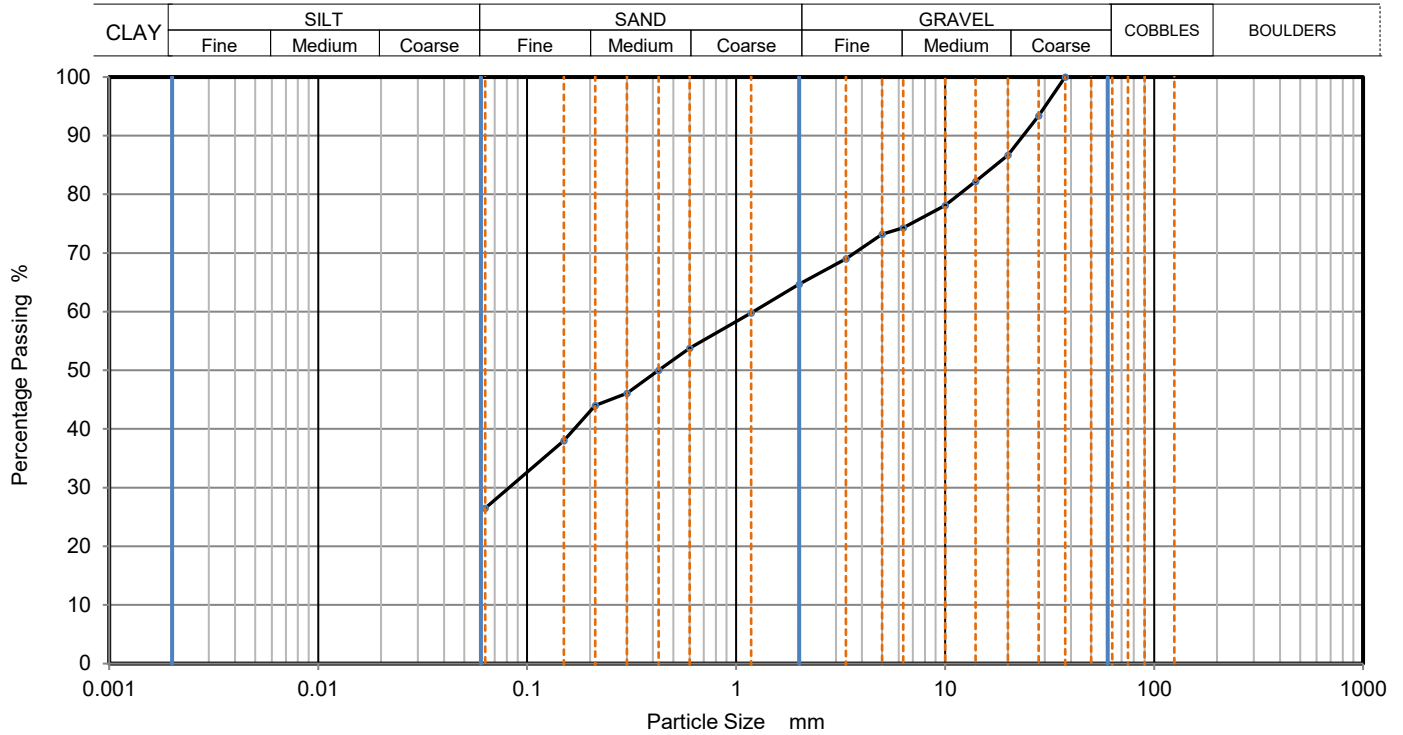
**Remarks**

Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)

Operator	Checked	Approved	Sheet printed	<b>Fig 1</b>
AA	TM	KW	21/05/2026 11:10	
				Sheet

<b>PARTICLE SIZE DISTRIBUTION</b>				Job Ref	<b>NE-26-043</b>
				Borehole/Pit No.	TP07
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Very Clayey, Very Gravelly SAND			Depth, m	0.00
Specimen Reference	TP07	Specimen Depth	0 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051494



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
37.5	100		
28	93		
20	87		
14	82		
10	78		
6.3	74		
5	73		
3.35	69		
2	65		
1.18	60		
0.6	54		
0.425	50		
0.3	46		
0.212	44		
0.15	38		
0.063	27		

Dry Mass of sample, g

1720

Sample Proportions	% dry mass
Very coarse	0
Gravel	35
Sand	39
Fines <0.063mm	26

Grading Analysis	
D100	mm 37.5
D60	mm 1.21
D30	mm 0.082
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

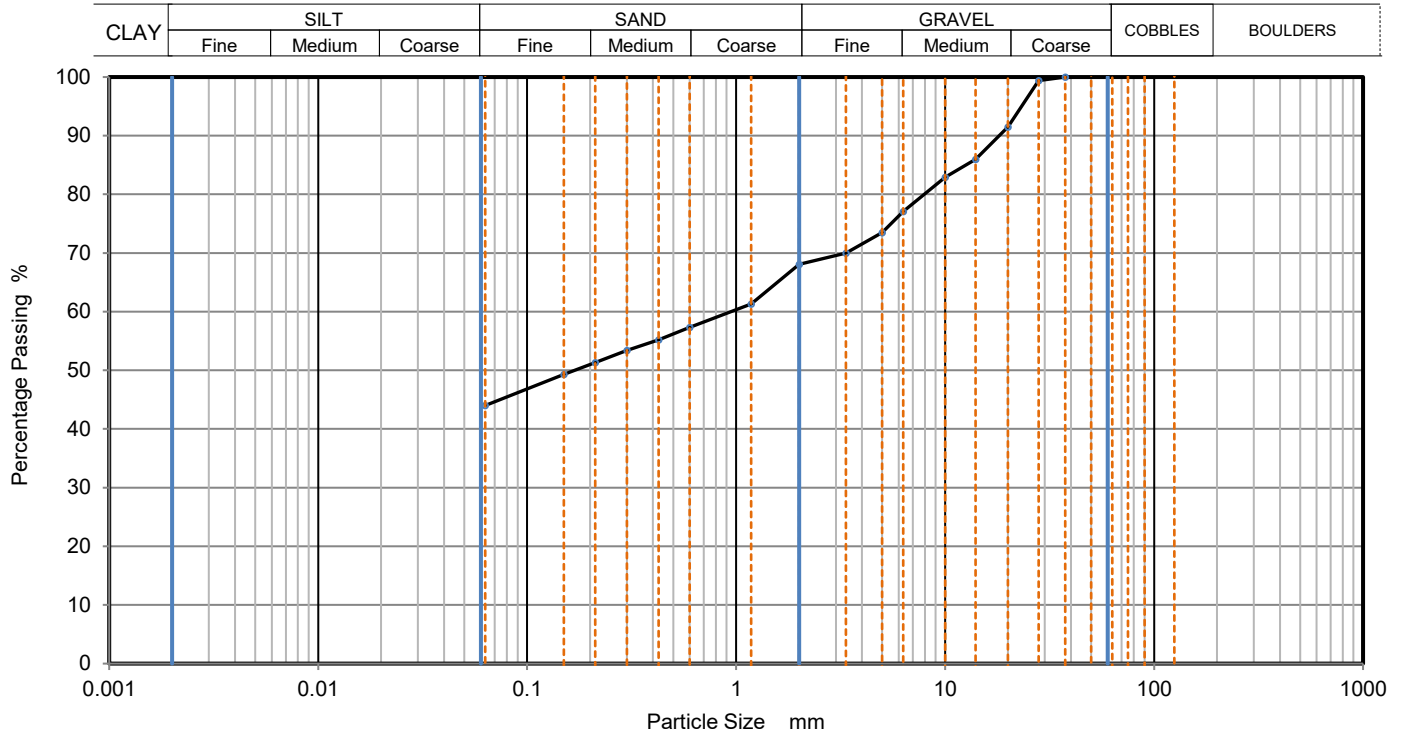
**Remarks**

Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)

Operator	Checked	Approved	Sheet printed	<b>Fig 1</b>
AA	TM	KW	21/05/2026 11:10	
				Sheet

<b>PARTICLE SIZE DISTRIBUTION</b>				Job Ref	<b>NE-26-043</b>
				Borehole/Pit No.	TP08
Site Name	Tesla, Birstall, Leeds			Sample No.	
Soil Description	Very Sandy, Very Gravelly CLAY			Depth, m	1.00
Specimen Reference	TP08	Specimen Depth	1 m	Sample Type	B
Test Method	ISO 17892 -4, by sieving on pre-dried or dry sample			KeyLAB ID	G2MT2026051495



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
37.5	100		
28	99		
20	92		
14	86		
10	83		
6.3	77		
5	74		
3.35	70		
2	68		
1.18	61		
0.6	57		
0.425	55		
0.3	53		
0.212	51		
0.15	49		
0.063	44		

Dry Mass of sample, g

1616

Sample Proportions	% dry mass
Very coarse	0
Gravel	32
Sand	24
Fines <0.063mm	44

Grading Analysis	
D100	mm 37.5
D60	mm 0.946
D30	mm
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

**Remarks**

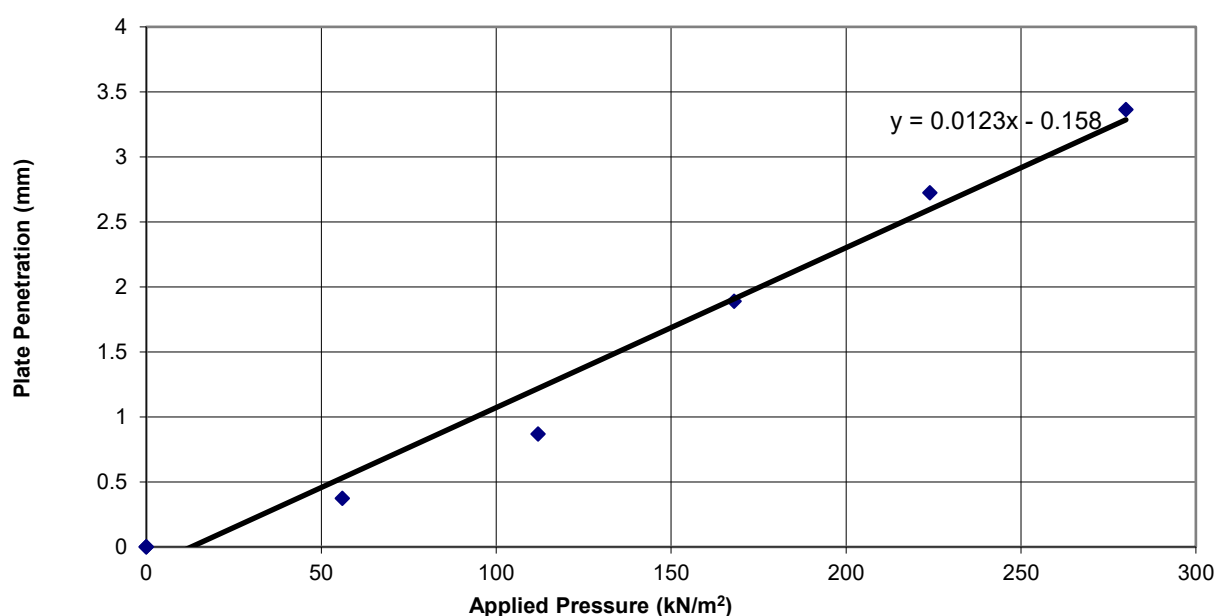
Preparation and testing performed to BS EN ISO 17892-4 unless noted below

Deviating Sample (insufficient mass)


Operator	Checked	Approved	Sheet printed	<b>Fig 1</b>
AA	TM	KW	21/05/2026 11:10	
				Sheet

**SOLMEK  
GEOTECHNICAL TESTING LABORATORY**

<b>PLATE BEARING TEST</b>		<b>Date:</b>	24/04/2026
<b>Project Number:</b>	NE-26-043	<b>Test No:</b>	TP01-PBT
<b>Project Name:</b>	Tesla, Leeds	<b>Test Level:</b>	0.1
<b>Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)</b>		<b>Weather:</b>	Sunny
<b>Plate Diameter:</b>	0.305 m	<b>Load Applied:</b>	280 kPa
<b>Kentledge Type:</b>	9.2T SUPRA HMK 102B	<b>Remarks:</b>	Weathered mudstone bedrock

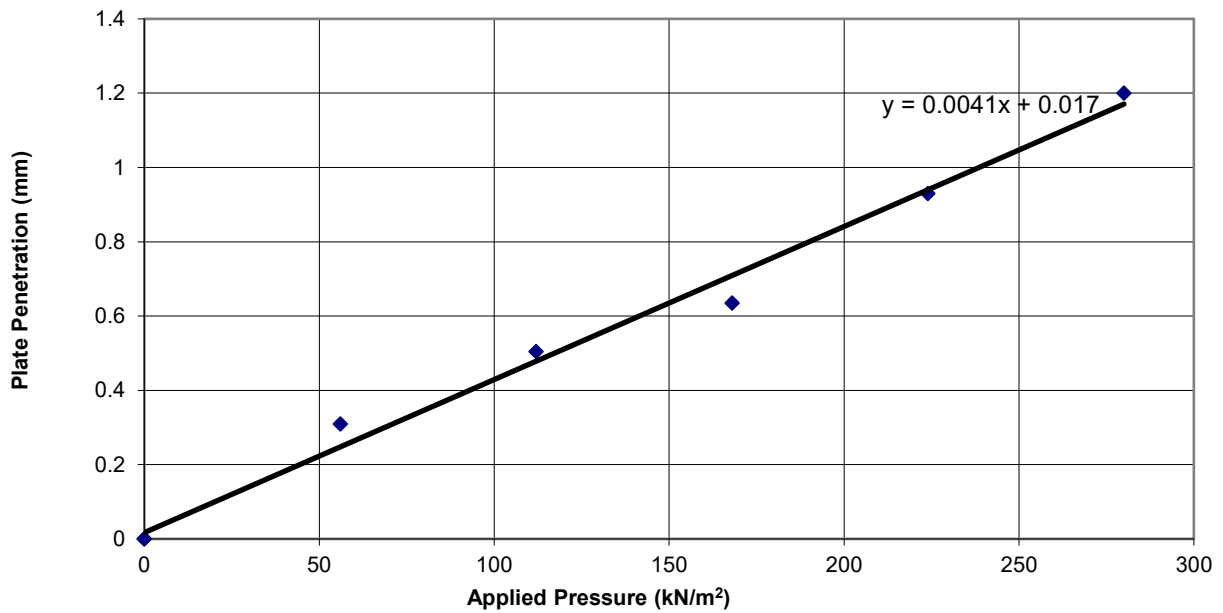


	Pressure (kN/m <sup>2</sup> )	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.38
Stage 2	112	0.87
Stage 3	168	1.89
Stage 4	224	2.73
Stage 5	280	3.37
Stage 6	0	
Stage 7		
Stage 8		


Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	117.36 kN/m <sup>2</sup>	
Total Plate Deflection	3.37 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	93892	
k762	42040	
CBR	6.28 %	

**SOLMEK  
GEOTECHNICAL TESTING LABORATORY**

<b>PLATE BEARING TEST</b>		<b>Date:</b>	24/04/2026
<b>Project Number:</b>	NE-26-043	<b>Test No:</b>	TP03-PBT
<b>Project Name:</b>	Tesla, Leeds	<b>Test Level:</b>	0.2
<b>Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)</b>		<b>Weather:</b>	Sunny
<b>Plate Diameter:</b>	0.305 m	<b>Load Applied:</b>	280 kPa
<b>Kentledge Type:</b>	9.2T SUPRA HMK 102B	<b>Remarks:</b>	Natural clay.

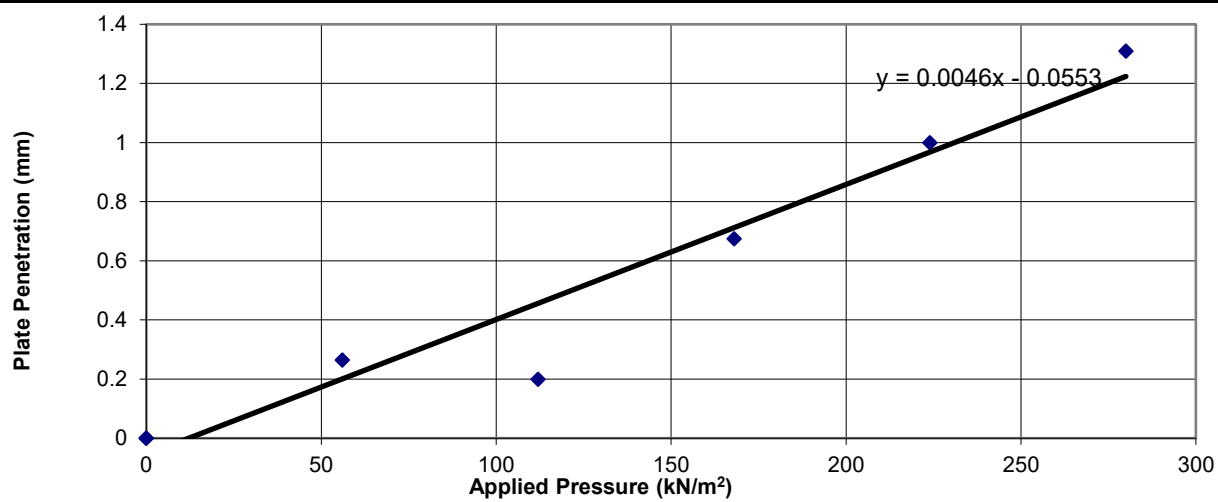


	Pressure (kN/m <sup>2</sup> )	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.31
Stage 2	112	0.51
Stage 3	168	0.64
Stage 4	224	0.93
Stage 5	280	1.20
Stage 6	0	
Stage 7		
Stage 8		


Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	300.27 kN/m <sup>2</sup>	
Total Plate Deflection	1.20 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	240214	
k762	107554	
CBR	32 %	

**SOLMEK  
GEOTECHNICAL TESTING LABORATORY**

<b>PLATE BEARING TEST</b>		<b>Date:</b>	27/04/2026
<b>Project Number:</b>	NE-26-043	<b>Test No:</b>	TP05-PBT
<b>Project Name:</b>	Tesla, Leeds	<b>Test Level:</b>	0.2
<b>Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)</b>		<b>Weather:</b>	Sunny
<b>Plate Diameter:</b>	0.305 m	<b>Load Applied:</b>	280 kPa

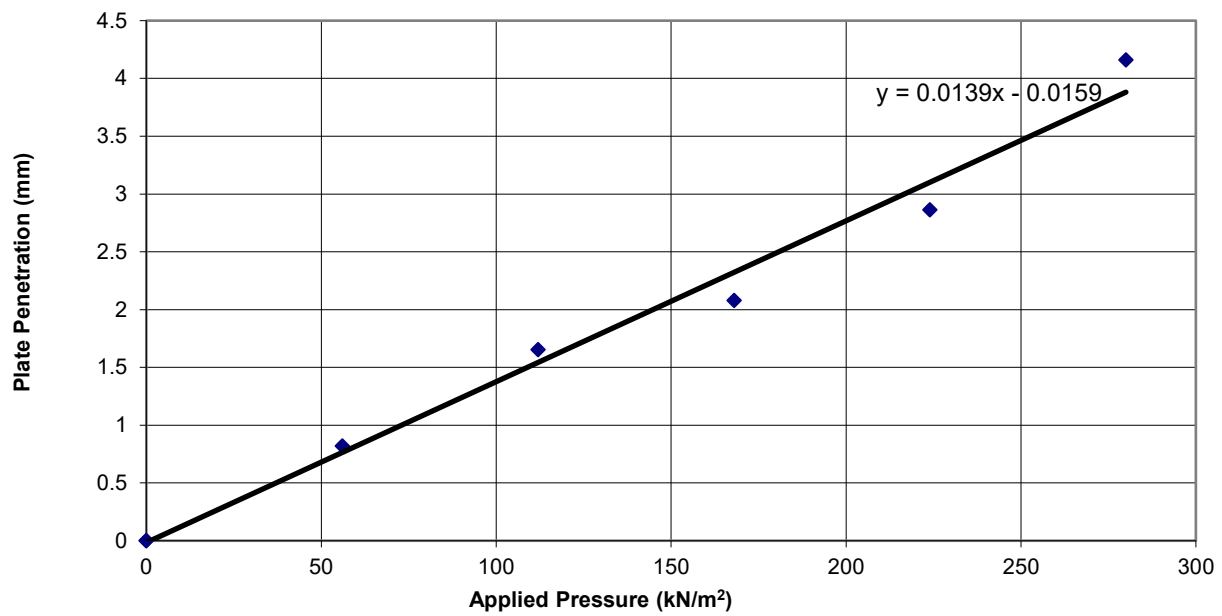


	Pressure (kN/m <sup>2</sup> )	Plate Penetration (mm)	
Initial	0	0	
Stage 1	56	0.27	
Stage 2	112	0.20	28.000
Stage 3	168	0.68	
Stage 4	224	1.00	
Stage 5	280	1.31	
Stage 6	0		
Stage 7			
Stage 8			


Conversion Factor	0.45	Produced by: <i>William McCarthy</i> Checked by: <i>[Signature]</i>
Stress Applied @ 1.25mm	283.34 kN/m <sup>2</sup>	
Total Plate Deflection	1.31 mm	
Plate Diameter	305 mm	
k305	226670	
k762	101490	
CBR	29 %	

**SOLMEK  
GEOTECHNICAL TESTING LABORATORY**

<b>PLATE BEARING TEST</b>		<b>Date:</b>	24/04/2026
<b>Project Number:</b>	NE-26-043	<b>Test No:</b>	TP06-PBT
<b>Project Name:</b>	Tesla, Leeds	<b>Test Level:</b>	0.2
<b>Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)</b>		<b>Weather:</b>	Sunny
<b>Plate Diameter:</b>	0.305 m	<b>Load Applied:</b>	280 kPa
<b>Kentledge Type:</b>	9.2T SUPRA HMK 102B	<b>Remarks:</b>	Weathered mudstone bedrock

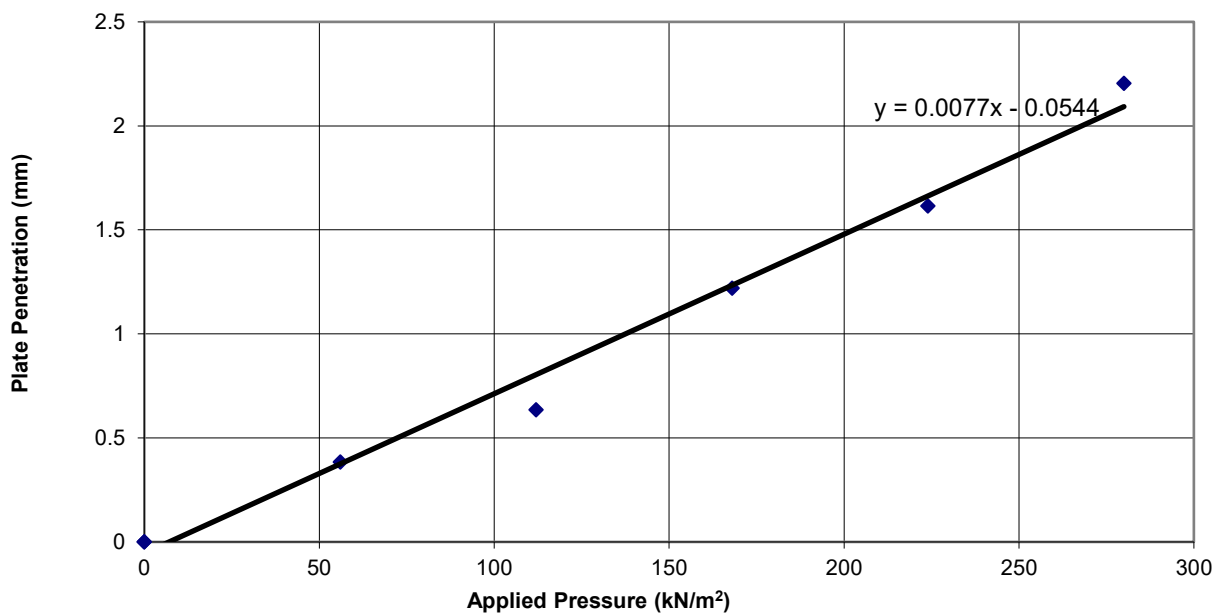


	Pressure (kN/m <sup>2</sup> )	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.82
Stage 2	112	1.66
Stage 3	168	2.08
Stage 4	224	2.87
Stage 5	280	4.16
Stage 6	0	
Stage 7		
Stage 8		


Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	91.29 kN/m <sup>2</sup>	
Total Plate Deflection	4.16 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	73029	
k762	32698	
CBR	4.06 %	

**SOLMEK  
GEOTECHNICAL TESTING LABORATORY**

<b>PLATE BEARING TEST</b>		<b>Date:</b>	27/04/2026
<b>Project Number:</b>	NE-26-043	<b>Test No:</b>	TP08-PBT
<b>Project Name:</b>	Tesla, Leeds	<b>Test Level:</b>	0.2
<b>Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)</b>		<b>Weather:</b>	Sunny
<b>Plate Diameter:</b>	0.305 m	<b>Load Applied:</b>	280 kPa
<b>Kentledge Type:</b>	9.2T SUPRA HMK 102B	<b>Remarks:</b>	Made ground



	Pressure (kN/m <sup>2</sup> )	Plate Penetration (mm)
Initial	0	0
Stage 1	56	0.39
Stage 2	112	0.64
Stage 3	168	1.22
Stage 4	224	1.62
Stage 5	280	2.21
Stage 6	0	
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by: <i>William McCarthy</i>
Stress Applied @ 1.25mm	170.75 kN/m <sup>2</sup>	
Total Plate Deflection	2.21 mm	Checked by: <i>[Signature]</i>
Plate Diameter	305 mm	
k305	136596	
k762	61160	
CBR	12 %	

## APPENDIX D

## **♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2026)**

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3<sup>rd</sup> parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.