





EARTH ENVIRONMENTAL & GEOTECHNICAL

Coal Mining Risk Assessment

Lower Park Farm,

Park Lane, Berry Brow

Huddersfield HD4 6TR

October 2025

On behalf of

Kirklees Council

Earth Environmental & Geotechnical Ltd
The Wilton Centre
Wilton
TS10 4RF

Tel : 01642 438125

Email northeast@earthenvironmental.co.uk
www.earthenvironmental.co.uk

COAL MINING RISK ASSESSMENT

FOR

LOWER PARK FARM, PARK LANE
BERRY BROW, HUDDERSFIELD, HD4 6TR

Earth Environmental & Geotechnical Ltd
The Wilton Centre
Wilton
TS10 4RF

www.earthenvironmental.co.uk

Tel 01642 438125

Report No. M1267 **OCTOBER 2025**

Report Title:	**Coal Mining Risk Assessment** **Lower Park Farm, Park Lane, Berry Brow, Huddersfield HD4 6TR**	
Report Reference:	**M1267**	
Client:	**Kirklees Council**	
Issue Date:	**22nd October 2025**	
Drafted By:	**Fay McDermott MGeol (Hons) FGS**	
Reviewed By:	**T. Finnimore BA (Hons) MSc FGS**	
Authorised By:	**P. Finnimore BEng MSc**	

This document has been prepared for the titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authorisation being obtained from Earth Environmental & Geotechnical. Earth Environmental & Geotechnical accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than that for which it was commissioned. Any persons so using or relying upon this document for such other purpose do so at their own risk.

This report was prepared for the sole use of the Client and shall not be relied upon or transferred to any other party without the express written authorisation of Earth Environmental & Geotechnical. It may contain material subject to copyright or obtained subject to license; unauthorised copying of this report will be in breach of copyright/license.

The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken but should not necessarily be relied upon to represent conditions at a substantially later date.

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed and which Earth Environmental & Geotechnical assumes to be reliable but have not been independently confirmed. Therefore, Earth Environmental & Geotechnical cannot and does not guarantee the authenticity or reliability of third-party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by Earth Environmental & Geotechnical for the effects of any future changes to such guidelines and legislation.

The limitations of liability of Earth Environmental & Geotechnical for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

CONTENTS

1.0 INTRODUCTION 1
Appointment 1
Objective 1
Sources of Information 1
2.0 SITE LOCATION AND DESCRIPTION 2
3.0 ASSESSMENT OF DATA 3
Geological Information 3
British Geological Survey Published Data Assessment 3
Coal Authority Records 5
Historical Information 7
4.0 COAL MINING RISK ASSESSMENT 10
Scope of Coal Mining Risk Assessment 10
Data Limitations 10
Coal Mining Risks 10
Conclusions 11
Discussion 11

FIGURES

Figure 1 Site Location Plan
Figure 2 Geology Map Extract 1:10,000
Figure 3 Coal Authority Interactive Viewer
Figure 4 Coal Authority Map Extract
Figure 5 OS Map Extract 1888-1915
Figure 6 OS Map Extract 1888-1915
Figure 7 OS Map Extract 1944-1973
Figure 8 Aerial Imagery 2023

TABLES

Table 1 Recorded Workings
Table 2 Mine Entry Details

APPENDICES

Appendix 1 Coal Authority Consultants Mining Report

1.0 INTRODUCTION

Appointment

1.1 Earth Environmental & Geotechnical Ltd have been commissioned by Right Heat (the client), to undertake a Coal Mining Risk Assessment on a plot of land located at Lower Park Farm, Park Lane, Berry Brow, Huddersfield HD4 6TR.

Objective

1.2 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.

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

Sources of Information

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

- British Geological Survey of England, SE11SW, 1:10,000 2000 edition.
- Coal Authority Interactive Map Viewer.
- Coal Authority Mining Report.
- British Geological Survey online borehole records.
- Google Earth imagery.
- Online Historical Ordnance Survey maps.
- 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.
- Construction over abandoned mineworking's, CIRIA Special Publication 32, 2002.
- Abandoned Mineworking's Manual, CIRIA 2019.

2.0 SITE LOCATION AND DESCRIPTION

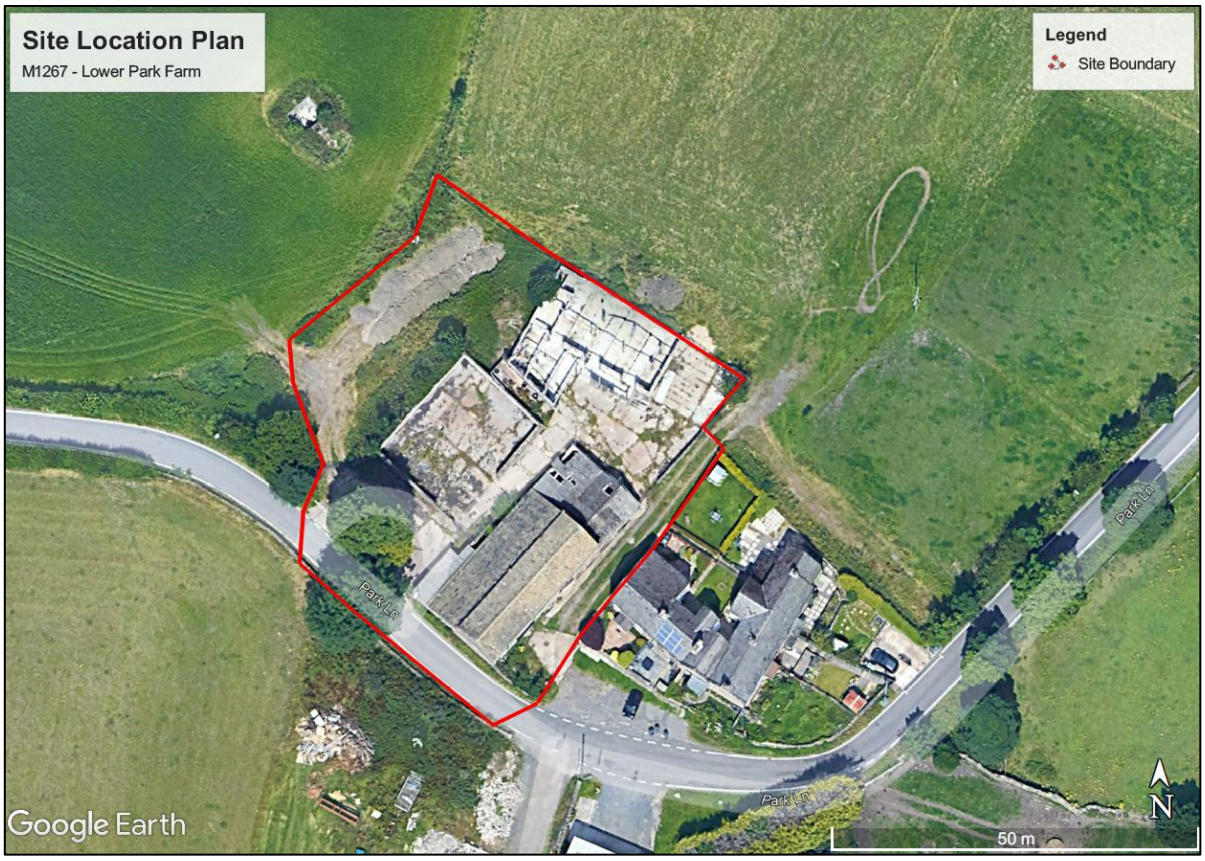
2.1 The site is located at Lower Park Farm, Park Lane, Berry Brow, Huddersfield HD4 6TR. The location of the site is directly to the north of Park Lane, 400m to the southeast of Berry Brow.

2.2 The approximate National Grid Reference for the centre of the site is SE 14248 13249.

2.3 The site is an irregular shaped plot of land currently occupied by a barn and what are assumed to be associated concrete bale storage and/or cattle pens. Three quarters of the site is covered in concrete hardstanding, mainly to the south and east, a gravel access road in the southeast, a spoil heap in the north and the barn in the south. The other quarter is covered by grass, trees and shrubs. No watercourses appear to be present.

2.4 To the north and west of the site are agricultural fields, with Park Lane lying directly to the south.

Figure 1 Site Location Plan



3.0 ASSESSMENT OF DATA

Geological Information

3.1 The geology of the site has been determined from geological maps for the area and examination of Coal Authority (CA) records.

British Geological Survey Published Data Assessment

3.2 Superficial deposits are absent across the site and are therefore expected to be thin and comprise weathered rockhead.

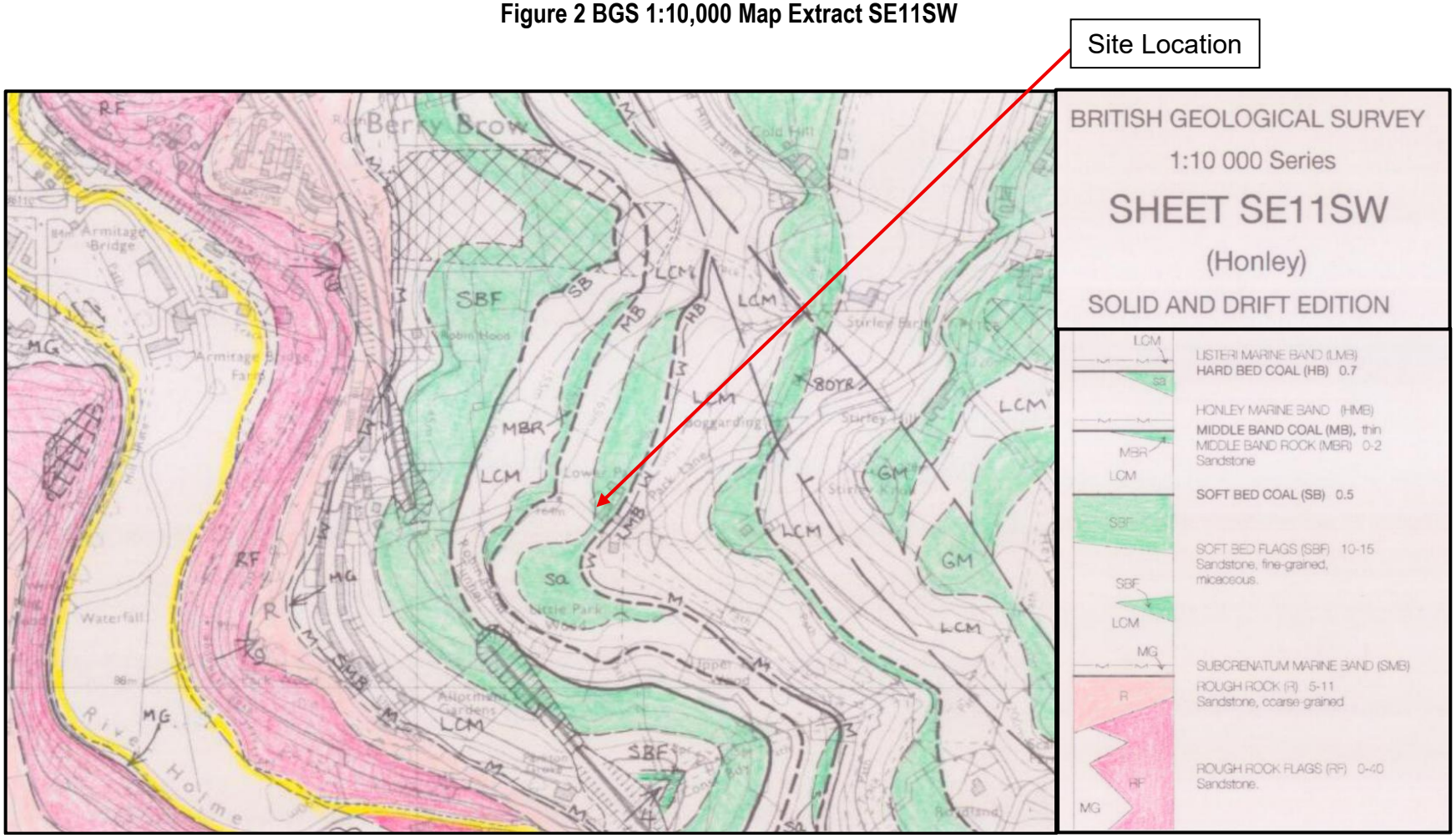
3.3 The solid geology of the site is mapped by the BGS as sandstone of the Pennine Lower Coal Measures Formation.

3.4 The Halifax Hard Bed Coal Seam is shown to outcrop onsite, generally trending north to south through the eastern third.

3.5 There are no pertinent BGS boreholes, of relevant distance to the site, freely available at the time of writing this report.

3.6 Extracts from the most recently published 1:10,000 geological maps showing the approximate site location and key local geological features are presented overleaf in Figure 2.

Figure 2 BGS 1:10,000 Map Extract SE11SW

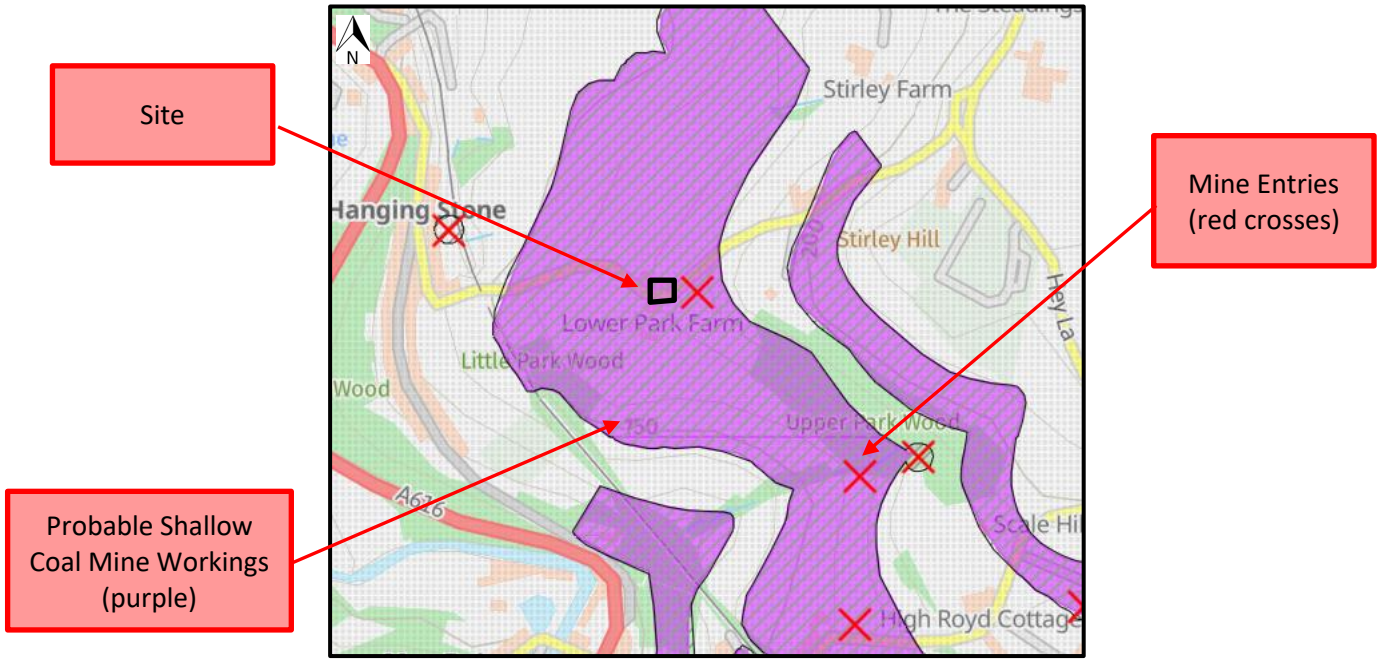


Coal Authority Records

3.7 Reference to the Coal Authority Online Interactive Viewer (Figure 3, Below) shows the whole site is located within a Development High Risk Area.

3.8 The map shows that there is an abandoned mine shaft located approximately 65m southeast of the site and the site lies within an area of probable shallow workings.

Figure 3 Coal Authority Interactive Viewer



3.9 The Coal Authority Consultants Report highlights that there no records of past underground mining below the site.

3.10 The report states, however, that there are **probable unrecorded shallow workings** beneath the site, shown in Purple in Figure 3 above.

3.11 There are no recorded unlicensed opencast mine workings located onsite.

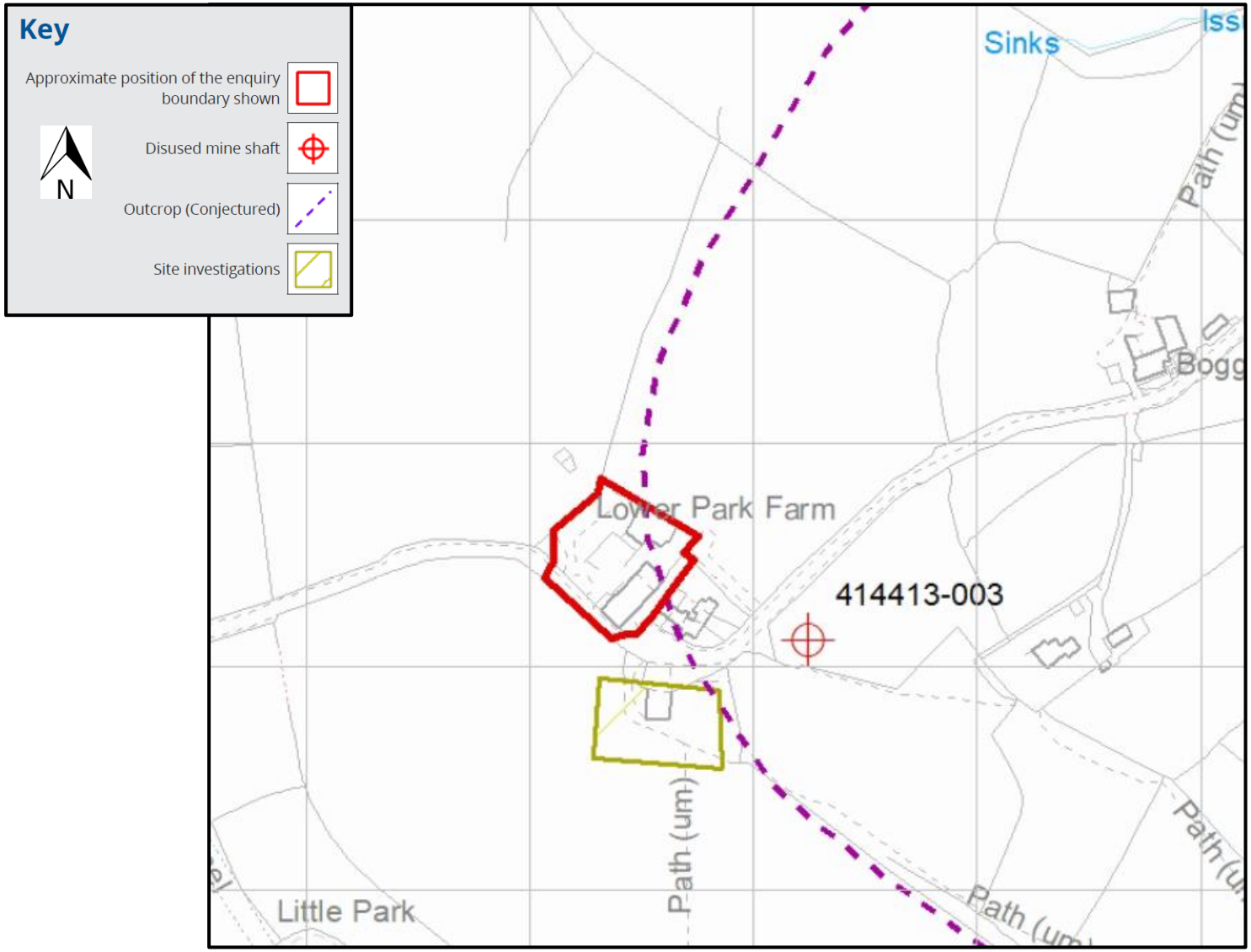
3.12 There is one known mine shaft located within 100m radius of the site and this is summarised in table 2, below:

Table 2 Mine Entry Details

Entry type	Reference	Assumed Diameter (m)	Departure (m)	Angle (degrees)	Depth (m)
Shaft	414413-003	2.5	8	Not known	Not known

3.13 There are no mine gas emissions, mine water treatment schemes, or Coal Authority managed tips recorded within 500m of the site boundary.

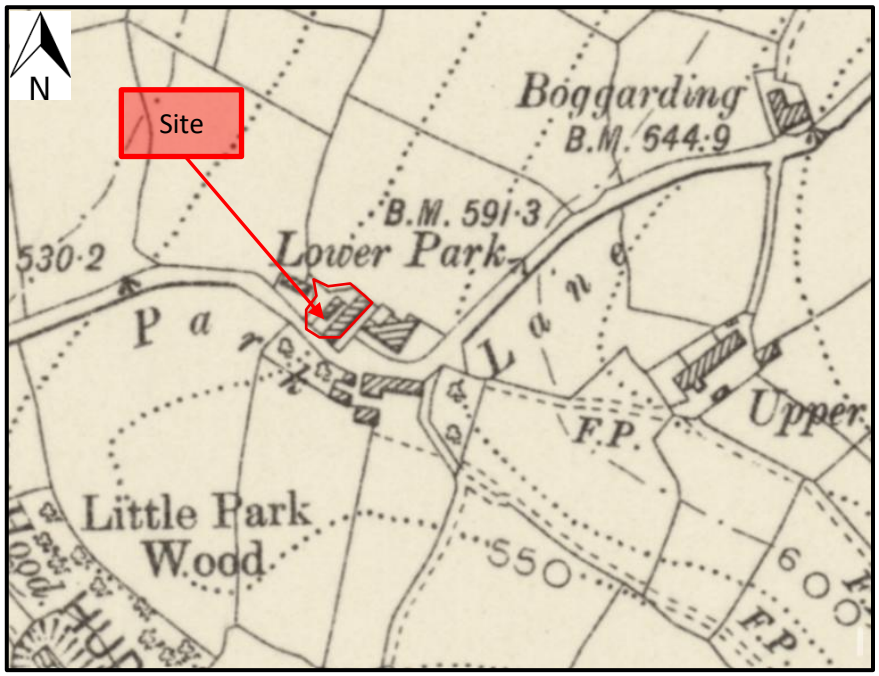
Figure 4 Coal Authority Map Extract



Historical Information

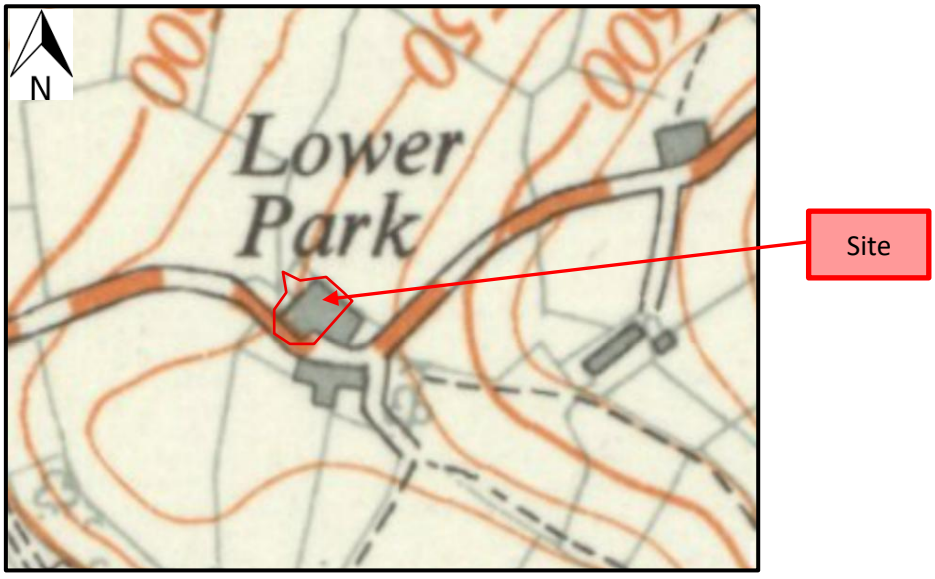
3.14 The 1888 -1915 OS Map (Figure 5, below) shows the site to be developed with two presumably farm buildings. Further farm buildings neighbour the site to the west, east and south. Surrounding the site are agricultural fields.

Figure 5 OS Map Extract 1888-1915



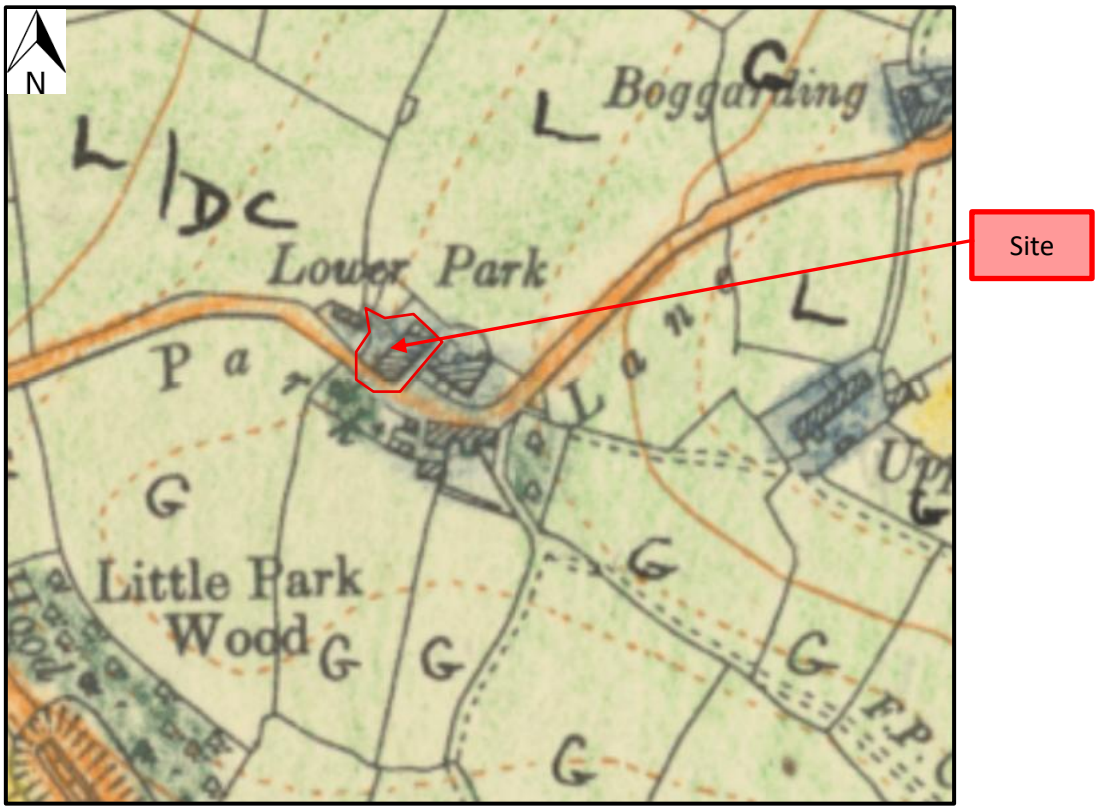
3.15 The 1937 – 1961 OS map (See Figure 6, below) shows no notable developments within or surrounding the site.

Figure 6 OS Map Extract 1937 – 1961



3.16 Figure 7 below, shows the 1958-1974 Land Utilisation Survey Britain map with no notable developments within or surrounding the site.

Figure 7 Land Utilisation Survey Britain Map Extract 1958-1974



3.17 Figure 8 overleaf shows the site in aerial imagery from 2021. The mine shaft 65m to the southeast is not discernible on the aerial mapping at any age.

Figure 8 Aerial Imagery 2021



4.0 COAL MINING RISK ASSESSMENT

Scope of Coal Mining Risk Assessment

4.1 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.

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

4.3 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).

Data Limitations

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

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

Coal Mining Risks

4.6 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 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 causing loss of ground beneath building and external areas.
- Spontaneous combustion of old mine workings.

Conclusions

4.7 The whole site is located within a Development High Risk Area.

4.8 Geological maps indicate the site directly overlies sandstone of the Pennine Lower Coal Measures, with no superficial deposits recorded.

4.9 There is one known shaft located approximately 65m southeast of the site and therefore poses a low risk to development on the site.

Discussion

4.10 It's concluded that the Coal Authority Consultants Report highlights that there no records of past underground mining below the site.

4.11 However, the Coal Mining Report did highlight the risk of possible unrecorded shallow workings which pose a high risk to the development as their potential presence, depth and thickness are currently unknown.

4.12 There is one known mine shaft located within 100m of the site, located approximately 65m southeast of the site. This poses a low risk to the development of the site, due to the distance away from the site and shallow rockhead expected.

4.13 Due to the coal out-crop, the seams are deemed workable and close to the surface, with little superficial cover, it is possible that they have been targeted by small scale artisanal mining in the past.

Recommendations

4.14 The following recommendations apply to the whole site as it is classified as a Development High Risk Area.

4.15 Rotary drilling to the confirm the depth and condition of any shallow coal and/or workings via a programme of rotary drilling.

4.16 It is also recommended that either trenching or exposing the footprint of the proposed house is undertaken during construction works to ensure that possible unrecorded bell pits, surface quarrying or shallow mine entries are not within close proximity to the development.

4.17 Furthermore, an awareness should be maintained during site investigation and construction works, and if any evidence of mine entries is uncovered (round structures, patches of deep made ground/colliery spoil), then further advice should be sought from a specialist.

APPENDIX 1

COAL AUTHORITY MINING REPORT

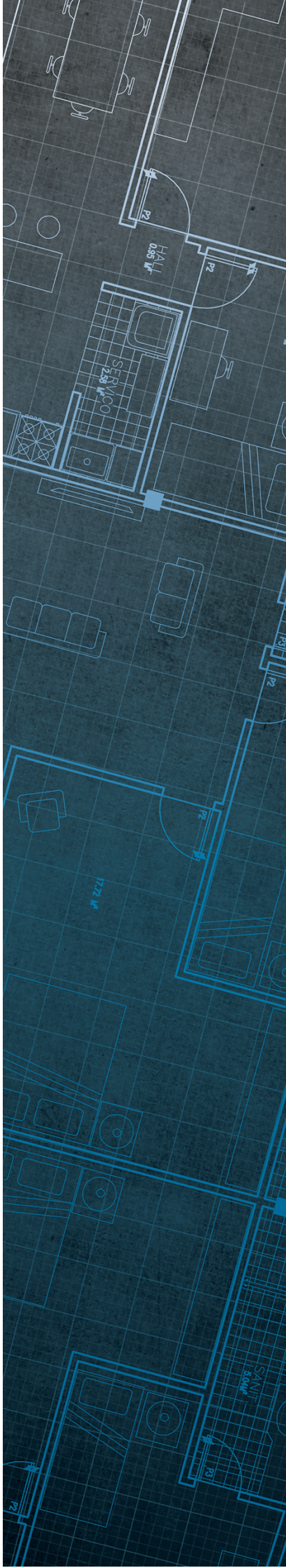
The Coal Authority

Consultants

Coal Mining Report

Lower Park Farm
Lower Park
Park Lane
Berry Brow
Huddersfield
Kirklees
HD4 6TR

Date of enquiry:	**20 October 2025**
Date enquiry received:	**20 October 2025**
Issue date:	**20 October 2025**
Our reference:	**51003532650001**
Your reference:	**M1267**



Consultants
Coal Mining Report

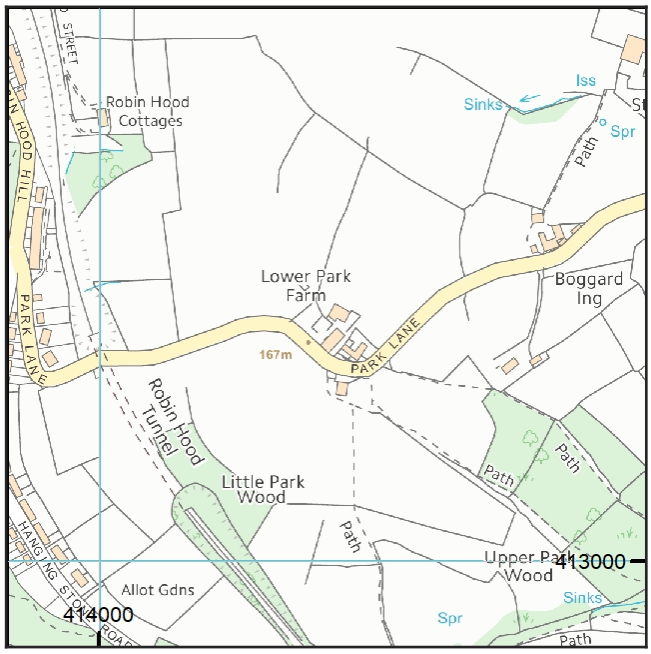
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Tanya Finnimore

Enquiry address

Lower Park Farm
Lower Park
Park Lane
Berry Brow
Huddersfield
Kirklees
HD4 6TR



Approximate position of property

Map data

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: AC0000820577

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

Probable unrecorded shallow workings
Yes.

Spine roadways at shallow depth
No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	414413-003	414325 413212	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entry was left untreated when abandoned.

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

PO0		

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
HALIFAX HARD	Coal	Yes	Within	N/A	175

Geological faults, fissures and breaklines
No faults, fissures or breaklines recorded.

Opencast mines
None recorded within 500 metres of the enquiry boundary.

Copyright © 2025 The Coal Authority

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

Distance to site investigation (m)	Direction
18.1	South

See Section 4 for further information.

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.

Copyright © 2025 The Coal Authority

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.

Copyright © 2025 The Coal Authority

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.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Copyright © 2025 The Coal Authority

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 **call us on 0345 762 6848** or **email us at groundstability@coal.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.

Copyright © 2025 The Coal Authority

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.

Copyright © 2025 The Coal Authority

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.

Copyright © 2025 The Coal Authority

The Coal Authority

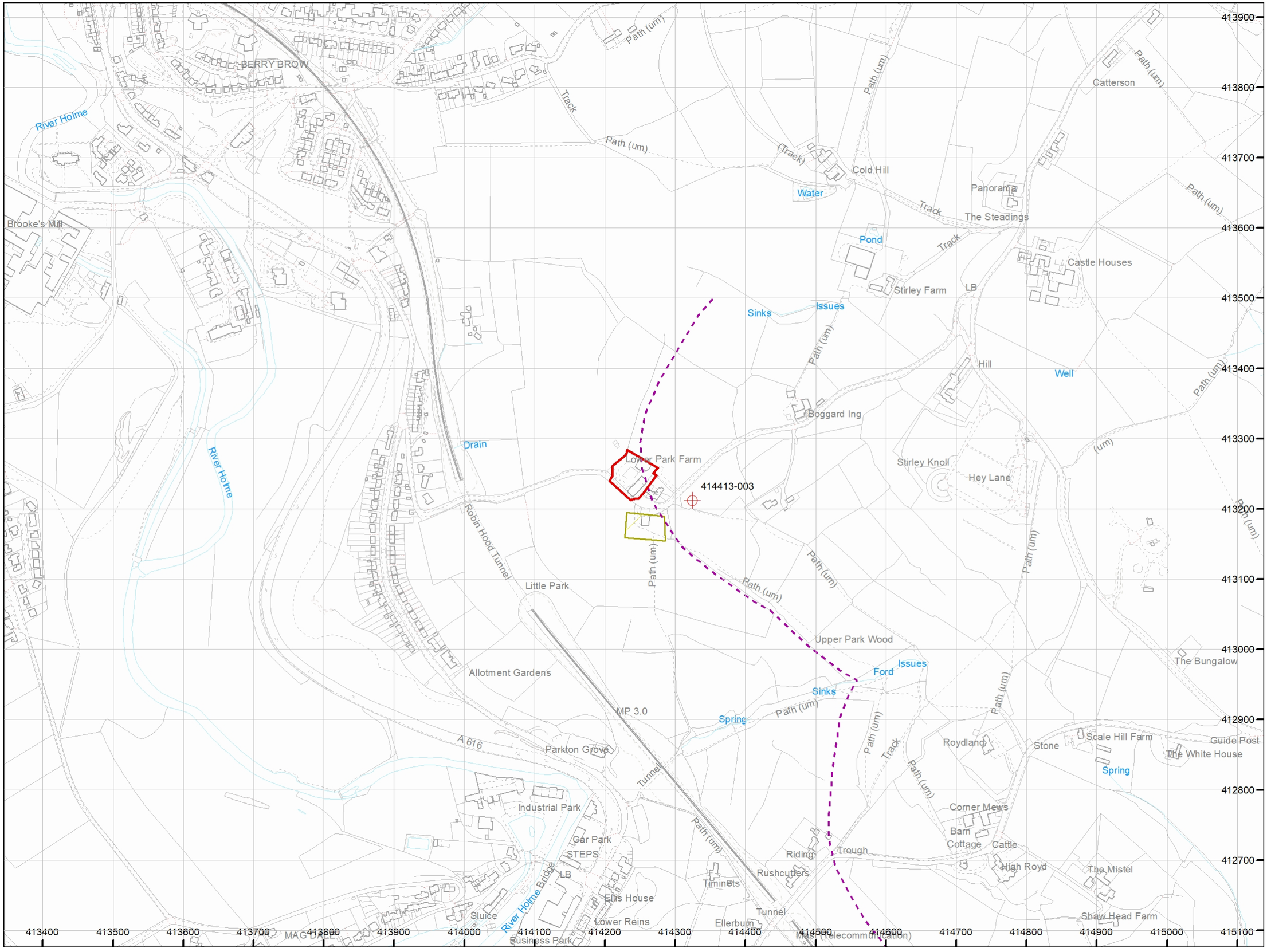
Summary of findings

Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number: AC0000820577

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Outcrop (Conjectured)
- Site investigations



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd based on a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and 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, is made 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.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd 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 2025 and should be read considering any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations, or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which 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 of 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 specifically 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 observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd 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 and that it has been provided in full from those it was requested from, the items relied on have 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 these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

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 are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

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