GIP Ltd.
Ground Investigation & Piling Limited

Ava Guest
C/O Slater & Gordon
58 Moseley Street
Manchester
M2 3HZ

Date: 8th March 2023
Our Ref: SJ/31835A

Phase II Coal Mining Investigation – Newfold Farm, Sytch Lane, Brown Edge, Stoke-On-Trent

1. Introduction

1.1 It is proposed to construct a new residential dwelling within a plot of land known as Newfold Farm, situated off Sytch Lane in the Brown Edge area of Stoke-On-Trent. Proposed site layout plans, provided by the client, are appended for reference. The proposals have already been submitted for planning to Staffordshire Moorlands District Council (application ref. SMD/2022/0313) who have imposed a number of conditions. The purpose of this report is to satisfy Planning Condition 6a which relates to the requirement for the intrusive investigation of the mining geology beneath the site.

1.2 A previous Coal Mining Risk Assessment (CMRA) report was prepared for the site in July 2022 by Rodgers Geotechnical Services Ltd (ref. C2802/22/E/4277). The report concluded that shallow worked coal seams may well be present beneath the site and that further investigation be carried out in the form of intrusive drillholes to investigate the depth, presence and state of any such seams and any inherent risks these may pose.

1.3 Upon the instruction of the client, Ava Guest c/o Slater & Gordon, a Phase II Intrusive Coal Mining Investigation has been carried out comprising the sinking of two rotary drillholes beneath the plan area of the overall proposed development plot. The approximate locations of the drillholes are shown on the appended exploratory hole location plan and were positioned as best possible given that the works were carried out prior to the demolition of existing structures.

1.4 As part of the investigation an application was made to the Coal Authority in order to obtain the necessary 'Permit to Enter or Disturb Coal Authority Interests' prior to the drillholes being sunk. The Permit Certificate (ref. 26110) is appended for reference.

1.5 We are confident that the conclusions drawn from the findings of this investigation are appropriate, however we cannot guarantee that they would be accepted by regulatory authorities without question. It is recommended that the reports are submitted and approval gained from such bodies, prior to the undertaking of detailed design, construction work or other irreversible processes.

2. The Site

2.1 At the time of the investigation the site comprised in part an exterior yard area characterised by concrete at surface (central and southern areas) and in part a row of disused external-type barn structures (northern area). An asphalt access road lead out from the site towards the east linking up to Sytch Road. A photo of the site area is provided below for reference.

Photo 1: Taken of the site area (pre-works)



3. Anticipated Ground Conditions

Published Geological Information

3.1 The available published geological information records the site to be underlain by the Pennine Lower Coal Measures Formation of the Carboniferous Period. The Coal Measures Formation is recorded to be overlain by Superficial Deposits in the form of Glacial Till (Boulder Clay). No surface deposits of artificial ground are recorded. No geological faults are shown.

3.2 For a full breakdown of the geological succession beneath the site, reference should be made to the Coal Mining Risk Assessment for the site produced by Rogers Geotechnical Services however in summary, the published geology records the presence of the Ribbon and Two Foot Coal Seams to sub crop nearby to the north east and dip beneath the site towards the south west. The anticipated thicknesses of the seams are 0.4m and 0.6m respectfully.

Coal Authority Mining Data

3.3 As part of the previous CMRA a Consultants Coal Mine Report was obtained from the Coal Authority, dated 27th June 2022. A copy of this report has been provided to GIP by the client and is appended for reference. In relation to coal mining, the report provides the following information:

- No past underground mining recorded.
- **Probable unrecorded shallow mine workings could be present.**
- There are no spine roadways recorded at shallow depth beneath the site.
- There are no recorded coal mine entries known to the Coal Authority within 100m of the site boundaries.
- No faults, fissures or breaklines are recorded beneath the site.
- The site does not lie within a recorded opencast site.
- 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.
- No issues regarding mine gas are recorded within 500m of the site.

4. Encountered Ground Conditions

4.1 For full details of the strata encountered within the rotary drillholes reference should be made to the appended drillhole logs. As noted, all depths and descriptions should be treated with due circumspection given the nature of the drilling technique. The salient features of the geology encountered can be summarised as follows:

- Surface Hardstanding – recorded to 0.15m in RO1 as concrete.
- Made Ground – recorded to depths of between 0.8m (RO2) and 1.5m (RO1).
- Superficial Deposits – recorded to depths of between 4.5m (RO1) and 4.8m (RO2) in the form of 'boulder clay'.
- Coal Measures Formation – a typical succession of coal measures strata was then recorded to the full depth of the drillholes (35m) in the form of mudstones and sandstones with occasional coal seams. Table 1 below provides a summary of the seam depths and thicknesses encountered.

Table 1 – Summary of seam depths & thicknesses encountered within the rotary drillholes

Exploratory Hole	Seam Depth Range (mbgl)	Seam Thickness (m)
RO1	21.8m – 22m	0.2m
RO1	28.5m – 28.65m	0.15m
RO2	20.1m-20.25m	0.15m

4.2 It is possible, based on the findings of the CMRA, that the seams encountered could represent the Ribbon and Two Foot seams however the thicknesses are thinner than the published geological information would suggest and there is no direct correlation between the two holes, given that only one seam was identified in RO2. Whilst this may be due to the very thin nature of the seam, there is also the possibility of the coal having been worked out.

4.3 No broken ground or loss of drilling flush medium was recorded during the drilling process.

5. Shallow Mining - Remedial Measures & Considerations

Historically Worked Coal Seams

5.1 The drillholes of this investigation have highlighted the presence of coal seams beneath the site area, the shallowest of which at a depth of 20.1mbgl. The overall maximum seam thickness was 0.2m, which is thinner than what the published geological information would suggest for the seams expected to dip beneath the site.

5.2 Although an initial review may conclude that there is a low risk of shallow mine workings being present beneath the site, it is clear that the geology between the two boreholes does not correlate well, primarily:

- The absence of the 0.2m thick coal seam observed in RO1 between 21.8m and 22m depth, which would be anticipated, based on borehole correlation and published angles of strata dip, to be present at a depth of around 13m in RO2. No evidence of this seam was recorded, however.
- The seams identified are thinner than the published geological information suggest.
- The 3.3m thickness of 'black mudstone' as observed by the foreman driller in RO1 between 16.2m and 19.5m, would be anticipated to be present at around 7m depth in R02 based on borehole correlation and published angles of dip. No evidence of this black mudstone was recorded in RO2 however.
- The 1.2m thickness of 'black mudstone' as observed by the foreman driller in RO1 between 20.6m and 21.8m, would be anticipated to be present at around 12m depth in R02 based on borehole correlation and published angles of dip. No evidence of this black mudstone was recorded in RO2 however.

5.3 Although no loss of flush or broken ground has been identified within the two rotary drillholes, it is not possible to rule out the risks of shallow mining operations having taken place, given the findings of the CA Report, steep dip of strata and lack of correlation between the two drillholes.

5.4 In general terms, a cover of at least 15m of sound rock is needed above a seam, or ten times the seam thickness, if this is greater, for there to be sufficient protection against the risk of instability to surface development due to the collapse of abandoned mine workings or the upward migration of voids.

5.5 The lack of correlation between the two drillholes means that this cannot be confirmed. There is, based on the evidence above therefore, a risk of insufficient rock cover and inherently a potential risk of instability to the surface development due to the collapse of associated abandoned mine workings or the upward migration of voids.

5.6 Further site investigation works would be required in order to try and determine this. However, the cost of such investigation should be balanced against the cost of proceeding straight to a proof drilling and grouting exercise. Further site investigation works may well conclude this is required in any case.

5.7 On this basis of what we currently know, it is therefore recommended that a proof drilling and grouting exercise is undertaken to the base of black mudstone and shallowest identified seam (22m). This should proceed on the footprint of the proposed property on a 6m spaced grid with centre holes, reducing to a tighter grid should grout takes be found to be large. The works should be carefully specified by an appropriately experienced mining engineer who should be given the brief to review, update and amend the drilling and grouting operations as they progress and as the ground conditions require.

Mine Entries

5.8 The Coal Authority Consultants Report does not highlight the presence of any recorded mine entries within 100m of the site. However, in areas such as this with a long history of coal mining there is the potential for unrecorded entries to exist. It is therefore important that a close watch for any such unrecorded features be implemented during development works. If suspect features are identified (e.g. buried circular brickwork), reference should be made back to this office or other suitably experienced mining specialist.

FOR AND ON BEHALF OF **GIP LIMITED**



S. Jones BSc (Hons), FGS,
SENIOR GEO-ENVIRONMENTAL ENGINEER
Author Contact Details: scott.jones@gipuk.com Tel: 01902 459 558



J. P. Hughes BSc, MSc, C Geol, FGS, C SCi
MANAGING DIRECTOR

APPENDIX A



GIP Ltd. Ground Investigation & Piling Limited
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Kingswinford
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Tel: 01902 459558
Email: info@gipuk.com
www.gipuk.com

Rotary Drillhole Log

Borehole:	RO1
Sheet 1 of 4	
Logged By:	MT
Checked By:	SJ
Drilled By:	MT

Project Number: 31835
Project Name: Newfold Farm, Brown Edge, Stoke-On-Trent
Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 09/02/2023
Diameter: 150mm
Depth Cased: 5.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
CONCRETE. (Driller's description).		0.15										
Fill. (Driller's Description).												
Boulder clay. (Driller's Description).		1.50										
Grey clayey MUDSTONE. (Driller's Description).		4.50										
Grey brown SANDSTONE. (Driller's Description).		7.00										
Red brown MUDSTONE. (Driller's Description).		8.20										
Brown green SANDSTONE. (Driller's Description).		9.70										
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
SCR Solid Core Recovery
RQD Rock Quality Designation
FI Fracture Index
NI Non Intact
NR No Recovery
S SPT
Water Strike
Water Level

Other Information:
1. Rotary open hole sunk to 35mbgl using water flush.
2. No broken ground or loss of flush recorded during drilling.
3. Borehole backfilled with cement / arisings mix upon completion.
4. All strata descriptions are based upon the foreman driller's interpretation of chippings brought to surface and should therefore be treated with due circumspection.

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Rotary Drillhole Log

Borehole:	RO1
Sheet 2 of 4	
Logged By:	MT
Checked By:	SJ
Drilled By:	MT

Project Number: 31835
Project Name: Newfold Farm, Brown Edge, Stoke-On-Trent
Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 09/02/2023
Diameter: 150mm
Depth Cased: 5.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Brown green SANDSTONE. (Driller's Description).												
		10.80										
Red brown and grey MUDSTONE. (Driller's Description).												
		13.00										
Grey MUDSTONE. (Driller's Description).												
		16.20										
Black MUDSTONE. (Driller's Description).												
		19.50										
Grey MUDSTONE. (Driller's Description).												
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
SCR Solid Core Recovery
RQD Rock Quality Designation
FI Fracture Index
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Rotary Drillhole Log

Borehole:	RO1
Sheet 3 of 4	
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Checked By:	SJ
Drilled By:	MT

Project Number: 31835
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Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 09/02/2023
Diameter: 150mm
Depth Cased: 5.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Grey MUDSTONE. (Driller's Description).												
		20.60										
Black MUDSTONE. (Driller's Description).												
		21.80										
COAL. (Driller's Description).		22.00										
Grey MUDSTONE with SANDSTONE bands. (Driller's Description).												
		24.70										
Grey SANDSTONE with hard bands. (Driller's Description).												
		28.50										
COAL. (Driller's Description).		28.65										
Grey MUDSTONE. (Driller's Description).												
		29.60										
Grey SANDSTONE with MUDSTONE bands. (Driller's Description).												
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
SCR Solid Core Recovery
RQD Rock Quality Designation
FI Fracture Index
NI Non Intact
NR No Recovery
S SPT
Water Strike
Water Level

Other Information:
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2. No broken ground or loss of flush recorded during drilling.
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Drilled By:	MT

Project Number: 31835
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Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 09/02/2023
Diameter: 150mm
Depth Cased: 5.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Grey SANDSTONE with MUDSTONE bands. (Driller's Description).												
Borehole Complete at 35.000m		35.00										
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
SCR Solid Core Recovery
RQD Rock Quality Designation
FI Fracture Index
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Water Strike
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Rotary Drillhole Log

Borehole:	RO2
Sheet 1 of 4	
Logged By:	MT
Checked By:	SJ
Drilled By:	MT

Project Number: 31835
Project Name: Newfold Farm, Brown Edge, Stoke-On-Trent
Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 10/02/2023
Diameter: 150mm
Depth Cased: 35.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Fill. (Driller's Description).												
		0.80										
Boulder clay. (Driller's Description).												
		4.90										
Grey clayey MUDSTONE. (Driller's Description).												
		8.40										
Brown grey SANDSTONE. (Driller's Description).												
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
SCR Solid Core Recovery
RQD Rock Quality Designation
FI Fracture Index
NI Non Intact
NR No Recovery
S SPT
Water Strike
Water Level

Other Information:
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2. No broken ground or loss of flush recorded during drilling.
3. Borehole backfilled with cement / arisings mix upon completion to a depth of 7m and a bentonite seal from 7m to 5m.
4. 50mm internal diameter HDPE monitoring standpipe installed to 5.00m (Slotted from 5.00m to 1.00m) within a gravel filter, bentonite seal from 1.00m to 0.00m and 1m plain pipe erected proud at surface.
5. All strata descriptions are based upon the foreman driller's interpretation of chippings brought to surface and should therefore be treated with due circumspection.

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Rotary Drillhole Log

Borehole:	RO2
Sheet 2 of 4	
Logged By:	MT
Checked By:	SJ
Drilled By:	MT

Project Number: 31835
Project Name: Newfold Farm, Brown Edge, Stoke-On-Trent
Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 10/02/2023
Diameter: 150mm
Depth Cased: 35.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Brown grey SANDSTONE. (Driller's Description).												
		10.80										
Dark grey MUDSTONE. (Driller's Description).												
		13.00										
Grey brown SANDSTONE. (Driller's Description).												
		15.40										
Grey brown SANDSTONE with hard bands. (Driller's Description).												
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
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SCR Solid Core Recovery
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3. Borehole backfilled with cement / arisings mix upon completion to a depth of 7m and a bentonite seal from 7m to 5m.
4. 50mm internal diameter HDPE monitoring standpipe installed to 5.00m (Slotted from 5.00m to 1.00m) within a gravel filter, bentonite seal from 1.00m to 0.00m and 1m plain pipe erected proud at surface.
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Checked By:	SJ
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Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 10/02/2023
Diameter: 150mm
Depth Cased: 35.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Grey brown SANDSTONE with hard bands. (Driller's Description).		20.10										
COAL. (Driller's Description).		20.25										
Grey MUDSTONE with SANDSTONE bands. (Driller's Description).												
Grey SANDSTONE. (Driller's Description).		23.00										
Dark grey MUDSTONE with SANDSTONE bands.		25.40										
							TCR%	SCR%	RQD%	FI		

Samples/Tests
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RQD Rock Quality Designation
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Rotary Drillhole Log

Borehole:	RO2
Sheet 4 of 4	
Logged By:	MT
Checked By:	SJ
Drilled By:	MT

Project Number: 31835
Project Name: Newfold Farm, Brown Edge, Stoke-On-Trent
Client: Ava Guest C/O Slater & Gordon
Engineer:
Date Drilled: 10/02/2023
Diameter: 150mm
Depth Cased: 35.00m
National Grid:
Ground Level:
Final Depth: 35.00m

Description of Strata	Legend	Depth (m bgl)	Level (mAD)	Water Level (m bgl)	Samples/Tests Depth (m bgl)	Samples/Tests Type	Rotary Coring TCR%	Rotary Coring SCR%	Rotary Coring RQD%	Rotary Coring FI	Rotary Coring Depth (m)	Installation /Backfill
Dark grey MUDSTONE with SANDSTONE bands.												
Borehole Complete at 35.000m		35.00										
							TCR%	SCR%	RQD%	FI		

Samples/Tests
OH/C Openhole/Cored Drilling
TCR Total Core Recovery
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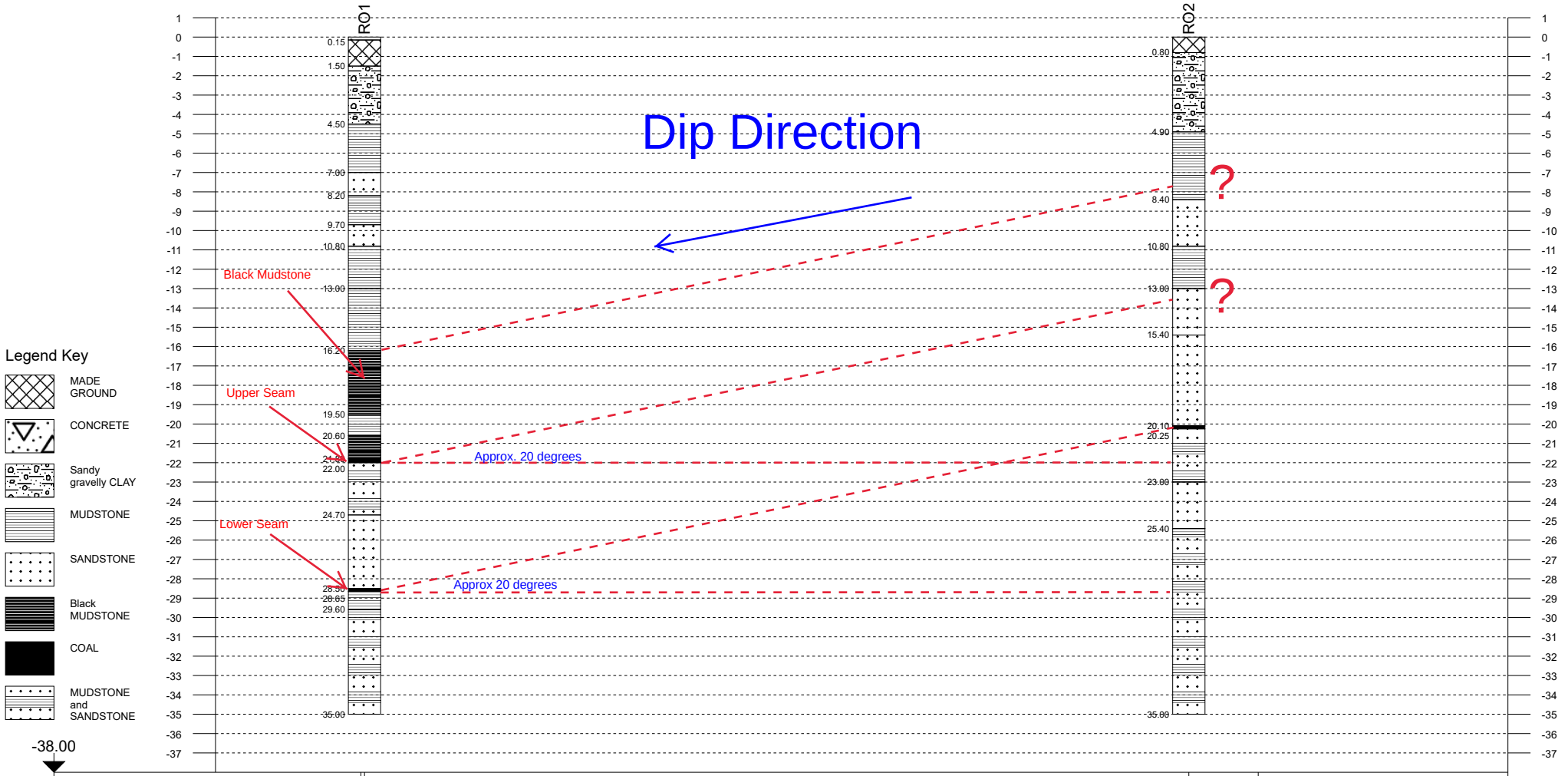
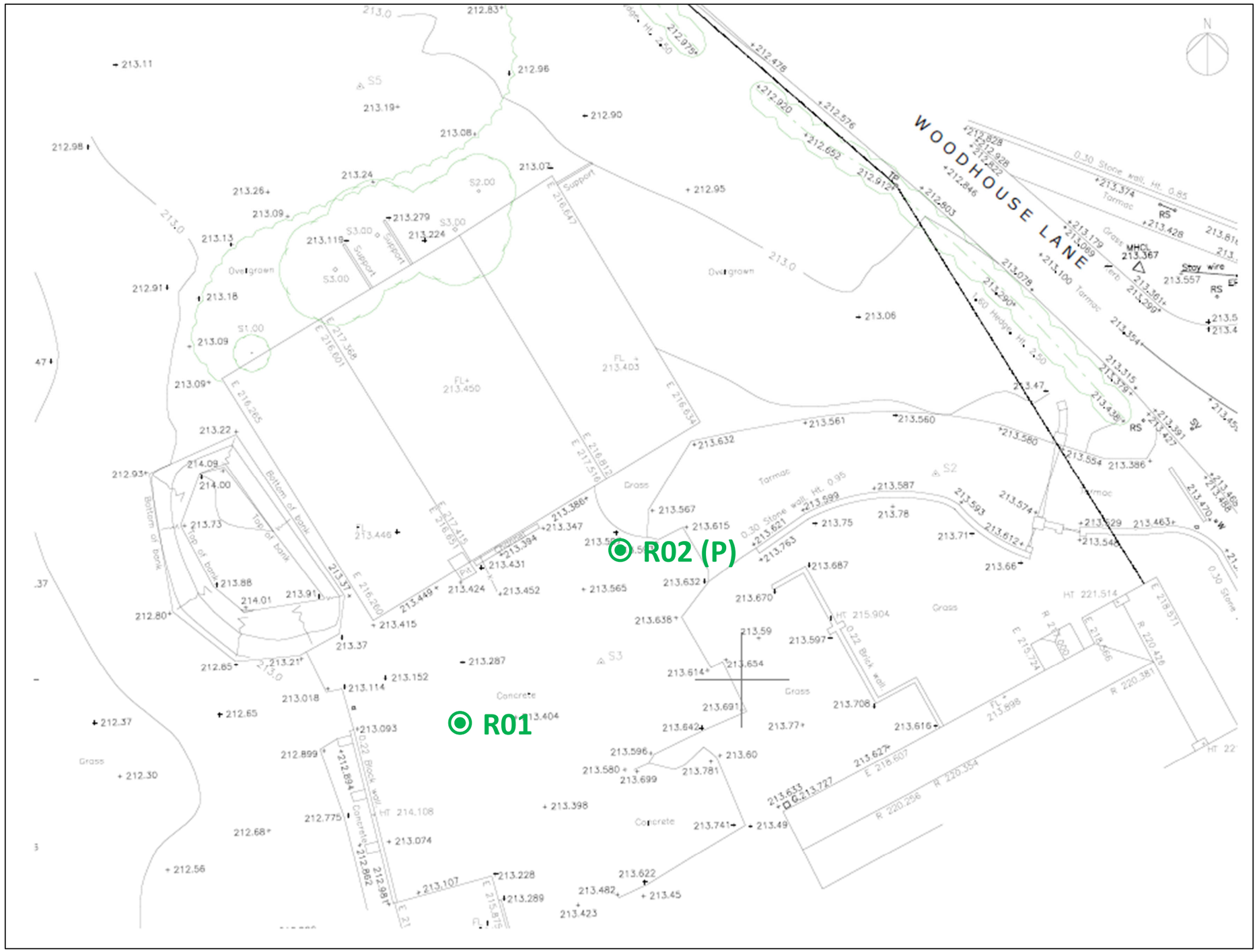
Project Id: 31835	Title: Section line 1
Project Title: Newfold Farm, Brown Edge, Stoke-On-Trent	Vertical Scale: 1:300
Location:	Horizontal Scale: 1:100
Client: Ava Guest C/O Slater & Gordon	Engineer:



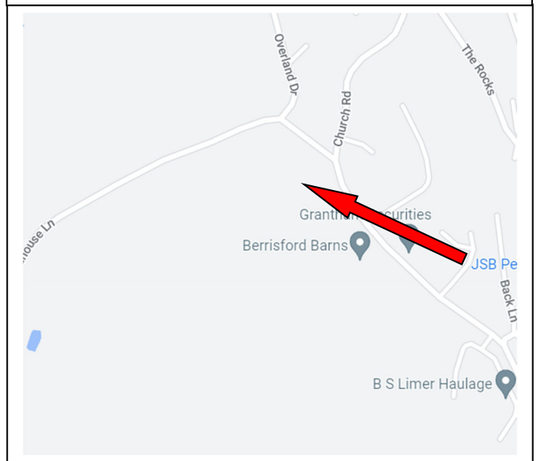
APPENDIX B





All positions are approximate as shown

Site Location



Key:

◉ = GIP Rotary Drillhole Position
(P = Ground Gas Monitoring Standpipe)

GIP Ltd. Ground Investigation & Piling Limited

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Kingswinford, West Midlands, DY6 7XT.
Tel: 01902 459558 Fax: 01902 459085
E-Mail: info@gipuk.com

Title: Mining Investigation at Newfold Farm, Brown Edge, Stoke – On – Trent

Plan Detailing Existing Site Layout & Approximate Exploratory Hole Locations

Client: Ava Guest C/O Slater & Gordon

Scale: Not to Scale	**Date:** February 2023
Contract: 31835	**Drg:** 1

APPENDIX C



General Notes

1. The copyright of this report and other plans and documents prepared by Ground Investigation and Piling Limited are owned by them. No such report plan or document may be produced, published or adapted without their written consent. Copies of this report may, however, be made and distributed by the Client as an expedient in dealing with matters related to its commission.

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3. Professional Indemnity Insurance covering any work, reports or opinion expressed by GIP Limited or any data created in its commission will not engage until all fees are paid.

4. The report and/or opinion will be prepared for the specific purpose stated in the document and in relation to the nature and extent of proposals made available to us at the time of your enquiry. The recommendations should not be used for other schemes on or adjacent to the site without further reference to Ground Investigation and Piling Limited.

5. Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by GIP Ltd for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested. We cannot be held liable for any incorrect information supplied to us.

6. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. GIP Ltd are unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.

7. We are confident that the conclusions drawn from the findings of this investigation and desk study are appropriate for the proposed development. However, we cannot guarantee that they would be accepted by regulatory authorities without question. It is recommended that the reports are submitted and approval gained from such bodies, prior to the undertaking of detailed design, construction work or other irreversible processes.

8. The report will be based on the ground conditions encountered in the exploratory holes together with results of field and laboratory testing in the context of the proposed development. Conditions between exploratory holes have been interpolated, however soils and rock conditions are highly variable and may differ from our interpolation. There may be conditions, appertaining to the site, which may not be revealed by the investigation, and which may not be taken into account in the report.

9. The intrusive environmental site investigation aspects of the Services are limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and 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 quotation or contract between the client and GIP 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.

10. Methods of construction and/or design other than those proposed by the designers or referred to in the report may require consideration during the evolution of the proposals and further assessment of the geotechnical data would be required to provide discussion and recommendation appropriate to these methods.

11. The accuracy of the results reported will depend upon the technique of measurement, investigation and test used and these values should not be regarded necessarily as characteristic of the strata as a whole. Where such measurements are critical, the technique of the investigation will need to be reviewed and supplementary investigation undertaken in accordance with the advice of the company where necessary.

12. Whilst the report may express an opinion on possible configurations of strata between or beyond exploratory holes, or on possible presence of a feature based on either visual, verbal, written, cartographical, photographic or published evidence, this will be for guidance only and no liability can be accepted for its accuracy.

13. Ground conditions should be monitored during the construction of the works and the recommendations of the report re-evaluated on the light of these data by the supervising geotechnical engineers.

14. Any comments on groundwater conditions will be based on observations made at the time of the investigation, unless specifically stated otherwise. It should be noted, however, that the observations are subject to the method and speed of the boring, drilling or excavation and that groundwater levels will vary due to seasonal or other effects. This may have implications on other recommendations, including foundations and excavations.

15. Unless specifically stated, the investigation will not take into account possible effects of mineral extraction, solution features (e.g. in chalk or limestone) and geological faulting.

16. The economic viability of the proposals referred to in the report, or of the solutions put forward to any problems encountered, will depend on very many factors in addition to geotechnical considerations hence its evaluation will be outside the scope of the report.

17. 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. Features (intrusive and sample locations etc) annotated on-site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.