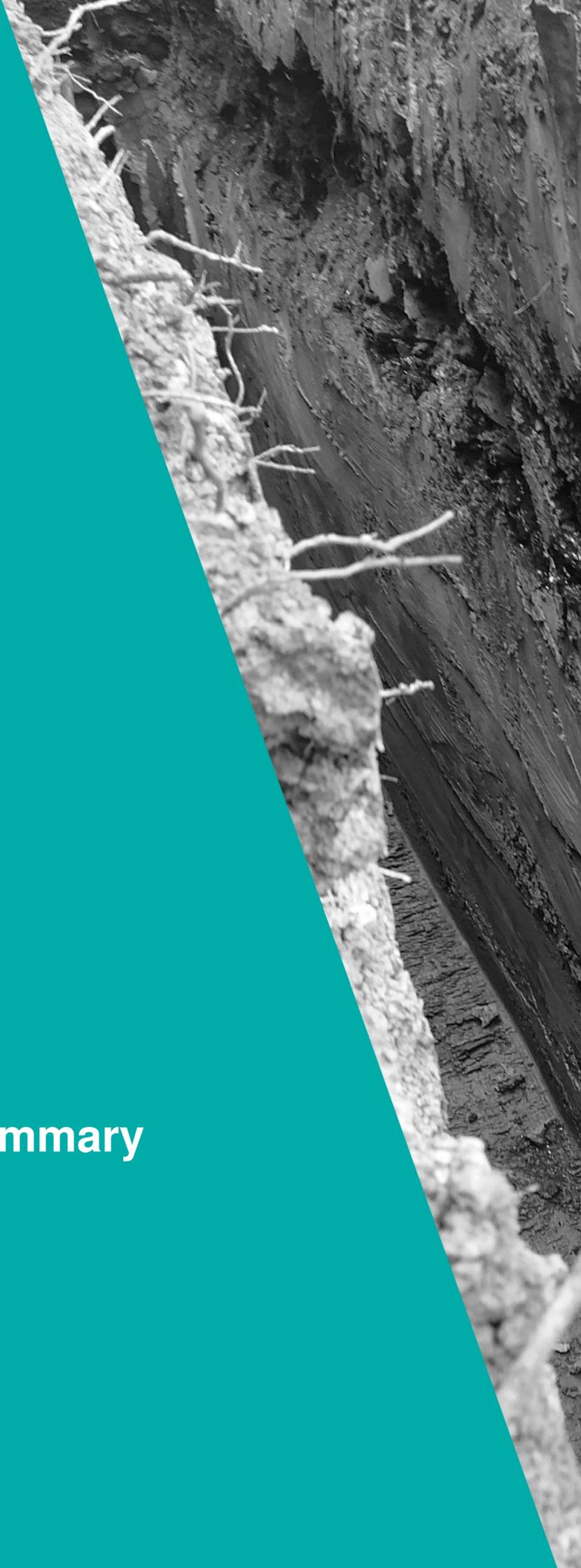


Mining Treatment Summary

Barnburgh Lane, Goldthorpe

Gleeson Developments Ltd

10 March 2026



Will Singleton
Gleeson Developments Ltd
3 Europa Court
Sheffield Business Park
Sheffield S9 1XE

39657-014

10 March 2026

Dear Will,

Barnburgh Lane, Goldthorpe

This report has been prepared in response to the following planning condition:

- 19 Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason: In accordance with Local Plan Policy CL1 Contaminated and Unstable Land.

Eastwood & Partners have previously completed the following reports for the site for Gleeson Developments:

- A "Desk Study", referenced CAT/KE/KLG/39657-001 and dated 18 March 2016; and
- A "Phase 2 Geotechnical and Geo-environmental Site Investigation, Issue 3", referenced CAT/KE/LW/39657-003 dated 29 March 2022.

Ten rotary boreholes were completed as part of the Phase 2 site investigation. The base of the Shafton coal was encountered from around 6 m bgl in the south of the site (BH09), deepening to 18.5 m bgl in the north (BH01). Eight of the ten boreholes recorded evidence of workings (i.e. soft or broken ground); the workings were encountered from as shallow as 2.5 m depth in BH09.

In the boreholes where solid coal was encountered, the seam was recorded to be 1.4 m (BH02) and 2 m (BH08) thick. The seam was recorded to be 1.6 m thick below the adjacent Phase 2 development; this thickness was considered for the risk assessment in our Phase 2 report.

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Within the adjacent Phase 2 development, numerous mine features were identified at the surface, including a total of seven shafts and eight crown holes. Evidence of mine features were also recorded during the ground investigation for Phase 3 of the development, including a suspected crown hole in TP05 and reduced strength clays in TP3 (excavated close to BH09). Further unrecorded shafts and crown holes may be present.

Eastwood & Partners subsequently prepared a Pressure Grouting Specification Issue 5, reference 39657-005 and dated 8 August 2023, which detailed the treatment of shallow workings and associated mine entries.

In February 2024, we prepared a Drill & Grout Completion report, reference 39657-008. Pertinent details from this report are as follows:

- The drilling and grouting took place between 3 October and 19 December 2023 by Sirius Drilling Ltd.
- In accordance with our 'Pressure Grouting Specification', grout holes were spaced at 3 m centres for the northern 75% of the site, with an additional 'central' hole added for the southern 25% of the grid where the thickness of competent cover is expected to be less than four times the workable seam thickness.
- Across all 2,140 no. grout holes and the 27 no. test holes, a total of around 1,774 tonnes of grout was injected.
- All foundations should be reinforced with two layers of B785 mesh. Minimum thicknesses range between 300 and 450 mm. Where mine entries greater than 2.1 m wide are present, plot specific foundation designs will be required.

In addition to the above, following the topsoil excavation which was completed between August and September 2023 under the full-time supervision of an archaeologist from SLR Consulting, and the drilling and grouting works, a total of 33 no. possible mine features were encountered, the majority of which are located in the southern ~30%.

In addition to the features identified above, a total of 101 no. grout holes recorded 'soft ground from surface' which do not correlate to the features identified during the surface strip. These grout holes are all located in the southern half of the site, and predominantly in the southern ~30% where the underground workings are at their shallowest; it was expected that the softened ground noted by the drillers was due to collapse of pillar and stall workings, which weakened the overlying ground. The grouting works proved the base of the Shafton seam to

lie from around 5 m depth near the southern boundary up to around 8 m depth below plots 17 and 33, which represent the northern extent of the majority of these features.

Across a number of site visits carried out in 2024 we excavated trenches to investigate these mine entries; the majority of the features were identified as crown holes, or found no feature at all, whilst seven features were identified to be shafts.

The following reinforced concrete caps have been designed for the shafts:

Drawing	Mine Entry	Location
39657-030	MF01	Below plots 51 & 52 & highway
39657-031	MF02	Below highway near plot 5
39657-032	MF03	Below highway near plot 6
39657-033	MF04	Below highway near plot 15
39657-034	MF36	Below plot 33
39657-035	MF38	Below highway near plot 17
39657-036	MF61	Below plots 26/27

In summary, workings within the Shafton coal seam have been treated by a drill and grout programme, as have mine entries associated with these workings. Overlying plot foundations have been thickened and reinforced. Where mine entries have been identified as shafts, reinforced concrete caps have been designed and installed. Where caps are located below plots, foundations have been designed to span the caps. No further remedial work in relation to shallow mine workings is therefore considered necessary.

Should you have any queries, please get in touch.

Yours sincerely,



Kate Edwards



Eastwood

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