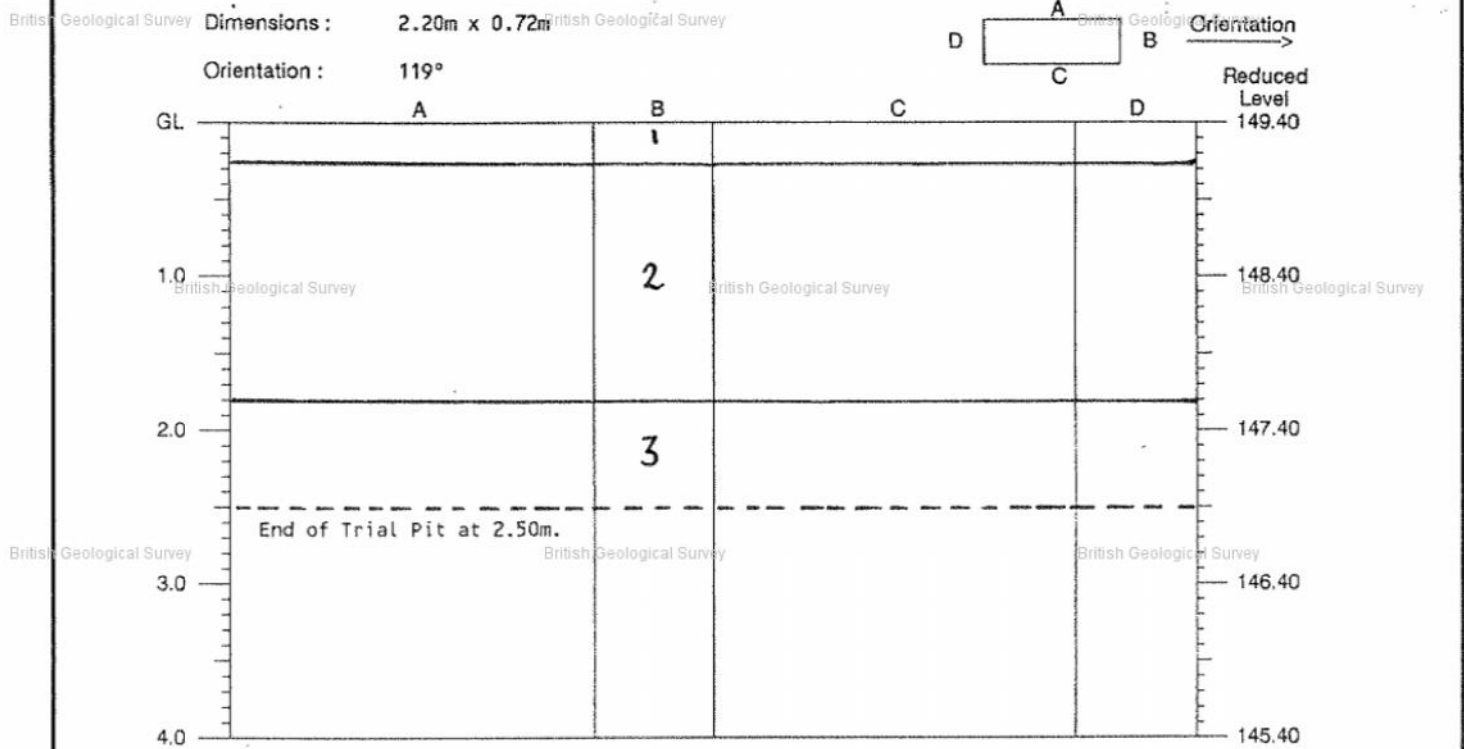




Appendix D BGS Trial Pit Logs

SE30NW 495 3165 0594

**Strata****Samples and Tests**

Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.25	1	TOPSOIL: Friable dark grey and greyish brown slightly sandy very silty clay with a little angular to subrounded fine and medium gravel including occasional pottery fragments	0.10	D	
0.25-1.80	2	Firm to stiff widely spaced vertically fissured orangish brown and orange mottled grey slightly sandy silty CLAY with a little angular and subangular fine, medium and coarse gravel including occasional cobbles of siltstone (completely weathered bedrock). Closed fissures infilled with grey silty clay. Below 0.80m: Stiff. Below 1.60m: Becoming wet with some angular fine, medium and coarse gravel of siltstone	0.50 0.80 1.00 1.00	V(H) V(H) B V(H)	87KPa (94,81,87) 127KPa (102, >140, >140) >140KPa (>140, >140, >140)
1.80-2.50	3	Grey and brown fine grained highly weathered SILTSTONE with a little subangular to rounded ironstone nodules, weak. Recovered as slightly clayey silty slightly sandy angular to subrounded fine, medium and coarse gravel of siltstone including ironstone nodules	2.00 2.50	B D	

Date of Excavation 09/09/98

Equipment JCB 3CX (0.60m bucket)

Stability Remained stable during excavation

Groundwater

No. Struck Behaviour

Not encountered during excavation

Ground Level 149.4 m OD

Logged by DKS
Checked by APH**Remarks**

1. Strata noted to be damp at 1.60m but otherwise the excavation remained dry during excavation.
2. Approximate level taken from drawing JPG 114/1 and /2.

See key sheet and appendices for explanations.

Form 2/0

Trial Pit Record**Project**Development Site, Junction 37, M1
Motorway, Dodworth, near Barnsley
Sterling Capitol plc**Contract**

128203

Trial Pit

TP1

**Exploration Associates**

SE30NW 496 3164 0584

British Geological Survey		Dimensions : 2.30m x 0.72m		British Geological Survey			
British Geological Survey		Orientation : 258°		British Geological Survey			
British Geological Survey		GL		British Geological Survey		Reduced Level 144.10	
British Geological Survey		1.0		British Geological Survey		143.10	
British Geological Survey		2.0		British Geological Survey		142.10	
British Geological Survey		3.0		British Geological Survey		141.10	
British Geological Survey		4.0		British Geological Survey		140.10	

End of Trial Pit at 1.75m.

Strata			Samples and Tests		
Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.20	1	TOPSOIL: Friable grey and light greyish brown slightly sandy silty clay with a little angular fine, medium and coarse gravel including occasional glass and pottery fragments. Occasional angular tabular cobbles of mudstone and siltstone noted	0.10	D	
0.20-0.55	2	Stiff friable orangish brown and orange very silty slightly sandy CLAY with some angular to subrounded gravel of siltstone with occasional ironstone nodules (completely weathered bedrock)	0.30	D	
0.55-1.75	3	Grey and greyish brown fine grained highly weathered SILTSTONE with occasional ironstone nodules, weak. Recovered as slightly clayey slightly sandy silty angular to subrounded fine, medium and coarse gravel with ironstone nodules. Occasional subrounded cobble size ironstone nodules. At 1.75m: Becoming moderately weathered. Difficulty penetrating with JCB bucket	0.80 1.75	B D	

Date of Excavation 09/09/98		Groundwater		Ground Level 144.1 m OD	
Equipment JCB 3CX (0.60m bucket)		No. Struck Behaviour		Logged by DKS	
Stability Remained stable during excavation		Not encountered during excavation		Checked by APH	

Remarks 1. Approximate level taken from drawing JPG 114/1 and /2

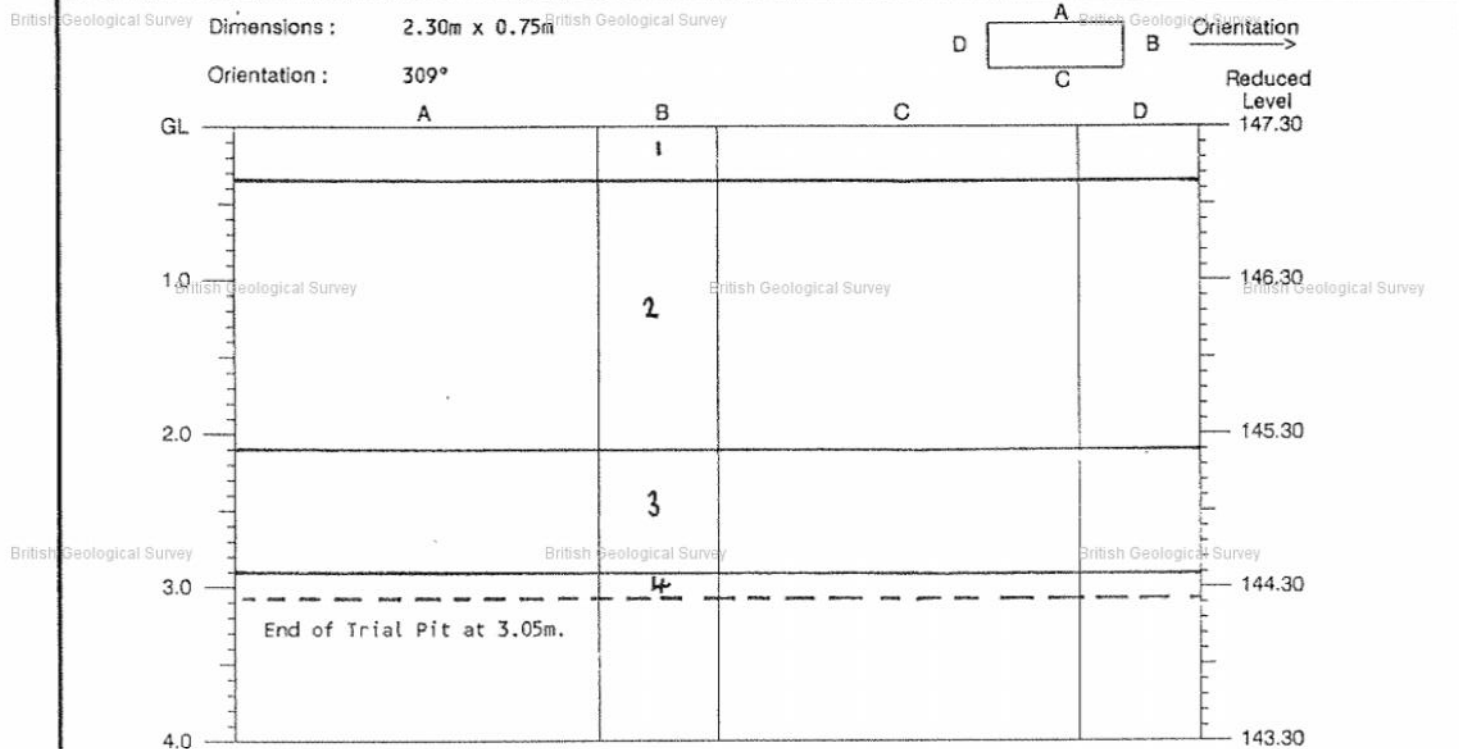
See key sheet and appendices for explanations.

Exploration Associates	Project	Contract
	Development Site, Junction 37, M1 Motorway, Dodworth, near Barnsley Sterling Capitol plc	128203
	Trial Pit	TP2

SE 30NW

497

3173 0594



Strata

Samples and Tests

Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.35	1	TOPSOIL: Friable greyish brown and brown slightly sandy very clayey silt with a little angular fine, medium and coarse gravel including coal, shale, sandstone and siltstone fragments	0.20	D	
0.35-2.10	2	Stiff widely spaced vertically fissured orange and orangish brown slightly sandy silty CLAY with a little angular fine, medium and coarse gravel including coal, siltstone and ironstone nodules (completely weathered bedrock). Below 0.70m: Firm to stiff Between 1.10m and 1.20m: Becoming dark grey and black with some angular fine and medium coal fragments (completely weathered coal seam)	0.50 0.70 1.00 1.20	V(H) V(H) B D	112KPa (133,100,104) 81KPa (88,78,76) 96KPa (98,92,98)
2.10-2.90	3	Grey occasionally greyish brown fine grained highly weathered slightly sandy SILTSTONE, weak. Recovered as slightly sandy silty angular fine, medium and coarse gravel of siltstone	2.40	B	
2.90-3.05	4	Light brown, greyish green and brown highly to moderately weathered SHALE, weak to moderately weak. Recovered as slightly silty slightly sandy angular fine, medium and coarse gravel of shale with occasional tabular cobbles	3.00	D	

Date of Excavation 09/09/98
Equipment JCB 3CX (0.60m bucket)
Stability Remained stable during excavation

Groundwater
No. Struck Behaviour
Not encountered during excavation

Ground Level 147.3 m CD

Logged by JKS
Checked by APH

Remarks

1. Approximate level taken from drawing JPS 114/1 and /2

See key sheet
and appendices
for explanations.

Form 2/C

Trial Pit Record

Project

Development Site, Junction 37, M1
Motorway, Dodworth, near Barnsley
Sterling Capital plc

Contract

23203

Trial Pit

TP3



Exploration Associates

SE30NW

498

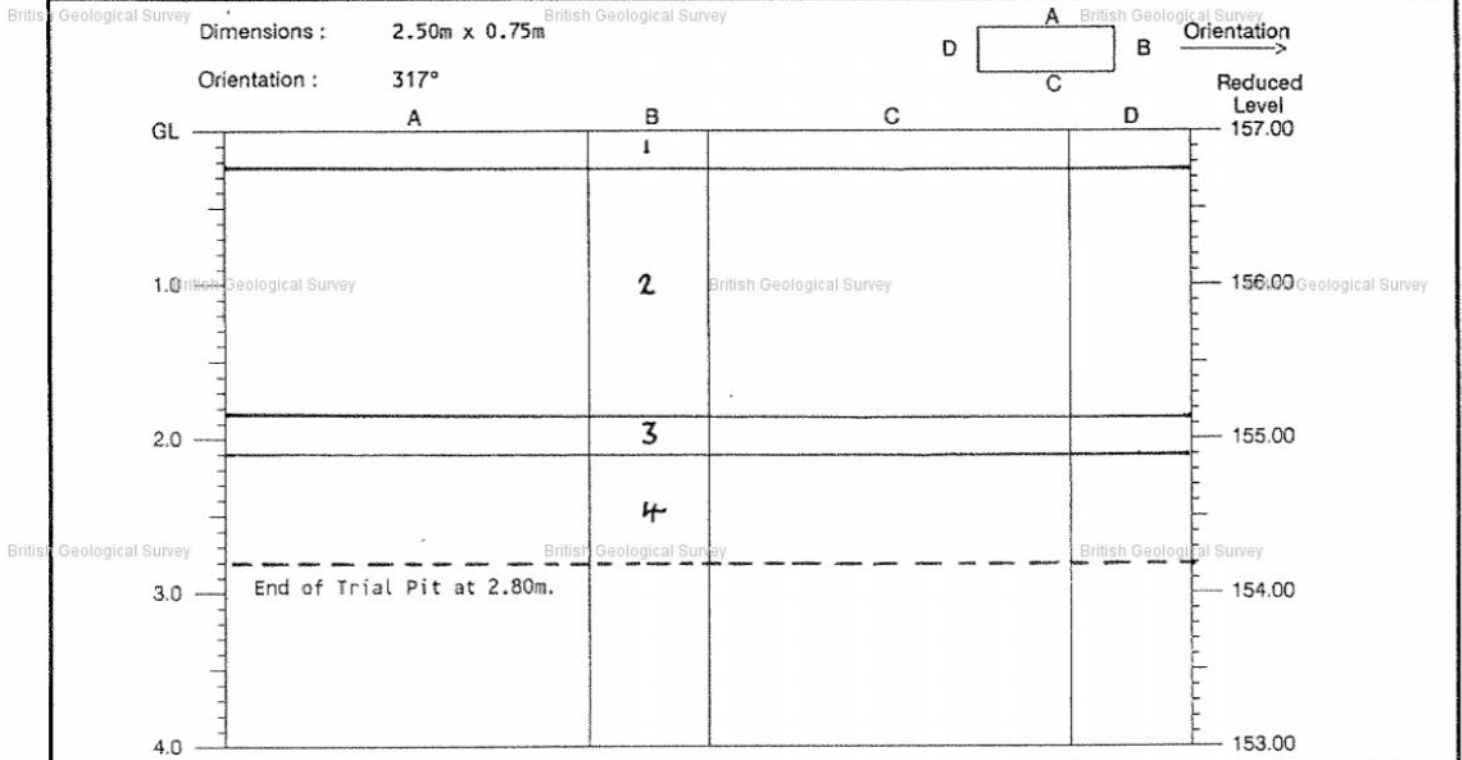
3177 0599

Strata		Samples and Tests			
Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.25	1	TOPSOIL: Friable greyish brown and brown slightly sandy very silty clay with a little angular fine and medium gravel including shale and pottery fragments	0.10	D	
0.25-1.80	2	Firm to stiff widely spaced vertically fissured orange mottled grey slightly sandy silty CLAY (completely weathered bedrock). Below 0.80m: Stiff. Below 1.10m: With a little angular to subrounded fine, medium and coarse gravel. Below 1.30m: Becoming friable	0.50 0.80 1.00 1.30	V(H) V(H) S V(H)	79KPa (82,75,80) 139KPa (>140, 138,138) 135KPa (130,137, >140)
1.80-2.70	3	Grey mottled orangish brown fine grained slightly sandy highly to moderately weathered SILTSTONE with a little subrounded and rounded ironstone nodules, weak to moderately weak. Recovered as slightly sandy silty angular to rounded fine, medium and coarse gravel of siltstone with occasional subrounded and rounded cobble and boulder size ironstone nodules. Below 2.50m: With frequent thin bands of fine grained sandstone	2.00 2.60	S D	
Date of Excavation 09/09/98		Groundwater		Ground Level 148.7 ± CD	
Equipment JCB 3CX (0.60m bucket)		No. Struck Behaviour		Logged by CKS	
Stability Remained stable during excavation		Not encountered during excavation		Checked by APH	
Remarks 1. Approximate level taken from drawing JSG 1'4/1 and /2 See key sheet and appendices for explanations.					
Trial Pit Record		Project		Contract	
Exploration Associates		Development Site, Junction 37, M1 Motorway, Dodworth, near Barnsley Sterling Capital plc		128293	
				Trial Pit TP4	

SE30NW

501

3166 0613



Strata

Samples and Tests

Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.25	1	TOPSOIL: Friable grey and greyish brown silty sandy clay with a little angular fine, medium and coarse gravel including glass and pottery	0.10	D	
0.25-1.85	2	Stiff orange mottled grey slightly sandy silty CLAY with a little angular fine, medium and coarse gravel including coal. Between 0.80m and 0.95m: Highly to completely weathered coal seam. Below 0.95m: Alternating thin seams of highly to completely weathered coal seams and stiff grey slightly sandy silty clay	0.50	V(H)	115KPa (106,123, 117)
			0.80	B	
			0.80	V(H)	125KPa (137,122, 115)
			0.85	D	
			1.00	V(H)	103KPa (100,99, 110)
			1.50	D	
1.85-2.10	3	Greyish brown and grey highly weathered SILTSTONE seatearth, weak. Recovered as clayey silty angular fine and medium gravel of siltstone			
2.10-2.80	4	Orangish brown moderately to highly weathered SHALE, weak to moderately weak. Recovered as silty sandy angular fine, medium and coarse gravel of siltstone. Below 2.70m: Bands of siltstone noted within shale. Moderately weathered, moderately weak.	2.20	B	
			2.80	D	

Date of Excavation 10/09/98

Equipment JCB 3CX (0.60m bucket)

Stability Remained stable during excavation

Groundwater

No. Struck Behaviour

Not encountered during excavation

Ground Level 157.00 m OD

Logged by OKS
Checked by APH

Remarks

1. Approximate level taken from drawing JPG 114/1 and /2

See key sheet
and appendices
for explanations.

British Geological Survey

British Geological Survey

Form 2/0

Trial Pit Record

Project

Development Site, Junction 37, M1
Motorway, Dodworth, near Barnsley
Sterling Capital plc

Contract

128203

Trial Pit

TP7



Exploration Associates

SE30NW

503

3174 0604

Strata		Samples and Tests			
Depth (m)	No.	Description	Depth (m)	Type	Results
0.00-0.20	1	TOPSOIL: Friable greyish brown and brown silty sandy clay with a little angular fine, medium and coarse gravel including brick, glass, shale and sandstone	0.10	D	
0.20-1.90	2	Stiff orange mottled grey occasionally black silty CLAY with a little angular to subrounded fine and medium gravel including occasional ironstone nodules (completely weathered bedrock). Below 1.20m: Becoming friable	0.50	V(H)	113KPa (120,122, 97)
			0.80	V(H)	122KPa (>140, 138,118)
			1.00	V(H)	139KPa (>140, 138,>140)
1.90-2.55	3	Orangish brown mottled dark brown occasionally grey and black highly to moderately weathered SHALE with occasional subrounded and rounded fine, medium, coarse and cobble size ironstone nodules, weak to moderately strong. Recovered as silty sandy angular to rounded fine, medium and coarse gravel of shale with occasional ironstone nodules. Below 2.50m: Moderately weathered. Penetration difficult with JCB bucket	1.30	D	
			2.35	B	

Date of Excavation 10/09/98		Groundwater		Ground Level 150.4 m OD	
Equipment JCB 3CX (0.60m bucket)		No. Struck Behaviour		Logged by DKS	
Stability Remained stable during excavation		Not encountered during excavation		Checked by APH	

Remarks 1. Approximate level taken from drawing JPG 1'4" and 1/2		
See key sheet and appendices for explanations.		

Trial Pit Record		Project		Contract	
 Exploration Associates		Development Site, Junction 37, M1 Motorway, Oadworth, near Barnsley Sterling Capital plc		128203	
				Trial Pit TP9	

SE30NW

S31

3183 0595

British Geological Survey

British Geological Survey

British Geological Survey

FWS CONSULTANTS

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	37
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.20	0.20	DISTURBED GROUND: firm to stiff/friable, grey-brown silty clay topsoil containing straw
1.20	1.00	Stiff, becoming friable, mottled grey/orange-brown silty CLAY
1.40	0.20	Weak, grey/grey-brown SILTSTONE (highly weathered bedrock)

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP37/1	0.00 - 0.20	topsoil
TP37/2	0.20 - 1.20	silty clay

SE30NW

S34

3167 0589

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	40
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.15	0.15	DISTURBED GROUND: very stiff/friable, grey-brown silty clay topsoil containing rootlets
1.05	0.90	Stiff to very stiff, mottled grey/orange-brown silty CLAY
1.25	0.20	Weak, black COAL (highly weathered bedrock)
1.50	0.25	Stiff to very stiff/friable, mottled grey/orange-brown silty CLAY

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP40/1	0.00 - 0.15	topsoil
TP40/2	0.15 - 1.05	silty clay

FWS CONSULTANTS

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	42
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.15	0.15	DISTURBED GROUND: very stiff/friable, grey-brown silty clay containing rootlets
0.65	0.50	DISTURBED GROUND: very stiff/friable, grey-brown/orange-brown slightly gravelly silty clay containing ironstone nodules, occasional shale and sandstone gravels
0.75	0.10	DISTURBED GROUND: discontinuous, weak, black COAL (highly weathered)
1.20	0.45	Very stiff, mottled grey/orange-brown silty CLAY containing thin coal seam parting
1.30	0.10	Moderately strong, grey-brown SILTSTONE (moderately weathered)

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP42/1	0.00 - 0.15	silty clay
TP42/2	0.15 - 0.65	slightly gravelly silty clay
TP42/3	0.75 - 1.20	silty clay

FWS CONSULTANTS

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	43
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.25	0.25	DISTURBED GROUND: stiff/friable, grey-brown silty clay topsoil containing rootlets
1.00	0.75	DISTURBED GROUND: stiff to very stiff/friable, mottled grey/orange-brown slightly gravelly silty clay containing occasional sandstone gravels and cobbles, and patches of grey clay containing small coal gravels
1.60	0.60	Friable, mottled grey/orange-brown silty CLAY
2.05	0.45	Weak grey/grey-brown SHALE (highly weathered bedrock)

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP43/1	0.00 - 0.25	topsoil
TP43/2	0.25 - 1.00	slightly gravelly silty clay
TP43/3	1.00 - 1.60	silty clay

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	44
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.20	0.20	DISTURBED GROUND: very stiff/friable, grey-brown slightly gravelly silty clay topsoil containing occasional sandstone gravels, isolated brick fragments, and rootlets
1.25	1.05	Stiff to very stiff/friable, mottled grey/orange-brown gravelly sandy silty CLAY containing sandstone gravels, cobbles, and isolated boulders
1.25	0.00	Moderately strong, grey/orange-brown SANDSTONE (moderately weathered bedrock)

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Excavator unable to penetrate below 1.25 m.
- 4 Sidewalls stable.

SAMPLES:

TP44/1	0.00 - 0.20	topsoil
TP44/2	0.20 - 1.20	sandy silty clay

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	45
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.20	0.20	DISTURBED GROUND: stiff/friable, grey-brown silty clay topsoil containing straw
1.30	1.10	Stiff to very stiff, mottled grey/orange-brown silty CLAY

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP45/1	0.00 - 0.20	topsoil
TP45/2	0.20 - 1.20	silty clay

SE30NW

540

3169 0604

FWS CONSULTANTS

TRIAL PIT LOG

SITE:	ADJACENT TO JUNCTION 37, M1	TRIAL PIT NO:	46
CLIENT:	Sterling Capitol plc	DATE:	9 September 1998
EXCAVATION PLANT:	JCB 3CX	LOGGED BY:	B Underwood

DEPTH (m)	THICKNESS (m)	DESCRIPTION
0.20	0.20	DISTURBED GROUND: stiff/friable, grey-brown silty clay topsoil containing straw
1.25	1.05	Stiff to very stiff, mottled grey/orange-brown silty CLAY

NOTES:

- 1 Trial pit dry.
- 2 No marked odours or visible oily discolouration.
- 3 Sidewalls stable.

SAMPLES:

TP46/1	0.00 - 0.20	topsoil
TP46/2	0.20 - 1.20	silty clay

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 322
 0588

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 0578

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REV	DESCRIPTION
1	Exploration Area
2	Clear Shallow Dredge
3	Clear Shallow Dredge
4	Clear Shallow Dredge
5	Clear Shallow Dredge
6	Clear Shallow Dredge
7	Clear Shallow Dredge
8	Clear Shallow Dredge
9	Clear Shallow Dredge
10	Clear Shallow Dredge



Appendix E Coal Authority Report



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

CAPITOL PARK
DODWORTH
BARNESLEY
SOUTH YORKSHIRE

Date of enquiry: 03 May 2016
Date enquiry received: 03 May 2016
Issue date: 03 May 2016

Our reference: 51001149327001
Your reference: 2450



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

JPG (LEEDS) LIMITED

Enquiry address

CAPITOL PARK, DODWORTH, BARNSELY, SOUTH YORKSHIRE

How to contact us

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

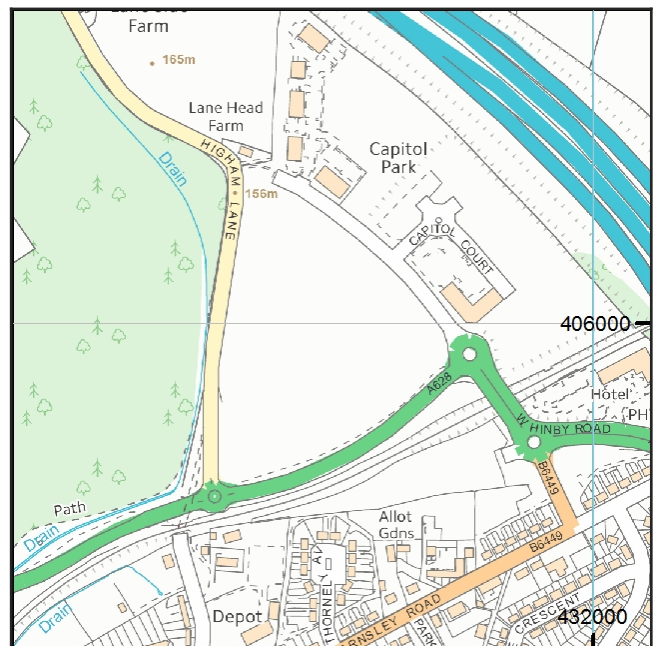
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.gov.uk/coalauthority

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 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 6 seams of coal at 70m to 280m depth, and last worked in 1967.

Any movement in the ground due to coal mining activity should have stopped.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st 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.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

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.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. 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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

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In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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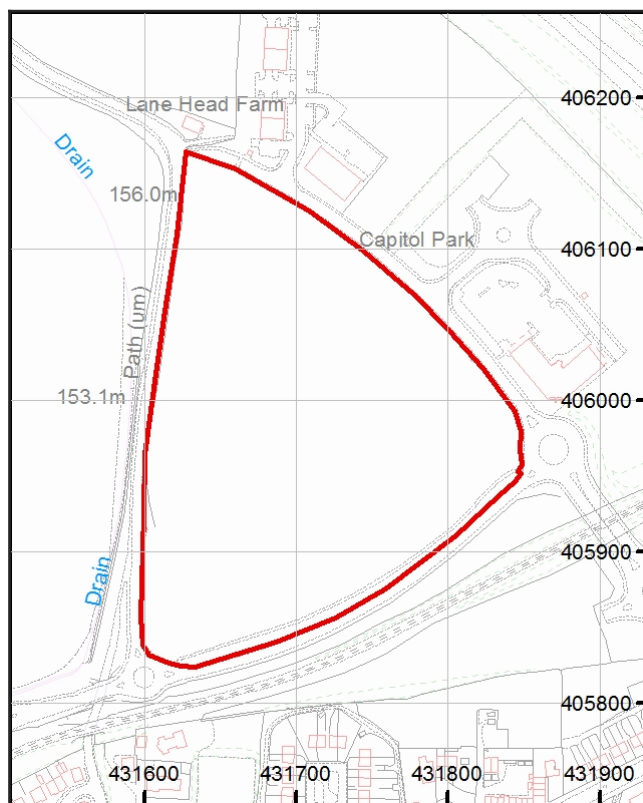
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

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NG18 4RG

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Appendix F Notes on Limitations



General

JPG (Leeds) Ltd have prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from JPG (Leeds) Ltd; a charge may be levied against such approval.

JPG (Leeds) Ltd accepts no responsibility or liability for:

- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and
- b) this document to any third party with whom an agreement has not been executed.

Phase I Desk Study Reports

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JPG (Leeds) Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Geo-Environmental Investigations

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics and ground and groundwater conditions to allow a reasonable assessment of the environmental risks together with engineering and development implications. The objectives of the investigation have been Ltd to establishing the risks associated with potential human targets, building materials, the environment (including adjacent land), and to surface and groundwater.

The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to the areas unoccupied by the building(s) on the site and by buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues may need to be resolved.

For these reasons if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

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 groundwater levels will vary owing to seasonal, tidal and weather related effects.

The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.