



**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company

Coal Mining Risk Assessment

265 Church Road

Bristol

BS5 9HT

Report Ref: B4664/25/1

January 2026

Earth Environmental & Geotechnical (Southern) Ltd
3 Tollbridge Studios
Toll Bridge Road
Bath
BA1 7DE

Tel : 01225 858823

Email southwest@earthenvironmental.co.uk
www.earthenvironmental.co.uk



**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company

COAL MINING RISK ASSESSMENT

265 CHURCH ROAD

BRISTOL

BS5 9HT




FOR

MCGOWAN HAYES PROPERTY LTD

Earth Environmental & Geotechnical (Southern) Ltd
3 Tollbridge Studios
Toll Bridge Road
Bath
BA1 7DE
Tel 01225 858823

Report No. B4664/25/1

January 2026

Report Title:	265 Church Road, Bristol, BS5 7LJ Coal Mining Risk Assessment
Report Reference:	B4664/25/1
Client:	McGowan Hayes Property Ltd
Issue Date:	5th January 2026
Drafted By:	
Reviewed By:	
Authorised By:	

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
	Proposed Development.....	1
	Objective	1
	Sources of Information	2
2.0	SITE LOCATION AND DESCRIPTION.....	3
3.0	ASSESSMENT OF DATA.....	5
	Geological Information	5
	Coal Authority Records	6
4.0	COAL MINING RISK ASSESSMENT	7
	Scope of Coal Mining Risk Assessment.....	7
	Data Limitations.....	7
	Coal Mining Risks.....	7
	Summary of Risk.....	8
	Proposed Mitigation Strategy	8

APPENDICES

Appendix 1	Coal Authority Mining Report
Appendix 2	Report Limitations

FIGURES

Figure 1	Proposed Development Floor Plan
Figure 2	Site Location Plan
Figure 3	Aerial Photograph Showing Site Location and Surrounding Area
Figure 4	Geological Map Extract
Figure 5	Plan Showing Site Within the Development High Risk (Hatched) Area

TABLES

Table 1	Summary of Potential Risks Associated with Coal Mining Legacy
---------	---------------------------------------------------------------

1.0 INTRODUCTION

Appointment

- 1.1 Earth Environmental & Geotechnical (Southern) Ltd was commissioned by McGowan Hayes Property Ltd (the 'Client'), to undertake a Coal Mining Risk Assessment for a proposed development at 265 Church Road, Bristol, BS5 9HT.
- 1.2 A Coal Mining Risk Assessment is required to support a planning application and to assist with the site design process.

Proposed Development

- 1.3 It is proposed to renovate the existing building into an 8 bedroom dwelling with retail space at the front of the property. It is understood no new buildings will be constructed.
- 1.4 Details of the proposed development are shown in Figure 1 below.

Figure 1 – Proposed Development Floor Plan



Objective

- 1.5 The purpose of the Coal Mining Risk Assessment is to collate available geological, mining and historical data in order to assess the potential for the site to be affected by underground mining. This report has been drafted in accordance with the Coal Authority Coal Mining Risk Assessment Template, January 2011.

Sources of Information

1.6 The Coal Mining Risk Assessment comprises of a review of the following information sources:

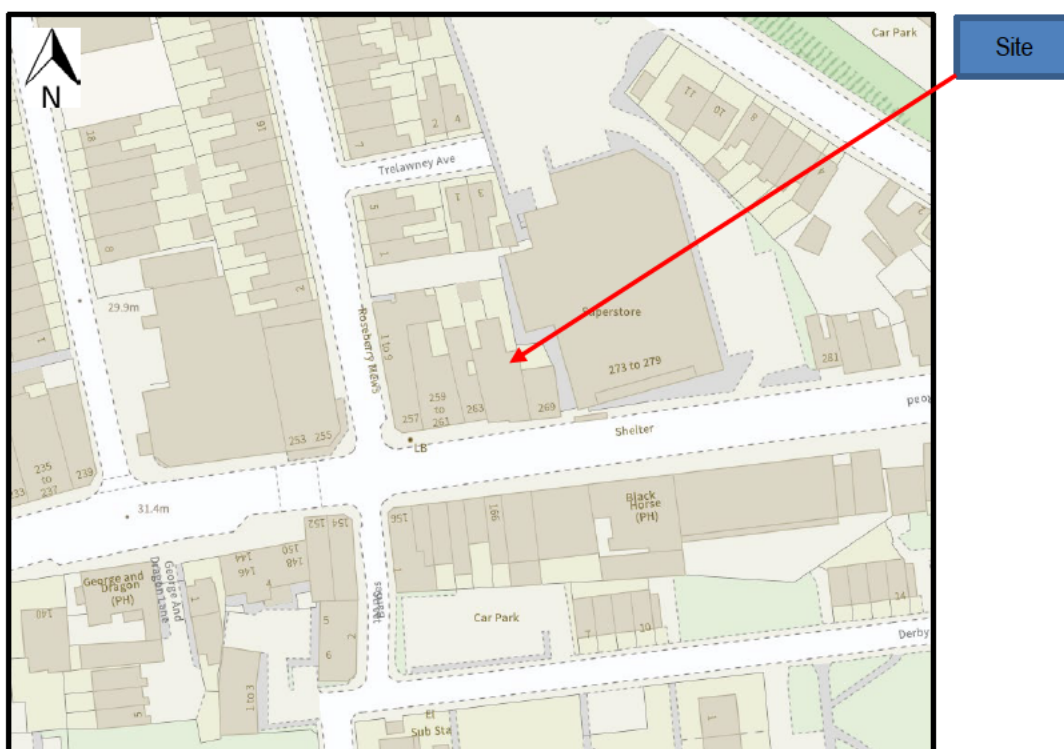
- Online British Geological Survey maps and data.
- Coal Authority Report reference 51003481762001 dated 25th February 2025.
- Coal Authority Interactive Map Viewer.
- British Geological Survey online borehole records.
- Google Earth imagery.
- Geology of the Bristol District, London HMSO 1993.
- Site 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.
- Construction over abandoned mineworkings, CIRIA Special Publication 32, 2002.
- Abandoned Mineworkings, CIRIA 758.



2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located at 265-267 Church Road (A420), Redfield in Bristol at National Grid Reference 361698, 173555 and with a nearest post code of BS5 9HT.
- 2.2 The site location is shown in Figure 2 below.

Figure 2 – Site Location Plan



- 2.3 The site is located in a residential area and is bounded on all sides by houses and associated gardens. There is a Aldi store 10m east and a Tesco store 50m west.
- 2.4 The site is mix use residential and commercial space with a small commercial unit at the front of the property and residential space on the first floor. At the time of writing this report, it is not known if there are any occupants within the building. The commercial space appears to be disused.
- 2.5 The site and surrounding area are shown in Figure 3 overleaf.

Figure 3 – Aerial Photograph Showing Site Location and Surrounding Area

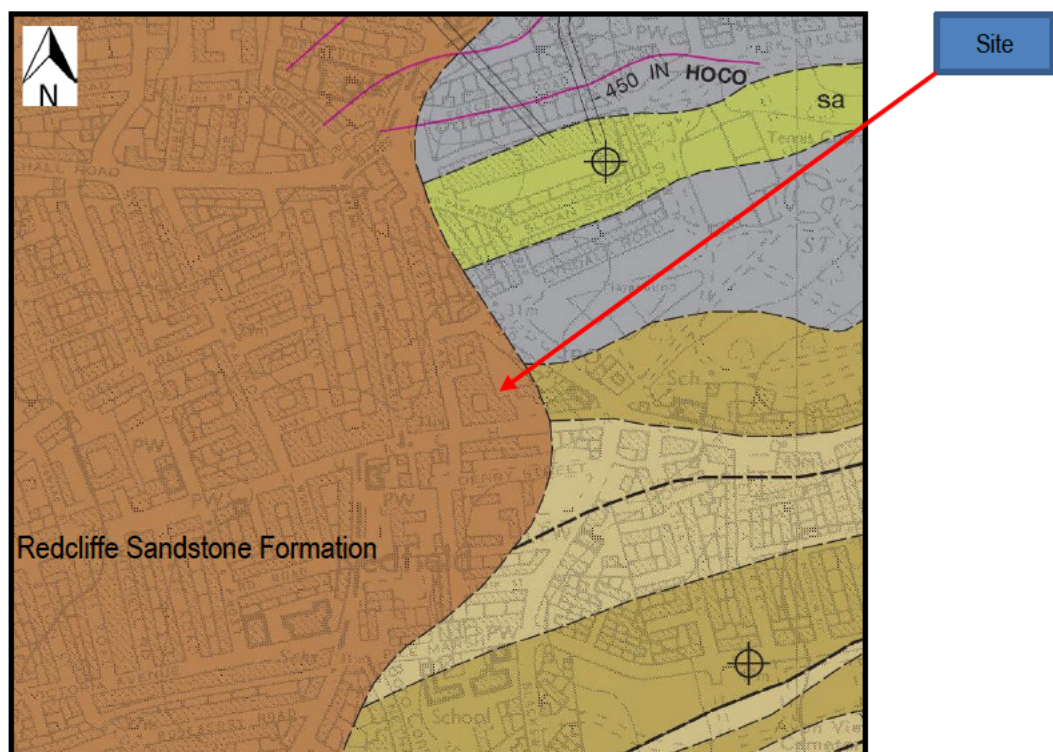


3.0 ASSESSMENT OF DATA

Geological Information

- 3.1 The geology of the site has been determined from acquisition of geological maps for the area and examination of Coal Authority records.
- 3.2 The British Geological Survey (BGS) map and online maps shows that the site is not located on or near an area of infilled land.
- 3.3 The BGS suggests the site is not underlain by superficial or made ground. The bedrock geology beneath the site is the Redcliffe Sandstone Member of Triassic Period, described as distinctive fine to medium grained, deep red, calcareous and ferruginous sandstone, commonly decalcified at shallow depths below the surface, giving rise to an uncemented sand.
- 3.4 The Redcliffe Sandstone lies unconformably over Coal Measures strata.

Figure 4 – Geological Map Extract



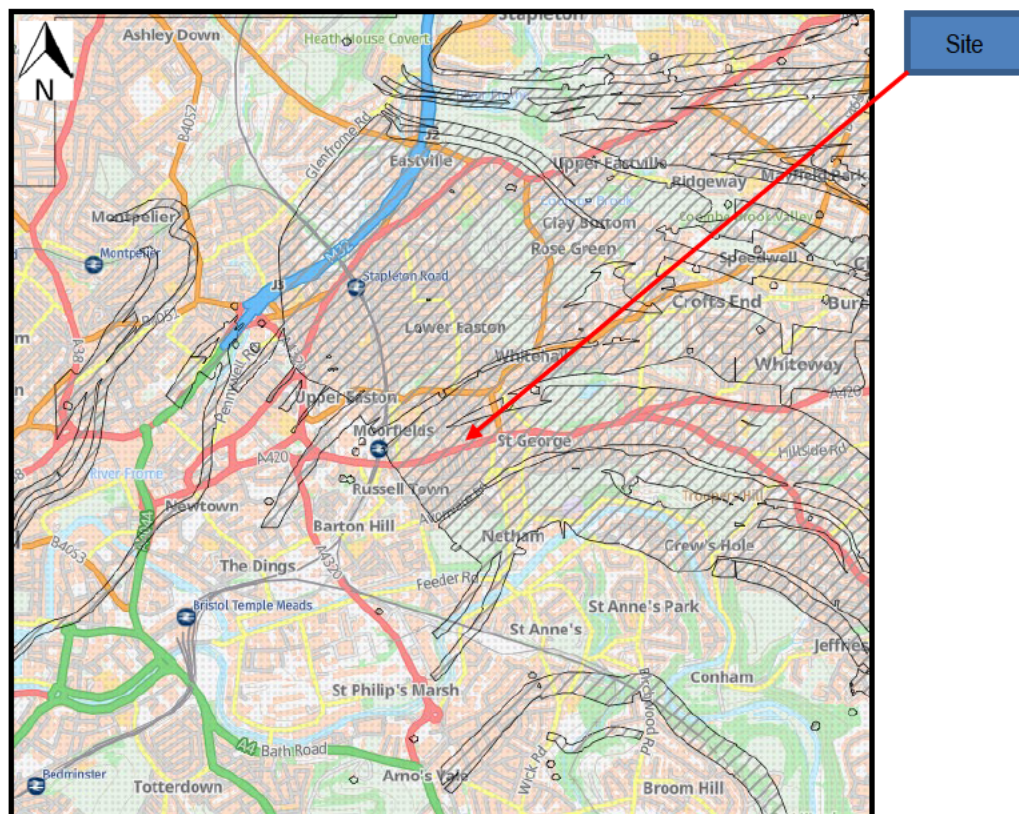
- 3.5 An historical BGS borehole record (BGS ref: ST67SW456) is noted 43m southeast of the site and is situated within the Redcliffe Sandstone Member of Triassic Period. The record is for a discovered well that had been capped with a natural stone and discovered when excavating a slip trench. The approximate dimensions are 700-800mm in diameter and 5500mm depth.

Two historical BGS borehole records, located 93m northwest (BGS ref. ST67SW87) and 96m north-northwest (BGS ref. ST67SW88) show Redcliffe sandstone, thickness 3-5m overlying Coal Measures strata with evidence of coal at approximately 13.4mbgl and 17.4mbgl respectively.
- 3.6 There are no geological faults or other linear features located on or close to the site.

Coal Authority Records

- 3.7 A Coal Authority Mining Report has been acquired for the site and is included in Appendix 1.
- 3.8 The Report indicates there are 17 records of past underground mining beneath the site, the shallowest of which is at 75m depth, the Garden Course coal seam, dipping 41.2° to the southeast with an extraction thickness of 1.2m, last worked in 1900.
- 3.9 The Coal Authority Report indicates the site is underlain by probable unrecorded shallow depth workings.
- 3.10 Examination of the Coal Authority online interactive map viewer indicates the site is located within a Development High Risk Area (DHRA) associated with unrecorded shallow workings.

Figure 5 – Plan Showing Site Within the Development High Risk (Hatched) Area



- 3.11 The site is not within a surface area that currently has any future-planned underground mining.
- 3.12 There are no recorded mine shaft entries located within 100m of the site.
- 3.13 There are no records of subsidence within 50m of the site since 31st October 1994, caused by coal mine workings. There is no record of any request having been made to carry out preventive works before coal is worked.
- 3.14 The Coal Authority has no record of mine gas emissions or coal outcrops within 250m of the site.

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 so as 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 invariably, 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 works and mine entries resulting in build-up 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 mineworkings.

Summary of Risk

- 4.7 There are 17 recorded past underground workings or probable unrecorded workings beneath the site, the shallowest of which is 75mbgl, last worked in 1900. These workings are considered at a sufficient depth as to not affect development at the surface.
- 4.8 The site is located within a Development High Risk Area, associated with unrecorded shallow depth mine workings, which could potentially influence development at surface, depending on depth and size. However, the geology beneath the site indicates Coal Measures (and any potential seam workings) are likely to be at depth beneath the Redcliffe Sandstone, which lies unconformably over the Coal Measures.
- 4.9 The proposed development does not include an new-build structures and will refurbish/convert existing buildings for re-use. There are no records of subsidence on or close to the site, which would suggest coal mining legacy features are high risk on site or in the immediate surrounding area.
- 4.10 Providing there is no considerable increase in foundation loadings due to the refurbishment/conversion works it is considered there is a low risk from the proposed development to workings (if present) beneath the site. The advice of a suitably qualified structural engineer should be sought as to likely foundation loadings and any potential increase die to the works being undertaken.
- 4.11 Table 1 below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the above sources of information.

Table 1 – Summary of Potential Risks Associated with Coal Mining Legacy

Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)	Y		Low
Underground coal mining (probable at shallow depths)	Y		Low
Coal Outcrops		N	Low
Mine entries (shafts and adits)		N	Low
Coal mining geology (fissures)		N	Low
Record of past mine gas emissions		N	Low
Recorded coal mining surface hazard		N	Low
Surface mining (opencast workings)		N	Low

Proposed Mitigation Strategy

- 4.12 Based on the above findings the overall risk to the site from coal mining legacy features is low.
- 4.13 No further mitigation measures will be required.

APPENDIX 1

COAL AUTHORITY MINING REPORT



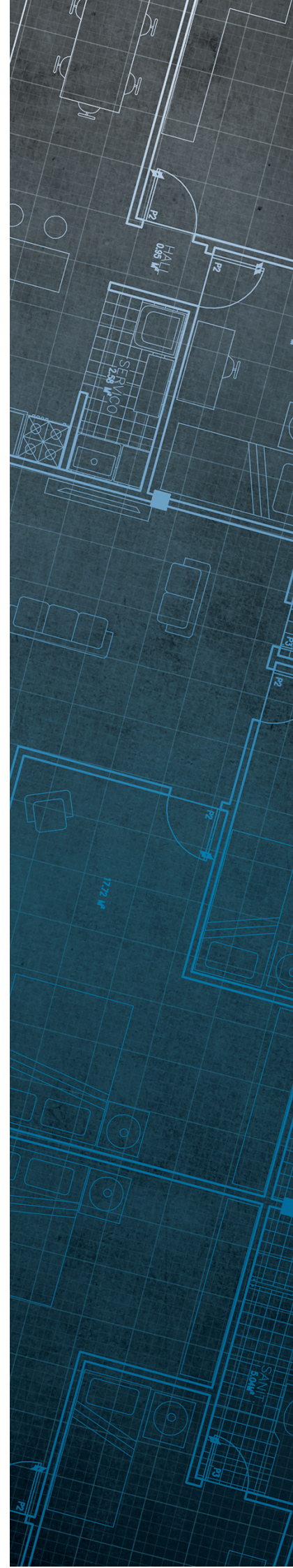
The Coal
Authority

Consultants Coal Mining Report

265-267 Church Road
Redfield
Bristol
Bristol City
BS5 9HT

Date of enquiry:	25 February 2025
Date enquiry received:	25 February 2025
Issue date:	25 February 2025

Our reference:	51003481762001
Your reference:	B4664



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



Enquiry address

265-267 Church Road
Redfield
Bristol
Bristol City
BS5 9HT

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

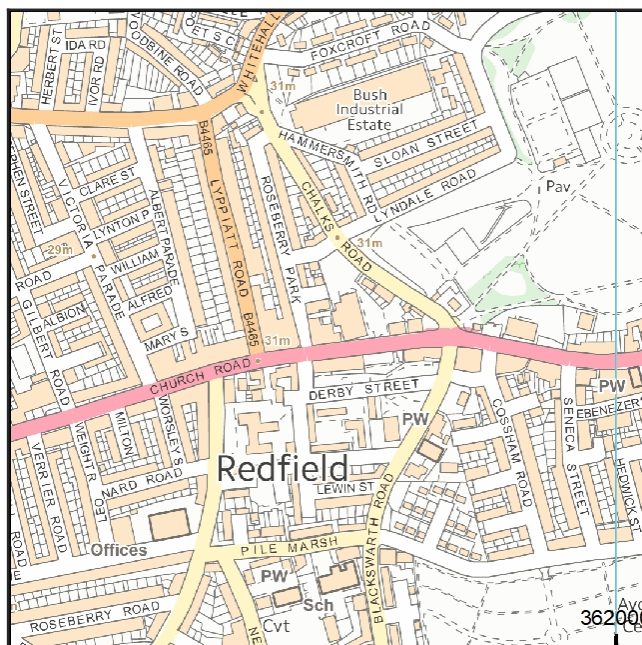
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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

Ordnance Survey Licence number: AC0000820577

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	GARDEN COURSE	Coal	38P5	75	North	41.2	South-East	120	1900
unnamed	GRAIGOG	Coal	3BTF	478	North-West	12.7	South-East	43	1899
unnamed	GRAIGOG	Coal	3BTG	492	North-East	16.0	South	69	1899
unnamed	FOUR FEET	Coal	3VDB	501	North	10.2	South-East	152	1891
unnamed	STRAP LITTLE	Coal	3BU2	504	East	29.4	South-West	76	1890
unnamed	BUTE TOP LEAF	Coal	3B7W	518	North	18.6	South-East	50	1870
unnamed	BUTE TOP LEAF	Coal	387Q	555	North	15.2	South-East	60	1870
unnamed	STRAP LITTLE	Coal	3BU1	566	West	29.3	South	76	1891
unnamed	BUTE TOP LEAF	Coal	3B75	602	North	18.5	South-East	60	1870
unnamed	BUTE TOP LEAF	Coal	387P	604	North-East	19.3	South-East	60	1870
unnamed	RED	Coal	3B9F	614	North-East	0.0	East	60	1873
unnamed	RED	Coal	389K	633	North-East	20.9	South	60	1923
unnamed	FOUR FEET	Coal	3VDP	654	East	16.4	South-West	122	1881
unnamed	THREE FOOT	Coal	3B7K	669	North	19.8	South	90	1887
unnamed	THREE FOOT	Coal	3B7M	685	East	19.0	South	90	1866
unnamed	THREE FOOT	Coal	3B7N	702	East	19.2	South	90	1866
unnamed	FOUR FEET	Coal	3VDO	726	North-East	23.3	South-West	122	1928

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

17639	PO0	SWR3422
2962A		

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

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

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

None recorded within 50 metres of the enquiry boundary.

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.

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.

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.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

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.

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.

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.

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

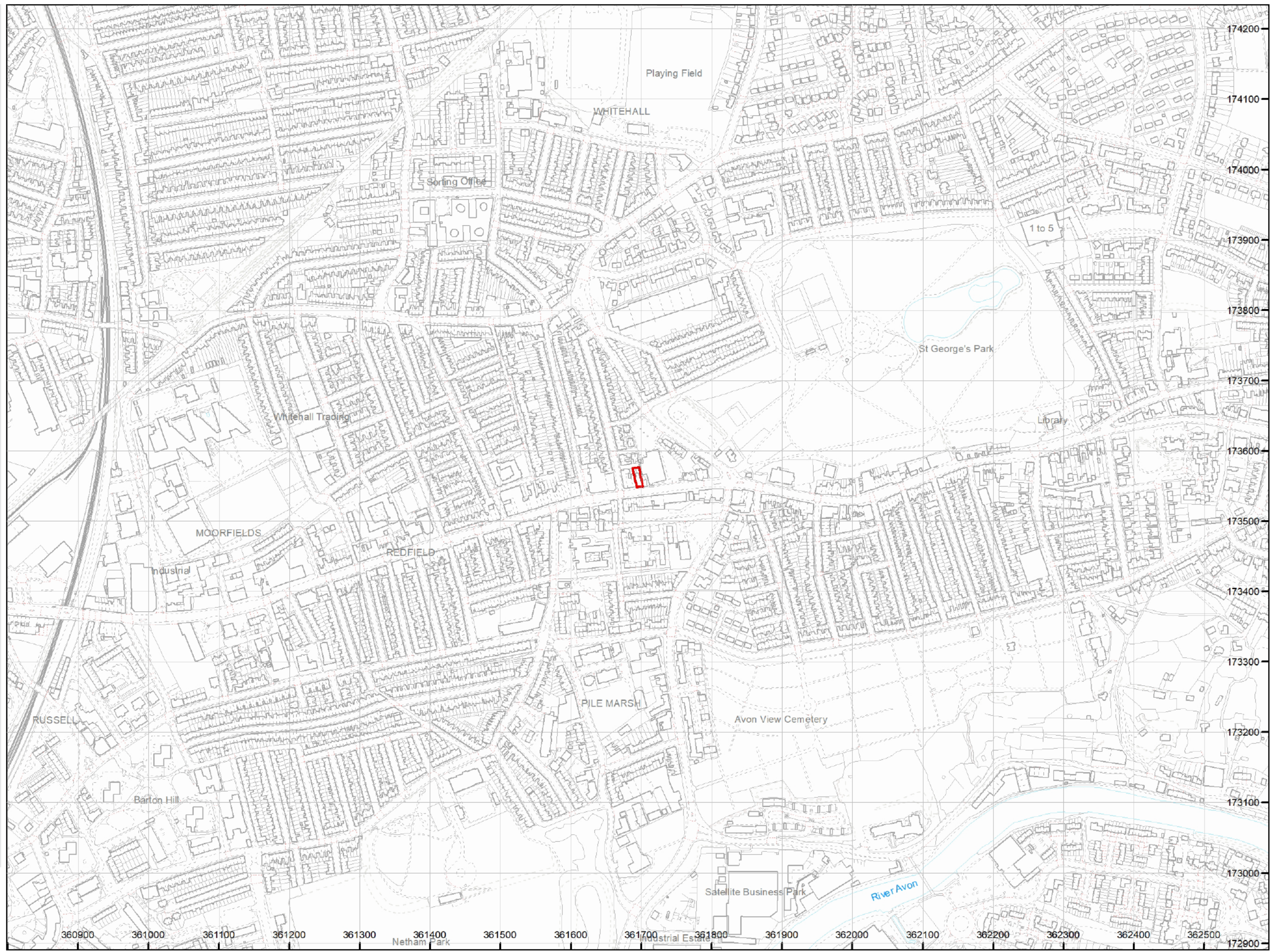
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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 

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



APPENDIX 2

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of 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 2026 and should be read in light of 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.