

Appendix A



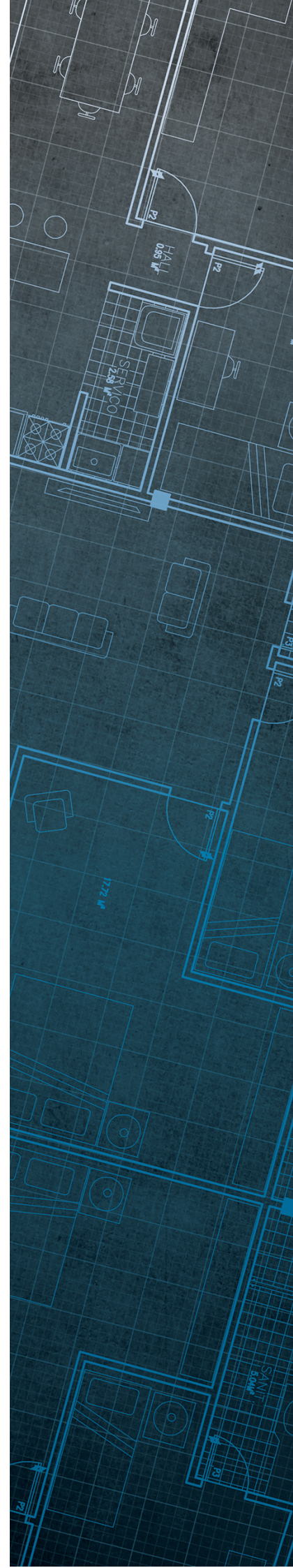
The Coal
Authority

Consultants Coal Mining Report

Talbot Green Si, Land Off A473,
Talbot Green, Llantrisant
Rhondda Cynon Taff

Date of enquiry:	20 December 2024
Date enquiry received:	20 December 2024
Issue date:	20 December 2024

Our reference:	51003470188001
Your reference:	GS-JDR-XCI-F95-LWC



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

GROUNDSURE LIMITED

Enquiry address

Talbot Green Si, Land Off A473, Talbot Green,
Llantrisant
Rhondda Cynon Taff

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

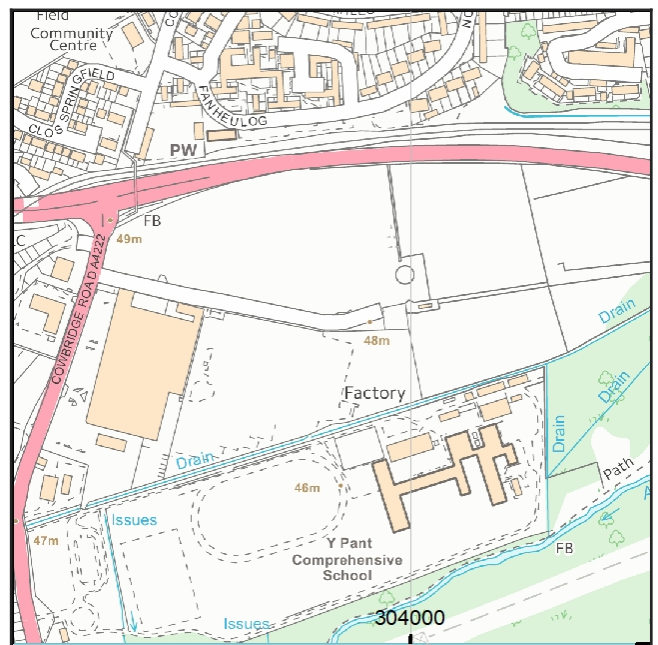
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

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

None available.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
BUTE	Coal	Yes	198.7	East	87
FOUR FOOT	Coal	Yes	30.7	South	89
FOUR FOOT	Coal	Yes	Within	N/A	94
HAFOD	Coal	Yes	35.9	South	80
HAFOD	Coal	Yes	Within	N/A	80
HAFOD	Coal	Yes	45.8	South	89
LOWER NINE FOOT TOP LEAF	Coal	Yes	112.4	East	85
LOWER PENTRE	Coal	Yes	Within	N/A	81
NO.3 RHONDDA	Coal	Yes	Within	N/A	77
TORMYNYDD RIDER NO.2	Coal	No	Within	N/A	97
TWO FOOT NINE	Coal	Yes	Within	N/A	82
TWO FOOT NINE	Coal	Yes	Within	N/A	88
TWO FOOT NINE	Coal	Yes	14.4	South	90
TWO FOOT NINE	Coal	Yes	Within	N/A	91
TWO FOOT NINE	Coal	Yes	Within	N/A	92
TWO FOOT NINE	Coal	Yes	Within	N/A	96
UPPER SIX FEET	Coal	Yes	Within	N/A	81

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property 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

Distance to site investigation (m)	Direction
10.4	South

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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.

Site investigations

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

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

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

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.

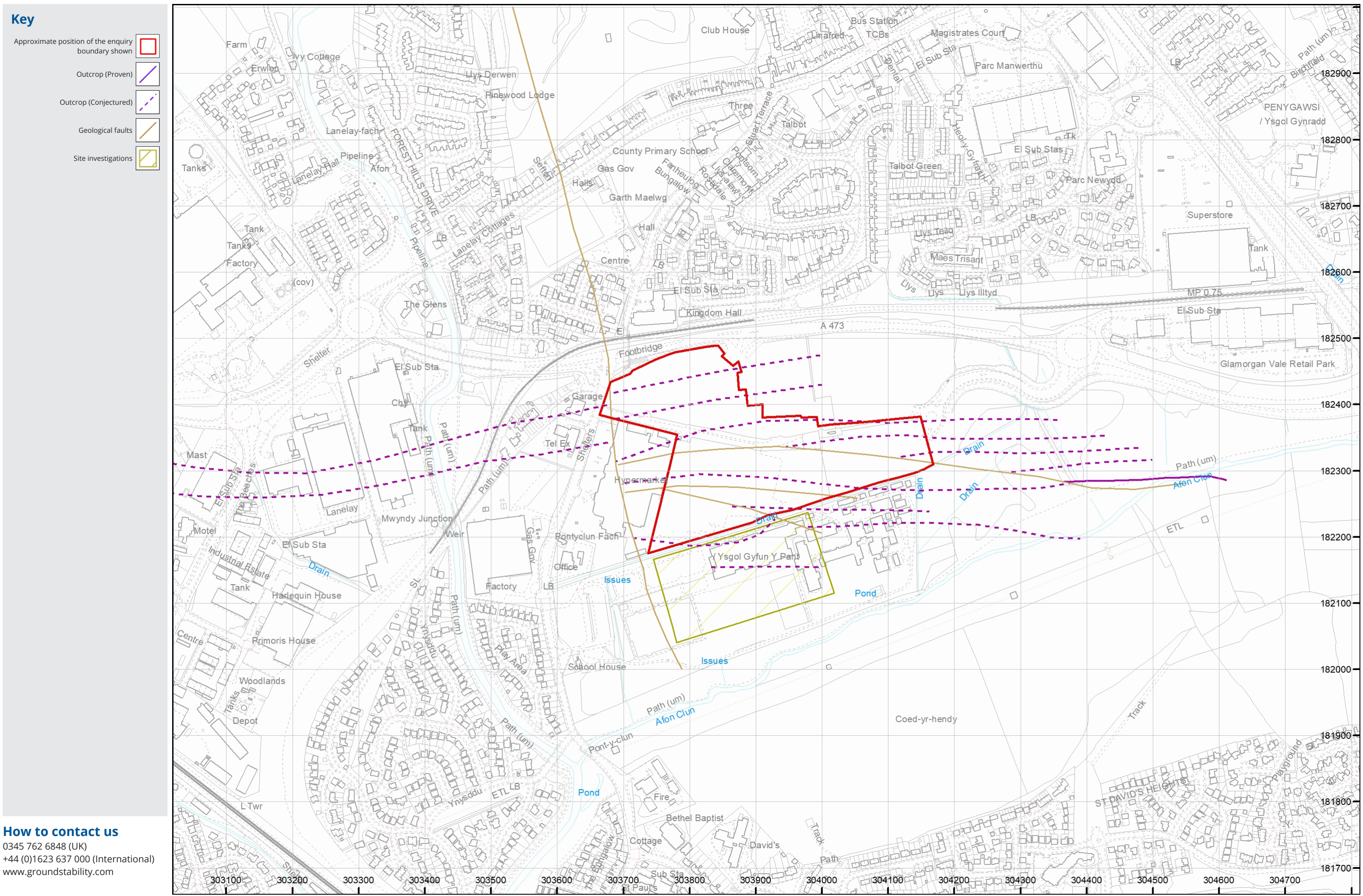
Withdrawal of support notices

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.



Appendix B

Borehole Log



Soil Mechanics

Drilled KO Logged KO Checked AF	Start 20/04/2011 End 20/04/2011	Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.	Depth from 0.00m 17.00m	to 17.00m 30.00m	Diameter 152mm 115mm	Casing Depth 17.00m	Ground Level Coordinates National Grid Chainage	
Samples and Tests			Strata					
Depth	Type & No	Records	Date Casing	Time Water	Description	Depth, Level/ (Thickness)	Legend	Backfill/ Instruments
			20/04/2011	0800	MADE GROUND. (Driller's description).	(0.90)		
1.50-1.95	SPT C	N=6 (1,1/0,2,2,2)			Medium dense becoming dense brown sandy silty sandstone gravel. (Driller's description).	0.90		
3.00-3.45	SPT C	N=18 (4,3/5,4,5,4)						
4.50-4.95	SPT C	N=25 (5,5/5,6,7,7)				(7.10)		
6.00-6.45	SPT C	N=27 (3,5/4,7,7,9)						
7.50-7.95	SPT C	N=35 (6,5/7,9,10,9)			7.00-8.00 m Dense.			
9.00-9.45	SPT C	N=11 (2,3/3,3,2,3)			Dark grey silty clay. (Driller's description).	8.00		
Depth	Type & No	Records	Date Casing	Time Water	Stratum continues to 14.10 m			
Groundwater Entries					Depth Related Remarks *		Chiselling	
No.	Struck (m)	Post strike behaviour	Depth sealed (m)	From	to (m)	Depths (m)	Time	Tools used
1	4.40	Rose to 3.60 m after 20 minutes. Medium inflow	-					
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.					Project Talbot Green Town Centre, Llantrisant		Borehole	
Scale 1:50					Project No. H1024-11		BHR1	
(c) ESGL www.esgl.co.uk 408.24 19/05/2011 15:31:18					Carried out for Valad Developments (Llantrisant) Limited		Sheet 1 of 3	

Borehole Log



Drilled KO Logged KO Checked AF		Start 20/04/2011 End 20/04/2011		Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.		Depth from 0.00m to 17.00m Diameter 152mm to 115mm Casing Depth 17.00m		Ground Level - Coordinates - National Grid - Chainage -	
Samples and Tests					Strata				
Depth	Type & No	Records	Date Casing	Time Water	Description (Continued from Sheet 1)		Depth, Level/ (Thickness)	Legend	Backfill/ Instruments
10.50-10.95	SPT C	N=5 (1,1/0,1,2,2)			Dark grey silty clay. (Driller's description).		(6.10)		
12.00-12.45	SPT C	N=6 (1,2/2,1,2,1)							
13.50-13.95	SPT C	N=14 (2,3/4,4,3,3)							
15.00-15.45	SPT C	N=21 (4,4/5,5,5,6)			Medium dense small to medium sandy gravel. (Driller's description).		14.10		
							(2.60)		
					Sandstone. (Driller's description).		16.70		
					Stratum continues to 30.00 m				
Groundwater Entries					Depth Related Remarks *		Chiselling		
No.	Struck (m)	Post strike behaviour	Depth sealed (m)		From	to (m)	Depths (m)	Time	Tools used
2	17.00	Rose to 9.60 m after 20 minutes. Medium inflow	-						
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.					Project Talbot Green Town Centre, Llantrisant		Borehole		
Scale 1:50					Project No. H1024-11		BHR1		
(c) ESGL www.esgl.co.uk 408.24 19/05/2011 15:31:19					Carried out for Valad Developments (Llantrisant) Limited		Sheet 2 of 3		

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Borehole Log



Soil Mechanics

Drilled KO Logged KO Checked AF		Start 05/04/2011 End 05/04/2011		Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.		Depth from 0.00m 16.50m		to 16.50m 30.00m		Diameter 152mm 115mm		Casing Depth 16.50m		Ground Level Coordinates National Grid Chainage			
Samples and Tests						Strata											
Depth		Type & No		Records		Date Casing		Time Water		Description		Depth, Level/ (Thickness)		Legend		Backfill/ Instruments	
						05/04/2011		0800		Brown sandy silty sandstone gravel with large sandstone rounded cobbles. (Driller's description).		(9.30)					
										Sandy brown silt. (Driller's description).		9.30					
Depth		Type & No		Records		Date Casing		Time Water		Stratum continues to 12.00 m							
Groundwater Entries						Depth Related Remarks *						Chiselling					
No.		Struck (m)		Post strike behaviour		Depth sealed (m)				From to (m)		Depths (m)		Time		Tools used	
1		6.00		Rose to 5.53 m after 20 minutes. Medium flow		-											
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.						Project Talbot Green Town Centre, Llantrisant						Borehole BHR2					
Scale 1:50						Project No. H1024-11						Sheet 1 of 3					
(c) ESGL www.esgl.co.uk 408.24 19/05/2011 15:31:24						Carried out for Valad Developments (Llantrisant) Limited											

Borehole Log



Soil Mechanics

Drilled KO Logged KO Checked AF		Start 05/04/2011 End 05/04/2011		Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.		Depth from 0.00m 16.50m		to 16.50m 30.00m		Diameter 152mm 115mm		Casing Depth 16.50m		Ground Level Coordinates National Grid Chainage		-					
Samples and Tests						Strata															
Depth		Type & No		Records		Date Casing		Time Water		Description (Continued from Sheet 1)						Depth, Level/ (Thickness)		Legend		Backfill/ Instruments	
										Sandy brown silt. (Driller's description).						(2.70)					
										Brown and grey silty clay. (Driller's description).						12.00					
																(1.40)					
13.50-13.95		SPT C		N=48 (7,10/11,11,12,14)						Red silty clay with small to medium sandy sandstone gravel. (Driller's description).						13.40				2	
																(2.20)					
15.00-15.21		SPT C		50 (20,5/50 for 60mm)																	
16.00-16.13		SPT C		50 (25/50 for 55mm)						Dense grey sandstone. (Driller's description).						15.60					
17.50-17.64		SPT C		50 (25/50 for 64mm)																	
Depth		Type & No		Records		Date Casing		Time Water		Stratum continues to 30.00 m											
Groundwater Entries						Depth Related Remarks *						Chiselling									
No.		Struck (m)		Post strike behaviour		Depth sealed (m)				From		to (m)		Depths (m)		Time		Tools used			
2		13.50		Rose to 6.80 m after 20 minutes. Fast flow		-															
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.						Project Talbot Green Town Centre, Llantrisant						Borehole BHR2									
Scale 1:50						Project No. H1024-11						Sheet 2 of 3									
(c) ESGL www.esgl.co.uk 408.24 19/05/2011 15:31:25						Carried out for Valad Developments (Llantrisant) Limited															

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Drilled	KO	Start	05/04/2011	Equipment, Methods and Remarks	Depth from	to	Diameter	Casing Depth	Ground Level	-
Logged	KO	End	05/04/2011	Lorry Mounted Hands England 36	0.00m	16.50m	152mm	16.50m	Coordinates	-
Checked	AF			Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m.	16.50m	30.00m	115mm		National Grid	-
				Terminated on engineer's instruction.					Chainage	

Scale 1:50

Borehole Log



Drilled KO Logged KO Checked AF		Start 18/04/2011 End 18/04/2011		Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.		Depth from 0.00m 17.50m		to 17.50m 30.00m		Diameter 152mm 115mm		Casing Depth 17.50m		Ground Level Coordinates National Grid Chainage					
Samples and Tests						Strata													
Depth		Type & No		Records		Date Casing		Time Water		Description		Depth, Level/ Thickness		Legend		Backfill/ Instruments			
						18/04/2011		0800		Brown silty clay. (Driller's description).		(0.90)							
1.50-1.95		SPT C		N=15 (2,3/3,4,4,4)						Medium dense becoming dense brown sandy silty sandstone gravel. (Driller's description).		0.90							
3.00-3.45		SPT C		N=22 (3,4/5,6,5,6)															
4.50-4.95		SPT C		N=11 (2,1/2,3,3,3)								(7.20)							
6.00-6.45		SPT C		N=31 (2,3/7,10,7,7)						6.00-7.95 m Dense.									
7.50-7.95		SPT C		N=33 (3,4/7,8,9,9)															
9.00-9.45		SPT C		N=9 (1,2/2,2,3,2)						Dark grey silty clay. (Driller's description).		8.10							
Depth		Type & No		Records		Date Casing		Time Water		Stratum continues to 16.20 m									
Groundwater Entries						Depth Related Remarks *						Chiselling							
No.		Struck (m)		Post strike behaviour		Depth sealed (m)				From		to (m)		Depths (m)		Time		Tools used	
1		2.30		Rose to 1.70 m after 20 minutes. Medium flow															
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.						Project Talbot Green Town Centre, Llantrisant						Borehole BHR4							
Scale 1:50						Project No. H1024-11						Sheet 1 of 3							
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Borehole Log



Soil Mechanics

Drilled KO Logged KO Checked AF		Start 18/04/2011 End 18/04/2011		Equipment, Methods and Remarks Lorry Mounted Hands England 36 Hand excavated inspection pit GL - 1.20m. Rotary open hole 1.20 - 30.00m. Terminated on engineer's instruction.		Depth from 0.00m to 17.50m Diameter 152mm to 115mm Casing Depth 17.50m		Ground Level - Coordinates - National Grid - Chainage -	
Samples and Tests					Strata				
Depth	Type & No	Records	Date Casing	Time Water	Description (Continued from Sheet 1)		Depth, Level/ (Thickness)	Legend	Backfill/ Instruments
10.50-10.95	SPT C	N=5 (1,0/1,1,2,1)			Dark grey silty clay. (Driller's description).				
12.00-12.45	SPT C	N=4 (2,1/1,0,1,2)					(8.10)		
13.50-13.95	SPT C	N=3 (1,0/1,0,1,1)							
15.00-15.45	SPT C	N=6 (1,1/1,1,2,2)							
					Small to medium sandy gravel. (Driller's description).		16.20		
					Limestone. (Driller's description).		17.00		
					Stratum continues to 30.00 m				
Groundwater Entries					Depth Related Remarks *		Chiselling		
No.	Struck (m)	Post strike behaviour	Depth sealed (m)		From to (m)		Depths (m)	Time	Tools used
2	16.50	Rose to 1.80 m after 20 minutes. Fast flow	-						
Notes: For explanation of symbols and abbreviations see key sheet. All depths and reduced levels in metres. Stratum thickness given in brackets in depth column.					Project Talbot Green Town Centre, Llantrisant		Borehole		
Scale 1:50					Project No. H1024-11		BHR4		
(c) ESGL www.esgl.co.uk 408.24 19/05/2011 15:31:37					Carried out for Valad Developments (Llantrisant) Limited		Sheet 2 of 3		

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Appendix C

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Residential & Commercial Development (CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.

Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 48.90 mOD

Easting: 303799 m

Northing: 182419 m

RO201

Start date: 23/09/2025




Driller: APEX-DT.

End date: 24/09/2025

Logged by: APEX-DT.

Backfill date: 24/09/2025

Date logged: 23/09/2025

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/Installations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/Standing	Depth (Thickness)	mOD	
							0.5	SAND and GRAVEL. Driller's description only. (Probable Made Ground overlying RIVER TERRACE DEPOSITS).					
							1.0						
							1.5						
							2.0						
							2.5						
							3.0						
							3.5						
							4.0						
							4.5						
							5.0						
							5.5						
							6.0						
							6.5						
							7.0						
							7.5						
							8.0	MARL. Driller's description only. (Probable COAL MEASURES).					
							8.5						
							9.0						
							9.5						
							10.0						
							10.5						
							11.0						
							11.5						
							12.0						
							12.5						
							13.0						
							13.5						
							14.0						
							14.5	Red SANDSTONE. Driller's description only. (Probable COAL MEASURES).					
							15.0						
							15.5						
							16.0						
							16.5						
							17.0						
							17.5						
							18.0						
							18.5						
							19.0						
							19.5						

Progress & Standing Water Levels					Water Strikes											Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth	

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Coal Mine &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 48.90 mOD

Easting: 303799 m

Northing: 182419 m

RO201

Start date: 23/09/2025

Driller: APEX-DT.

End date: 24/09/2025

Logged by: APEX-DT.

Backfill date: 24/09/2025

Date logged: 23/09/2025

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							20.5	Red SANDSTONE. Driller's description only. (Probable COAL MEASURES).			(7.20)		
							21.0						
							21.5						
							22.0						
							22.5						
							23.0						
							23.5						
							24.0				23.90	25.00	
							24.5						
							25.0						
							25.5	SANDSTONE with MUDSTONE bands. Driller's description only. (Probable COAL MEASURES).					
							26.0						
							26.5						
							27.0						
							27.5						
							28.0						
							28.5						
							29.0						
							29.5						
							30.0						
							30.5						
							31.0						
							31.5						
							32.0						
							32.5						
							33.0						
							33.5						
							34.0						
							34.5						
							35.0						
							35.5						
							36.0						
							36.5						
							37.0				(26.10)		
							37.5						
							38.0						
							38.5						
							39.0						
							39.5						

Progress & Standing Water Levels					Water Strikes											Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth	

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Reservoir &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 48.90 mOD
Easting: 303799 m
Northing: 182419 m

Start date: 23/09/2025
End date: 24/09/2025
Backfill date: 24/09/2025

Driller: APEX-DT.
Logged by: APEX-DT.
Date logged: 23/09/2025

Project No:
9211.02b

RO201

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							40.5	SANDSTONE with MUDSTONE bands. Driller's description only. (Probable COAL MEASURES).					
							41.0						
							41.5						
							42.0						
							42.5						
							43.0						
							43.5						
							44.0						
							44.5						
							45.0						
							45.5						
							46.0						
							46.5						
							47.0						
							47.5						
							48.0						
							48.5						
							49.0						
							49.5						
							50.0						
							50.5			50.00	-1.10		
							51.0						
							51.5						
							52.0						
							52.5						
							53.0						
							53.5						
							54.0						
							54.5						
							55.0						
							55.5						
							56.0						
							56.5						
							57.0						
							57.5						
							58.0						
							58.5						
							59.0						
							59.5						

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Residential & Commercial Development (CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.

Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 46.20 mOD

Easting: 303968 m

Northing: 182296 m

RO202

Start date: 24/09/2025




Driller: APEX-DT.

End date: 25/09/2025

Logged by: APEX-DT.

Backfill date: 25/09/2025

Date logged: 24/09/2025

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							0.5	Dark brown sandy gravelly CLAY. (MADE GROUND).			(0.80)		
							1.0	SAND and GRAVEL. Driller's description only. (Probable RIVER TERRACE DEPOSITS).			0.80	45.40	
							1.5						
							2.0						
							2.5						
							3.0						
							3.5						
							4.0						
							4.5						
							5.0						
							5.5						
							6.0				(10.00)		
							6.5						
							7.0						
							7.5						
							8.0						
							8.5						
							9.0						
							9.5						
							10.0						
							10.5						
							11.0	Silty SAND. Driller's description only. (Probable RIVER TERRACE DEPOSITS).			10.80	35.40	
							11.5						
							12.0						
							12.5						
							13.0						
							13.5						
							14.0						
							14.5						
							15.0						
							15.5						
							16.0				(10.40)		
							16.5						
							17.0						
							17.5						
							18.0						
							18.5						
							19.0						
							19.5						

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter		
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth	

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Coal Mine &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.
Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 46.20 mOD
Easting: 303968 m
Northing: 182296 m

Start date: 24/09/2025
End date: 25/09/2025
Backfill date: 25/09/2025

Driller: APEX-DT.
Logged by: APEX-DT.
Date logged: 24/09/2025

RO202

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							20.5	Silty SAND. Driller's description only. (Probable RIVER TERRACE DEPOSITS).					
							21.0				21.20	25.00	
							21.5	GRAVEL. Driller's description only. (Probable RIVER TERRACE DEPOSITS).					
							22.0						
							22.5						
							23.0				(3.50)		
							23.5						
							24.0						
							24.5						
							25.0	SANDSTONE with MUDSTONE bands. Driller's description only. (Probable COAL MEASURES).			24.70	21.50	
							25.5						
							26.0						
							26.5						
							27.0						
							27.5						
							28.0						
							28.5						
							29.0						
							29.5				(9.30)		
							30.0						
							30.5						
							31.0						
							31.5						
							32.0						
							32.5						
							33.0						
							33.5						
							34.0	MUDSTONE. Driller's description only. (Probable COAL MEASURES).			34.00	12.20	
							34.5				(1.00)		
							35.0				35.00	11.20	
							35.5	COAL. Driller's description only. (Probable COAL MEASURES).					
							36.0				(1.10)		
							36.5	MUDSTONE. Driller's description only. (Probable COAL MEASURES).			36.60	9.60	
							37.0						
							37.5						
							38.0						
							38.5						
							39.0						
							39.5						

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Reservoir &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.
Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 46.20 mOD
Easting: 303968 m
Northing: 182296 m

Start date: 24/09/2025

End date: 25/09/2025

Backfill date: 25/09/2025

Driller: APEX-DT.

Logged by: APEX-DT.

Date logged: 24/09/2025

RO202

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							40.5	MUDSTONE. Driller's description only. (Probable COAL MEASURES).			(10.80)		
							41.0						
							41.5						
							42.0						
							42.5						
							43.0						
							43.5						
							44.0						
							44.5						
							45.0						
							45.5						
							46.0						
							46.5						
							47.0						
							47.5						
							48.0	SANDSTONE. Driller's description only. (Probable COAL MEASURES).			47.40	-1.20	
							48.5						
							49.0						
							49.5						
							50.0						
50.5					50.00	-3.80							
51.0													
51.5													
52.0													
52.5													
53.0													
53.5													
54.0													
54.5													
55.0													
55.5													
56.0													
56.5													
57.0													
57.5													
58.0													
58.5													
59.0													
59.5													

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Residential & Commercial Development (CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.

Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 47.20 mOD

Easting: 303823 m

Northing: 182245 m

RO203

Start date: 25/09/2025





Driller: APEX-DT.

End date: 26/09/2025

Logged by: APEX-DT.

Backfill date: 26/09/2025

Date logged: 25/09/2025

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/Installations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/Standing	Depth (Thickness)	mOD	
							0.5	SAND and GRAVEL. Driller's description only. (Probable Made Ground overlying RIVER TERRACE DEPSOITS).					
							1.0						
							1.5						
							2.0						
							2.5						
							3.0						
							3.5						
							4.0						
							4.5						
							5.0				(10.20)		
							5.5	Silty SAND.					
							6.0						
							6.5						
							7.0						
							7.5						
							8.0						
							8.5						
							9.0						
							9.5						
							10.0						
							10.5				10.20	37.00	
							11.0	SANDSTONE. Driller's description only. (Probable COAL MEASURES).					
							11.5						
							12.0						
							12.5				(4.70)		
							13.0						
							13.5						
							14.0						
							14.5						
							15.0				14.90	32.30	
							15.5						
							16.0						
							16.5						
							17.0						
							17.5						
							18.0						
							18.5						
							19.0						
							19.5						

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Coal Mine &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.

Project No:
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 47.20 mOD

Easting: 303823 m

Northing: 182245 m

Start date: 25/09/2025

End date: 26/09/2025

Backfill date: 26/09/2025

Driller: APEX-DT.

Logged by: APEX-DT.

Date logged: 25/09/2025

RO203

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							20.5	SANDSTONE. Driller's description only. (Probable COAL MEASURES).			(13.20)		
							21.0						
							21.5						
							22.0						
							22.5						
							23.0						
							23.5						
							24.0						
							24.5						
							25.0						
							25.5						
							26.0						
							26.5						
							27.0						
							27.5						
							28.0	MUDSTONE. Driller's description only. (Probable COAL MEASURES).			28.10		19.10
							28.5						
							29.0						
							29.5						
							30.0						
30.5													
31.0													
31.5													
32.0													
32.5													
33.0													
33.5													
34.0													
34.5	COAL. Driller's description only. (Probable COAL MEASURES).			34.50	12.70								
35.0													
35.5	SANDSTONE with MUDSTONE bands. Driller's description only. (Probable COAL MEASURES).			35.30	11.90								
36.0													
36.5													
37.0													
37.5													
38.0													
38.5													
39.0													
39.5													

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.

Earth Science Partnership

Consulting Engineers | Geologists | Environmental Scientists

Project Name:
Proposed Reservoir &
Commercial Development
(CMRA)

Site Location:
Talbot Green.

Client:
Talbot Green Developments Ltd.
9211.02b

Drilling method
Rotary open hole

Equipment
KLEMM.

Ground Level: 47.20 mOD
Easting: 303823 m
Northing: 182245 m

RO203

Start date: 25/09/2025
End date: 26/09/2025
Backfill date: 26/09/2025

Driller: APEX-DT.
Logged by: APEX-DT.
Date logged: 25/09/2025

Core Details and SPT Data							Strata Details			Water	Depth		Backfill/ Install- ations
Depth (Length)	TCR (%)	SCR (%)	RQD (%)	FI	Sample	SPT-N	Depth	Description	Legend	Strikes/ Standing	Depth (Thickness)	mOD	
							40.5	SANDSTONE with MUDSTONE bands. Driller's description only. (Probable COAL MEASURES).			(14.70)		
							41.0						
							41.5						
							42.0						
							42.5						
							43.0						
							43.5						
							44.0						
							44.5						
							45.0						
							45.5						
							46.0						
							46.5						
							47.0						
							47.5						
							48.0						
							48.5						
							49.0						
							49.5						
							50.0						
							50.5				50.00	-2.80	
							51.0						
							51.5						
							52.0						
							52.5						
							53.0						
							53.5						
							54.0						
							54.5						
							55.0						
							55.5						
							56.0						
							56.5						
							57.0						
							57.5						
							58.0						
							58.5						
							59.0						
							59.5						

Progress & Standing Water Levels					Water Strikes										Hole Diameter		Casing Diameter	
Date	Time	Hole Depth	Casing Depth	Water Depth	Date	Time	Strike Depth	Casing Depth	Elapsed Minutes	Depth to Water	Depth Sealed				Hole Depth	Hole Diameter	Casing Diameter	Casing Depth

General Remarks

1. Grid reference approximate only, interpolated from available information.

2. Ground level approximate only, interpolated from Topographical Survey provided by Maska Group after Total Surveying Solutions Ltd (ref: TAL01).

3. Borehole terminated at 50m target depth for mining investigation and backfilled with bentonite.