

MINING ASSESSMENT

TOWER MILLS, MOORFIELD ROAD, ARMLEY

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1.0 INTRODUCTION

- 1.01 Following instructions from KMRE Group Ltd during July 2016, CoDA Structures have undertaken an assessment of mining issues in relation to a proposed residential development adjacent Moorfield Road, Armley, Leeds.
- 1.02 It is proposed to redevelop the former Tower Works site with housing and two apartment blocks.
- 1.03 The site has previously had a planning permission (P/24/438/05/FU) for 9 houses and 53 apartments.

In relation to the site the following reports have been prepared:-

- Geo Environmental Appraisals Reference CO313 dated April 2005 prepared by Sirius Geotechnical and Environmental Ltd (Sirius).

A copy of the Sirius report has been submitted as part of a new planning application for the site.

KMRE Group Ltd have contracted to purchase the site and this report is intended to accompany their planning application on the site for a development of apartments and houses.

Whilst the aforementioned Sirius report has not been formally assigned to KMRE Group Ltd, permission has been granted to use the report to support the new planning application. This Mining Assessment has been prepared with some of the information contained in the Sirius report.

CoDA Structures are not aware of any reason that any of the information contained in the Sirius report are incorrect or inaccurate.

- 1.04 The local authority is Leeds City Council (LCC).

2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

- 2.01 The site is located to the north of Moorfield Road and is approximately 3.0 miles to the west of Leeds City Centre. A site location plan (Fig. 1) is attached in Appendix A.
- 2.02 The Ordnance Survey coordinates for the centre of the overall site are 426200mE and 433740mN.
- 2.03 The overall site is approximately 0.8 hectares.
- 2.04 The site can be accessed from a private road adjacent the south western boundary.

2.05 The general fall of the site is to the north. Site levels range from:-

Location	Level m (AOD)
North western boundary	104.34 – 106.20; 102.33 – 102.53
South eastern boundary	97.88 – 99.23
North eastern boundary	99.04 – 102.33
South western boundary	99.16 – 106.51

2.06 A site topographical survey (Fig. 2) is attached in Appendix B.

3.0 GEOLOGY MINING AND GROUND CONDITIONS

3.01 Geology:

1:25,000 British Geological Survey (BGS) geological sheets for Leeds indicate the following:-

- The site is underlain by Lower Coal Measures (mudrocks) of the Westphalia Age. Sandstone may be present in the south western sector.
- Whilst no faults appear to traverse the site a fault is indicated on the north western boundary of the site.
- Drift deposits are not recorded at the surface.
- Areas of made ground are recorded approximately 160m and 300m to the west of the site.
- The Better Bed coal seam outcrops approximately 100m to the north and 250m to the northeast of the site.

3.02 Ground Conditions:

9 No. rotary boreholes were drilled on the site by Sirius to depths of between 11.50 and 28.5m. Whilst the boreholes did not encounter shallow coal seams a loss of flush and returns was recorded in the underlying sandstones in boreholes RH1, RH2, RH101 and RH102. Subsequent rotary core drilling showed the sandstone below the site to be fractured. No coal seam were encountered in the rotary boreholes.

The Sirius rotary borehole logs are attached in Appendix D.

The location of the rotary boreholes are indicated on Fig. 2 attached in Appendix B.

3.03 Mining & Minerals:

A mining report has been obtained from the Coal Authority and is summarised as follows:-

- There are no recorded working below the site.
- There are no recorded mine entries on or within 20m of the site.
- There are reserves of coal in the area which could be worked at some time in the future.
- There have been no coal mining related subsidence claims in relation to the site since January 1984.
- The site is not within the boundary of former opencast coal mining site.
- The site is not within 200m of the boundary of a current opencast site.
- The site is not within 800m of a current or planned opencast coal mining site.

The mining report is attached in Appendix C.

There are no recorded BGS mineral sites within 1000m of the site.

3.03 BGS Technical Report WA/92/1 Leeds:

A geological background for planning and development indicates the following:-

- There are no documented underground coal workings at more than 30m below rockhead below the site.
- The site is not in an area of known or inferred former shallow coal workings. However, a possible area of former shall coal mining, with workable coal at less than 30m below rockhead but with no evidence of working is indicated adjacent the north western boundary of the site. In addition, as area of known or inferred former shallow coal mining is indicated 150m to the northwest of the site. This area appears to be associated with the Better Bed coal seam outcrop to the north of the site.
- There are sandstone quarries recorded approximately 200m and 300m to the west of the site.

4.0 DISCUSSION

The site is in an area of coal measures geology but rotary drilling has indicated that shallow coal seams/working are not prrsent below the site.

Based on geological records and the Coal Authority Report it is considered that the possibility of the surface stability of the site being affected by shallow coal workings is low.

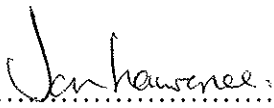
The geological records and historic OS plans do not indicate any former quarrying on the site but unrecorded quarries could be present.

Therefore no further investigation by rotary drilling is required on the site.

5.0 CAVEATS

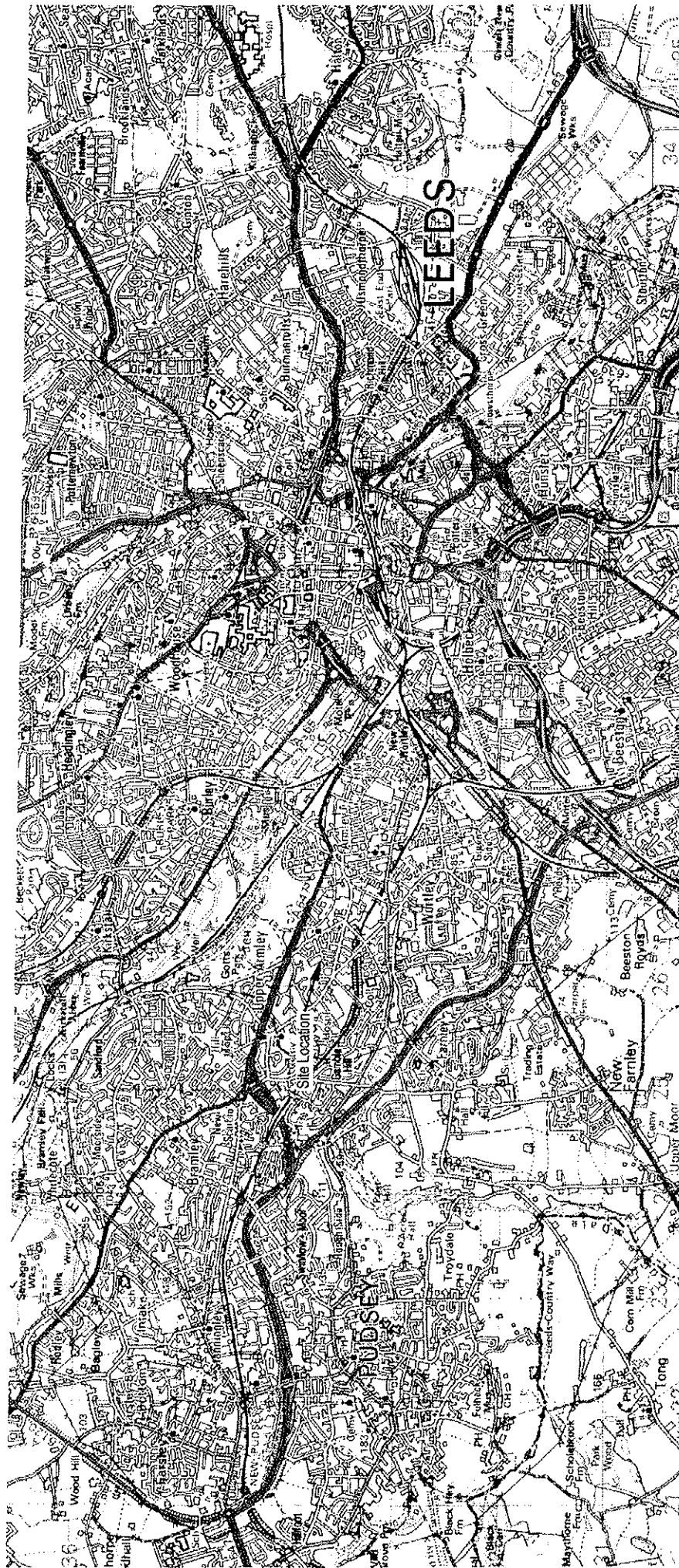
- 5.01 The comments given in this report and recommendations made are based on the information that could be obtained from reasonably accessible sources. Discussions have not yet been held with statutory bodies and the local authority.
- 5.02 This report has utilised information contained within a report prepared by Sirius. CoDA Structures cannot be held responsible for any inaccuracies within third party information that has been relied upon in the preparation of this report.
- 5.03 This report has been prepared for the sole use of KMRE Group Ltd and their development funders unless agreed otherwise in writing by CoDA Structures.

Signed:


.....
J Lawrence B Eng C Eng M I Struct E

APPENDIX A

SITE LOCATION PLAN – FIG. 1



CoDa + Structures

Consulting Civil & Structural Engineers
14 Springfield Court
Guiseley

Leeds LS20 8TD
Tel: 01943 872587
Fax: 01943 870824

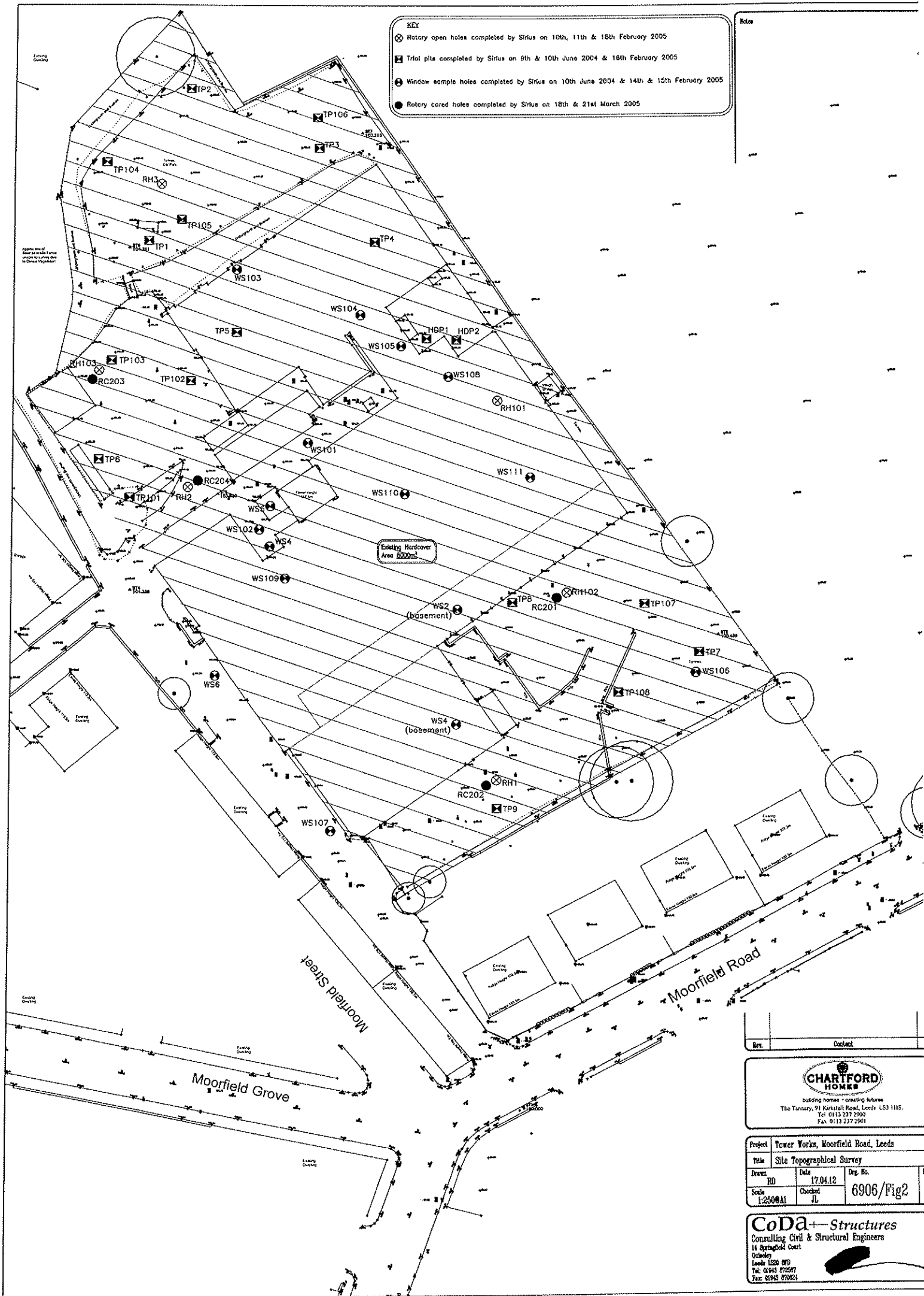


Project	Tower Works, Moorfield Road, Leeds			
Title	Location Plan			
Drawn	RD	Date	10.04.12	Dwg. No.
Scale	NTS	Checked	MJ	Rev.
				6906/Fig1
				—

APPENDIX B

SITE TOPOGRAPHICAL SURVEY – FIG. 2

- KEY**
- ⊗ Rotary open holes completed by Sirius on 10th, 11th & 18th February 2005
 - ⊠ Trial pits completed by Sirius on 8th & 10th June 2004 & 18th February 2005
 - ⊙ Window sample holes completed by Sirius on 10th June 2004 & 14th & 15th February 2005
 - Rotary cored holes completed by Sirius on 18th & 21st March 2005



Rev. Content



building homes - creating futures
The Quarry, 91 Kirkstall Road, Leeds LS3 1HS.
Tel: 0113 237 2900 Fax: 0113 237 2901

Project	Tower Works, Moorfield Road, Leeds		
Title	Site Topographical Survey		
Drawn	RD	Date	17.04.12
Scale	1:250 @ A1	Checked	JL
		Dwg. No.	6906/Fig2

CoDa Structures
Consulting Civil & Structural Engineers
14 Springfield Court
Oxley
Leeds LS20 8PD
Tel: 01943 875587
Fax: 01943 875521

APPENDIX C
MINING REPORT

The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
On-Line Service: www.coalminingreports.co.uk

The
**COAL
AUTHORITY**



SUE CARTNER,
SIRIUS GEOTECHNICAL & ENVIRONMENTAL LTD,
SUITE 2,
MILL ROAD,
LANGLEY MOOR,
DURHAM,
DH7 8HJ

This matter is being dealt with by Darren Moody

Our Ref: **10108155-04**

Your Ref: 0917/C0313/CLG

Electronic Ref: EME_00001367490001_005

RRUID: 005.00001367490001

Date: 10 June 2004

Dear Sir,

Coal Mining Report
TOWER WORKS, TOWER LANE, ARMLEY, LEEDS, WEST YORKSHIRE

I refer to the enquiry dated 07th June 2004, received 07th June 2004, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground coal workings.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

We have no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.

Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres of, the boundary of the property.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

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

Present Opencast Mining

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

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

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

Subsidence

The records in our possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984.

The records in our possession do not disclose any current "Stop Notice" affecting the property.

The records in our possession do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.

Withdrawal of Support

The property does not lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published.

The property does not lie within a geographical area in respect of which a notice has been given under S.41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not within a geographical area that is the subject of an Order made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not within an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

10108155-04

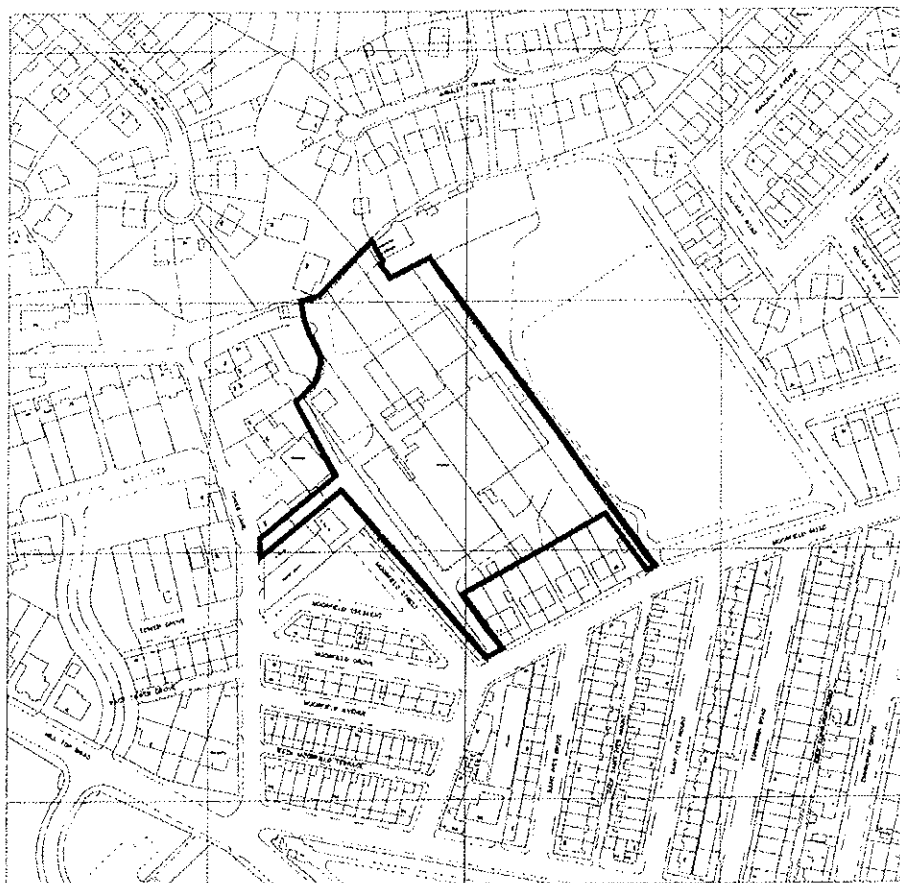
Yours faithfully

A handwritten signature in black ink, appearing to read 'A Schofield', written in a cursive style.

Albert Schofield

Director of Mining Information and Services

10108155-04



Crown Copyright. Quoted scale is approximate.

SCALE: 1:2500

This map is reproduced from the Ordnance Survey material by The Coal Authority [or division thereof] with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: AL51060A001.

This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN



APPENDIX D

SIRIUS ROTARY BOREHOLE LOGS



BOREHOLE RECORD

BH No. **RH1**
Sheet 2 of 2

Site: Tower Works, Armley

Contract No:
C0313

Client: Commercial Estates Group Ltd.

Dates:
10/02/2005

Method: Beretta rotary open hole drilling, using air flush

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Driller
Cape Site Serv
Logged By
W/C
Depth (m)
Level (m AOD)
Legend
Well

Type	Depth From - To (m)	TCS (%)	SCR (%)	RQD (%)	N (Fl)	Groundwater (Casing)
						21
						22
						23
						24
						25
						26
						27
						28
						29
						30
						31
						32
						33
						34
						35
						36
						37
						38
						39
						40

Silty MUDSTONE.

End of Borehole at 27.50 m

21
22
23
24
25
26
27
27.50
28
29
30
31
32
33
34
35
36
37
38
39
40

Remarks and Water Observations

- Groundwater strike encountered at 17.50m
- Drilling rate constant throughout borehole
- Borehole terminated at 27.50m
- 50mm diameter standpipe with gas tap installed to 20.00m

GL (m AOD)

Eastings:

Northing:

Fig. No.

RH1





BOREHOLE RECORD

BH No. **RH2**
Sheet 2 of 2

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:
10/02/2005

Method: Beretta rotary open hole drilling, using air flush

Scale 1:100

SAMPLE DETAILS

STRATA RECORD

Order Cape Site Serv

Logged By

W C

Type	Depth From - To (m)	TCR (%)	SCR (%)	ROD (%)	N (FI)	Groundwater (Casing)
					21	
					22	
					23	
					24	
					25	
					26	
					27	
					28	
					29	
					30	
					31	
					32	
					33	
					34	
					35	
					36	
					37	
					38	
					39	
					40	

Silty MUDSTONE.

End of Borehole at 28.00 m

Depth (m)	Level (mAOD)	Legend	Well
21			
22			
23			
24			
25			
26			
27			
28 28.00			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			

Remarks and Water Observations

- Groundwater seepage encountered at 19.50m
- Borehole terminated at 28.00m
- 50mm diameter standpipe with gas tap installed to 20.00m

GL (m AOD)

Easting:

Northing:

Fig. No.

RH2



BOREHOLE RECORD

BH No. **RH3**
Sheet 1 of 2

Site: Tower Works, Armley

Contract No:
C0313

Client: Commercial Estates Group Ltd.

Dates:
11/02/2005

Method: Beretta rotary open hole drilling, using air flush.

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Driller: Cape Site Serv
Logged By: W C

Type	Depth From - To (m)	TCR (%)	SCR (%)	RCD (%)	N (Fl)	Groundwater (Casing)	Description	Depth (m)	Level (m AOD)	Legend	Well
							MADE GROUND: Concrete	0.10			
							MADE GROUND: Ash and brick.	0.70			
							Yellow fine grained SANDSTONE.	1			
								2			
								3			
							Yellow/grey silty MUDSTONE.	3.50			
							---below 4.50m becomes dark grey.	4			
								5			
							Yellow/brown silty MUDSTONE.	5.75			
								6			
								7			
								8			
							Yellow SILTSTONE and MUDSTONE.	8.50			
							Grey SILTSTONE.	9.25			
								10			
								11			
							Grey silty MUDSTONE	12 12.00			
								13			
								14			
							---Soft ground between 14.50m and 15.50m.	15			
								15.50			
							Grey MUDSTONE.	16 16.00			
							Brown/grey Mudstone.	16 16.00			
								17			
								18			
								19			
								20			

Continued next sheet

Remarks and Water Observations

- 1 No groundwater strike encountered during drilling
- 2 Borehole terminated at 28.50m
- 3 50mm diameter standpipe with gas tap installed to 16.00m

GL (m AOD)

Easting:

Northing:

Fig. No.

RH3

Nothing:



BOREHOLE RECORD

BH No. **RH101**
Sheet 1 of 1

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:
17/02/2005

Method: Beretta rotary open hole drilling, using air flush.

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Driller: Cape
Logged By: MJC

Type	Depth From - To (m)	TCR (%)	SCR (%)	RQD (%)	N (Ft)	Groundwater (Casing)	Description	Depth (m)	Level (mAOD)	Legend	Well
							MADE GROUND: CONCRETE.	0.15			
							MADE GROUND: Red brown sandy GRAVEL.	0.30			
					1		MADE GROUND: Dark brown sandy GRAVEL.	1			
					2			2			
							Brown weathered SANDSTONE.	2.30			
					3		Brown SANDSTONE.	2.80			
					4			4			
							Grey and brown MUDSTONE.	4.50			
					5			5			
					6			6			
					7			7			
					8			8			
					9			9			
							Brown broken SANDSTONE.	9.30			
					10		9.30-10.40m: very poor returns of chippings and significant loss of flush noted.	10			
					11			11			
							10.40-13.00m: intermittent loss of flush and returns noted.	12			
					12			12			
					13			13			
							Grey brown MUDSTONE.	13.00			
					14		Brown MUDSTONE.	13.50			
					15			14			
					16			15			
							End of Borehole at 16.00 m	16	16.00		
					17			16			
					18			17			
					19			18			
					20			19			
								20			

Remarks and Water Observations

1. Handstanding concrete at surface broken out using a hand held breaker
2. No groundwater strike encountered during drilling
3. Intermittent hammering action noted by odex hammer between 9.30m and 13.00m. Possible void or fractured/weathered bedrock
4. On completion a 50mm nominal diameter standpipe was installed to 16.00m; slotted from 2.50 to 16.00m with associated pea gravel filter.

GL (m AOD)

Eastings:

Northings:

Fig. No.

RH101



BOREHOLE RECORD

BH No. **RH102**
Sheet 1 of 1

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:
17/02/2005

Method: Beretta rotary open hole drilling, using air flush.

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Type	Depth From - To (m)	TCR (%)	SCR (%)	ROD (%)	N (F)	Groundwater (Casing)	Description	Depth (m)	Lavel (m AOD)	Legend	Well
							MADE GROUND: TARMACADAM.	0.10			
							MADE GROUND: Dark grey sandy GRAVEL.	0.30			
					1		Light grey SANDSTONE.	1.100			
					2		Grey and brown MUDSTONE.	2			
					3			3			
					4			4			
					4		Grey MUDSTONE.	4.30			
					5		Grey and brown MUDSTONE.	5.10			
					6			6			
					7		Brown broken SANDSTONE. Intermittent returns noted.	6.40			
					7		Light brown SANDSTONE.	6.60			
					8		Brown broken SANDSTONE.	7.40			
					8			8			
					9			9			
					10			10			
					11		Brown SANDSTONE.	11.100			
					12		Grey and brown SILTSTONE.	11.50			
					12			12			
					13			13			
					14			14			
					15			15			
					16		End of Borehole at 16.00 m	16.000			
					17			17			
					18			18			
					19			19			
					20			20			

Remarks and Water Observations

1. Hardstanding tarmacadam at surface broken out using a hand held breaker
2. No groundwater strike encountered during drilling.
3. Intermittent hammering action noted by odex hammer between 7.40m and 11.50m. Possible void or fractured/weathered bedrock.

GL (m AOD)

Easting:

Northing:

Fig. No.

RH102



BOREHOLE RECORD

BH No. **RH103**
Sheet 1 of 1

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:

17/02/2005

Method: Beretta rotary open hole drilling, using air flush.

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Driller: Cape
Logged By: MJC

Type	Depth From - To (m)	TCR (%)	SCR (%)	RQD (%)	N (Ft)	Groundwater (Casing)	Description	Depth (m)	Level (mAOD)	Legend	Well
							MADE GROUND: CONCRETE.	0 15			
							MADE GROUND: Brown sandy GRAVEL and COBBLES.	0 30			
					1		Brown SANDSTONE.	1			
					2			2			
					3		Grey MUDSTONE.	3 3.00			
					4			4			
					5		Grey and brown MUDSTONE with occasional bands of siltstone.	4 60			
					6			5			
					7		Brown SANDSTONE.	6 80			
					8			6			
					9		Brown SANDSTONE.	8 10			
					10			7			
					11		Grey and brown MUDSTONE.	9 80			
					12			8			
					13		End of Borehole at 13.00 m	13 13.00			
					14			9			
					15			10			
					16			11			
					17			12			
					18			13			
					19			14			
					20			15			

Remarks and Water Observations

- 1 Hardstanding concrete at surface broken out using a hand held breaker
- 2 No groundwater strike encountered during drilling
- 3 Intermittent hammering action noted in occasional places by odex hammer between 8.10m and 9.80m. Possible fractured/weathered bedrock

GL (m AOD)

Easting:

Northing:

Fig. No.

RH103



BOREHOLE RECORD

BH No. **RC201**
Sheet 1 of 1

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:
18/03/2005

Method: Beretta rotary open hole drilling and rotary core, using air flush

Scale 1:100

SAMPLE DETAILS

STRATA RECORD

Driller: SIS
Logged By: MJC

Depth (m) Level (mAOD) Legend Well

Groundwater (Casing)

Description

MADE GROUND: TARMACADAM.

MADE GROUND: Dark grey sandy GRAVEL.

Yellow brown MUDSTONE.

Brown MUDSTONE.

Brown SANDSTONE.

Moderately strong light brown fine grained SANDSTONE.
Bedding fractures 0-10 degrees, closely to medium spaced, planar, rough, brown stained.

7.50-8.50m: with 75-90 degree, closely to medium spaced, planar, rough, brown stained discontinuities.

Below 8.50m: becoming predominantly strong and light grey with penetrative light brown discolouration.

9.12-9.25m: bedding fractures very closely spaced.
9.30-10.00m: with two 30-40 degree, medium spaced, planar, rough, brown stained, closed discontinuities.

10.15-10.60m: with two 70-80 degree, closely spaced, planar, rough, brown stained discontinuities.

End of Borehole at 11.50 m

Remarks and Water Observations

1. Groundwater seepage encountered at 8.00m
2. No voids detected during drilling
3. Borehole backfilled on completion

GL (m AOD)

Easting:

Northing:

Fig. No.

RC201





BOREHOLE RECORD

BH No. **RC203**
Sheet 1 of 1

Site: Tower Works, Armley

Contract No:

C0313

Client: Commercial Estates Group Ltd.

Dates:

21/03/2005

Method: Beretta rotary open hole drilling and rotary core, using air flush.

Scale **1:100**

SAMPLE DETAILS

STRATA RECORD

Driller **SIS**

Logged By

MJC

Depth (m) Level (m AOD) Legend Well

Type	Depth From - To (m)	TCR (%)	SCR (%)	ROD (%)	N (FI)	Groundwater (Casing)	Description	Depth (m)	Level (m AOD)	Legend	Well
							MADE GROUND: Reinforced CONCRETE.	0.20			
							MADE GROUND: Brown sandy GRAVEL and COBBLES.	0.50			
							Brown SANDSTONE.	1	1.30		
							Brown SILTSTONE.	1.50			
							Grey brown MUDSTONE.	2			
								3			
								3.50			
							Grey MUDSTONE.	4			
								5			
								6	6.00		
							Brown MUDSTONE.	6			
								7	7.00		
	7.50 - 9.00						Moderately weak and locally weak thinly to thickly laminated light brown fine grained SANDSTONE with occasional siltstone laminations. Bedding fractures 0-15 degrees, very closely to closely spaced, planar, smooth, brown stained. Discontinuities 75-90 degree, closely spaced, planar, rough, brown stained.	8	8.15		
		100	83	23	(12)			8			
	9.00 - 10.50				(7)		Moderately strong light brown fine grained SANDSTONE. Bedding fractures 0-10 degrees, closely to medium spaced, planar, smooth to slightly rough, brown stained, locally silt and clay infilled (up to 1mm). 8.15-8.65m: with two intersecting 80-90 degree, planar, rough, brown stained discontinuities. 9.19-9.27m: moderately weak siltstone. 9.60-9.84m: with 45-70 degree, incipient fractures.	9			
		100	67	34	(13)			10	9.84		
								10	10.50		
								11			
							Moderately weak grey MUDSTONE with occasional very closely to closely spaced laminations of sandstone. Bedding fractures 0-20 degrees, very closely to closely spaced, planar, smooth, brown stained.	12			
							End of Borehole at 10.50 m	13			
								14			
								15			
								16			
								17			
								18			
								19			
								20			

Remarks and Water Observations

- Groundwater seepage encountered at 7.00m
- No voids detected during drilling
- Borehole backfilled on completion

GL (m AOD)

Easting:

Northing:

Fig. No.

RC203