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Our Ref: ML/21969/220411-jf

11 April 2022

FAO Jut Farrell (jut.farrell@gmail.com)

Leaches Farm
Ashworth Road
Heywood
Rochdale

Dear Jut

Proposed Barn Conversion, Leaches Farm, Ashworth Road, Heywood

TACCL has been instructed to prepare a coal mining risk assessment (CMRA) for the proposed development at the above site.

Planning permission is being sought for the conversion of the existing property (Application Ref 22/00308/FUL - Conversion of barn to form one dwelling including engineering works and formation of retaining wall to provide level access, single storey side extensions, two storey rear extension following partial demolition to rear).

Other planning applications and permission have been made and granted for the conversion of other buildings forming part of the original farm complex and construction of new residential dwellings in the close proximity. The decision notice for Application Ref 18/01423/FUL for the conversion of another barn located to the south-east contains an 'Informative' relating to coal mining as follows:

'The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.'

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.'



1.3 Scope

The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development; and
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

2. SOURCES OF INFORMATION

A Coal Mining Report is available in the IFA PRA report for a larger study site area (Ref 51002681548001, dated 3 November 2021).

In addition, TACCL has accessed information contained on the Coal Authority and the British Geological Survey (BGS) websites and Rochdale MBC planning portal in preparation of this assessment.

From the available information TACCL makes the following observations:

2.1 Coal Mining Report

The Coal Mining Report obtained by IFA covers both the site and a slightly extended area to the north-west. Notwithstanding, the Coal Authority reports that:

- The property *'is in a surface area that could be affected by underground mining in 1 seam of coal at 60m depth, and last worked in 1891'. 'Any movement due to coal mining activity associated with these workings should have stopped by now'.*
- *'In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past'.*



- *'Within, or within 20 metres of, the boundary of the property there is 1 mine entry'. From the plan supplied it appears that the shaft is located approximately 28 m to the south of the existing building, the closer distance referred to in the CA report reflects the larger IFA study area. 'This shaft was capped to an unknown specification on 24/03/79'. Furthermore '... there may be unrecorded mine entries in the local area that do not appear on Coal Authority records'.*
- *'The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining'.*
- *'The property is not within the boundary of an opencast site from which coal has been removed by opencast methods'.*
- *'The Coal Authority has not received a damage notice or claim for the subject property or any property within 50 metres since 31 October 1994'.*
- *'The Coal Authority has no record of a mine gas emission requiring action'.*
- *'The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures'.*

A copy of the Coal Mining Report is presented in Annex 2.

2.2 The Coal Authority Website

It can be seen, from the Coal Authority's interactive web viewer, that:

- The site is within a coal mining reporting area.
- The site is in an area defined as development high risk.
- There is one mine entry in close proximity to the site (to the south). The associated potential zone of influence around the identified shafts is quite small and does not affect the existing barn or the proposed residential dwelling. This suggests thin superficial soils at this location.
- There are no fissures and break lines in the vicinity of the site.
- There is no past or current surface mining in the vicinity of the site.
- There is a small area of past shallow coal mine workings, some 250 m to the north-north-east although not within influencing distance of the site itself.
- A north-east trending coal outcrop is shown in the south-eastern corner of the site. The direction of dip is likely to be to the south-east away from the site.
- According to the records the site is not underlain by *'probable shallow coal mine workings'*.



Copies of the Coal Authority web images are presented in Annex 3. Furthermore no 'probable shallow coal mine workings' are associated with the seam beneath the corner of the site.

2.3 BGS Website

From British Geological Survey records, available via the web viewer, it can be seen that:

- There are no recorded superficial deposits at the site or in the surrounding area.
- The bedrock, underlying the site consists of Rough Rock, a '*coarse-grained feldspathic sandstone*', which is part of the Carboniferous Millstone Grit. Overlying, undifferentiated rocks of the Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone) are shown immediately to the south.

The BGS notes that '*the sandstone of the Rough Rock is commonly overlain sharply by a seat earth clay (Pot Clay), thin coal (Pot Clay Coal) and dark grey mudstones with the *Gastrioceras subcrenatum* Marine Band*'. From the BGS map the seat earth and thin coal seam would be located to the south of the site and shouldn't underly the existing building/development plot.

No specific coal seams are shown on the interactive map.

Copies of the BGS website images are presented at Annex 4.

According to the on-line BGS records there are no boreholes in the vicinity of the site which could confirm the site specific conditions.

2.4 Other Information

TACCL has also reviewed records relating to other planning applications in close proximity to the development site, using the Rochdale MBC planning portal, to see whether or not any has required ground investigations which may help to inform the proposed works at this site.

No specific records have been located although the IFA report provides some useful information.

Historic OS maps for the site and surrounding area, presented in the IFA report, show the existing building was present on the site before 1851. The nearby mine shaft is shown on the 1893 and 1910 edition, 1:2500 scale, maps marked as 'Old Shaft' with an associated area of 'shingle' probably representing the shaft arisings. Close Barn Colliery is also shown on the 1893 map, some 350 m to the north-west. Copies of these maps are presented at Annex 5.



3. IDENTIFICATION AND ASSESSMENT OF SITE-SPECIFIC COAL MINING RISKS

A summary of the potential risks associated with coal mining legacy at the proposed development site, identified from *the available information* is presented in the following table:

Coal Mining Issue	Yes/No	
Underground coal mining (recorded at shallow depths)	No	There are no records of recorded shallow coal mining at the site itself, but some records are available for the land, some 250m to the north-north-east. Probable shallow coal mine workings are indicated to the north and north-west of the site, but not beneath the site itself. A coal seam outcrop is shown beneath the south-eastern corner of the site, on the Coal Authority interactive map which dips to the south-east, away from the site. According to the CA records '<i>probable shallow coal mine workings</i>' are not associated with this seam. According to BGS records the site is underlain by Rough Rock but is close to the boundary between this stratum and the overlying Pennine Lower Coal Measures rocks. The BGS notes that '<i>the sandstone of the Rough Rock is commonly overlain sharply by a seatearth clay (Pot Clay), thin coal (Pot Clay Coal) and dark grey mudstones with the Gastrioceras subcrenatum Marine Band</i>'. From the BGS records these strata are likely to be present to the south of the development site and therefore would not underly the existing building or the proposed residential property. Some deep workings are known to exist immediately to the north-west of the site.



Coal Mining Issue	Yes/No	
Underground coal mining (probable at shallow depths)	No	According to the CA website the existing building and proposed extensions are not underlain by <i>'probable shallow coal mine workings'</i>. However, in the Coal Mining Report, the CA reports that <i>'the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past'</i>. The existing building has been on site since before 1851 (the earliest available OS mapping). Photographs indicate that the stone forming the gable end corners are straight and eaves/ridgelines and window openings where evident are straight with no obvious signs of mining related damage. TACCL considers the possibility of shallow underground mining to be possible but unlikely and therefore not <i>'probable'</i>, based on the available information.
Mine entries (shafts and adits)	No	There is one shaft some 28 m to the south of the building. It is shown to have a very limited zone of potential influence due to the absence of significant superficial deposits at the site. In addition, the CA notes that this shaft was capped in 1979, although the specification of the cap is not known.
Coal mining geology (fissures)	No	
Record of past mine gas emissions	No	



Coal Mining Issue	Yes/No	
Recorded coal mining surface hazard	No	
Surface mining (opencast workings)	No	

Based on the information obtained and reviewed as part of this assessment TACCL considers that the possibility of shallow underground coal mine workings beneath the site, which could affect the proposed development is low.

Form the information presented on the Coal Authority's interactive map it is evident that whilst there may be a coal outcrop at the south-eastern corner of the site the Coal Authority does not suspect any shallow workings.

The existing property has been on site for more than 170 years and there is no visual evidence of structural damage associated with shallow underground mine workings.

4. MITIGATION STRATEGY

No mitigation strategy is considered necessary.

5. CONCLUSIONS

On the basis of the information obtained as part of this study TACCL considers that the possibility that shallow coal mine workings exist beneath the proposed extension, with the potential to affect the structural integrity of the structure is low.

TACCL therefore considers that site specific investigation is not required and no specific ground treatment is necessary as part of the development.

The developer should maintain a watching brief particularly whilst undertaking groundworks at the eastern end of the site and if any evidence of shallow coal, collapsed ground or unrecorded mine shafts appropriate investigations and precautions should be taken.



We trust that this is acceptable, however if you have any queries or want to discuss these findings, please contact the undersigned.

Yours sincerely

MARTIN LOVELOCK
Technical Director

Enc

Annex 1 - Photographs
Annex 2 - Coal Mining Report
Annex 3 - Coal Authority Web Images
Annex 4 - BGS Web Images
Annex 5 - Historic OS Maps
Annex 6 - Drawings

Annex 1

Photographs

Google Earth Image (circa 1985)









Annex 2

Coal Mining Report



The Coal
Authority

CON29M

coal mining report

LEACHES FARM, ASHWORTH ROAD, ROCHDALE, LANCASHIRE, OL11 5UN



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

These additional reports can give further detail on the risks identified:

- Mine entry interpretive report
- Mine entry plan and data sheets

For more information please see our [Further action reports](#) on page 10



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see [page 3](#) for further details on [Future development](#).

Your reference: **287249681_2**
Our reference: **51002681548001**
Date: **3 November 2021**

Client name:
NLIS Hub

If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

Enquiry boundary

Key

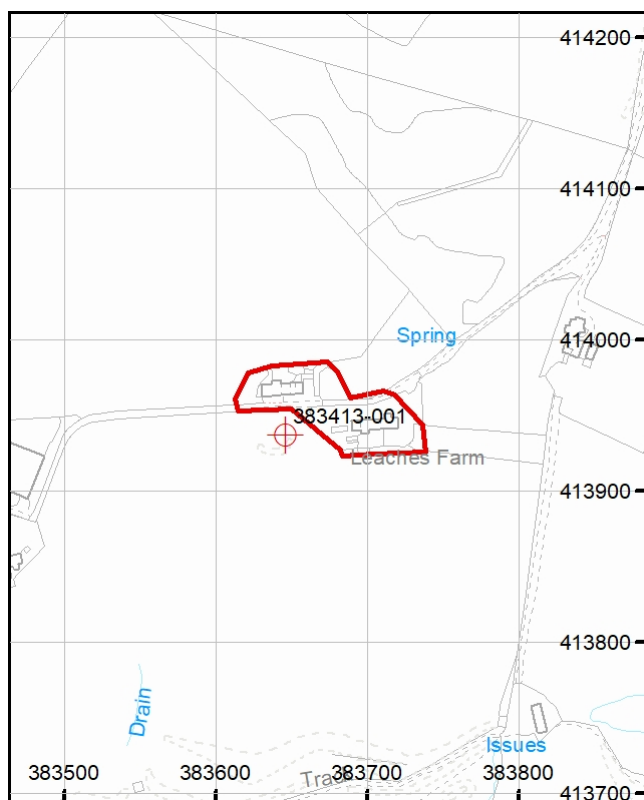
Approximate position of enquiry boundary shown



Disused mineshaft



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion



Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



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. 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 60m depth, and last worked in 1891.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

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

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

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

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

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

4 Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

383413-001. This shaft was capped to an unknown specification on 24/03/79.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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

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

9 Coal mining subsidence

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

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

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

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Further action reports

Mine entry interpretive report - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:

<https://www2.groundstability.com/interpretive-report>

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:

<https://www2.groundstability.com/plan-and-data-sheets>

Annex 3

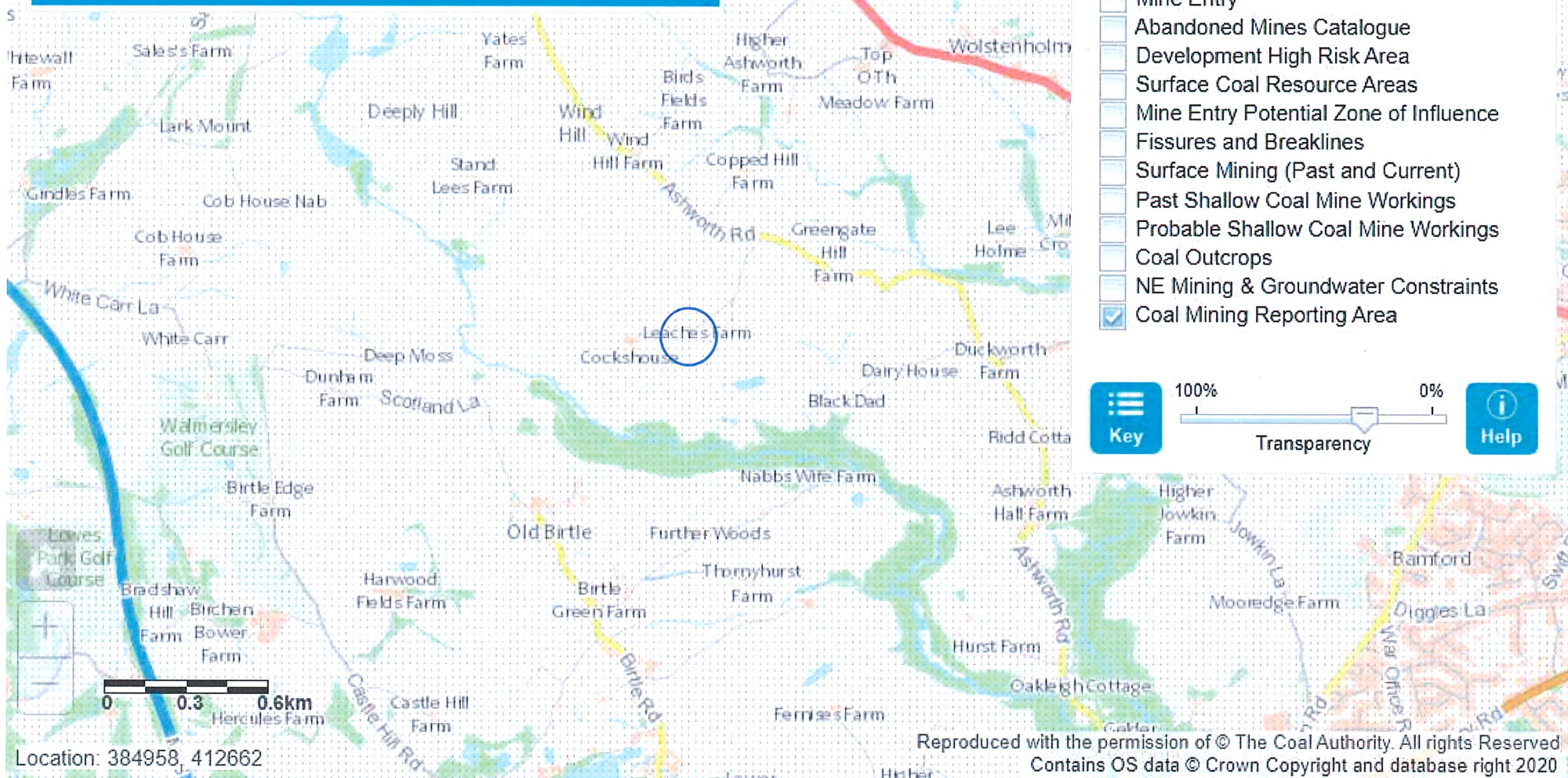
Coal Authority Web Images



The Coal Authority

Interactive Map

Enter location



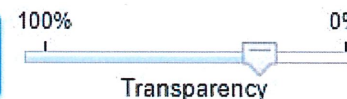
Planning

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Click on a layer name for layer information

- ☐ Mine Entry
- ☐ Abandoned Mines Catalogue
- ☐ Development High Risk Area
- ☐ Surface Coal Resource Areas
- ☐ Mine Entry Potential Zone of Influence
- ☐ Fissures and Breaklines
- ☐ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☐ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☒ Coal Mining Reporting Area



Key



Help

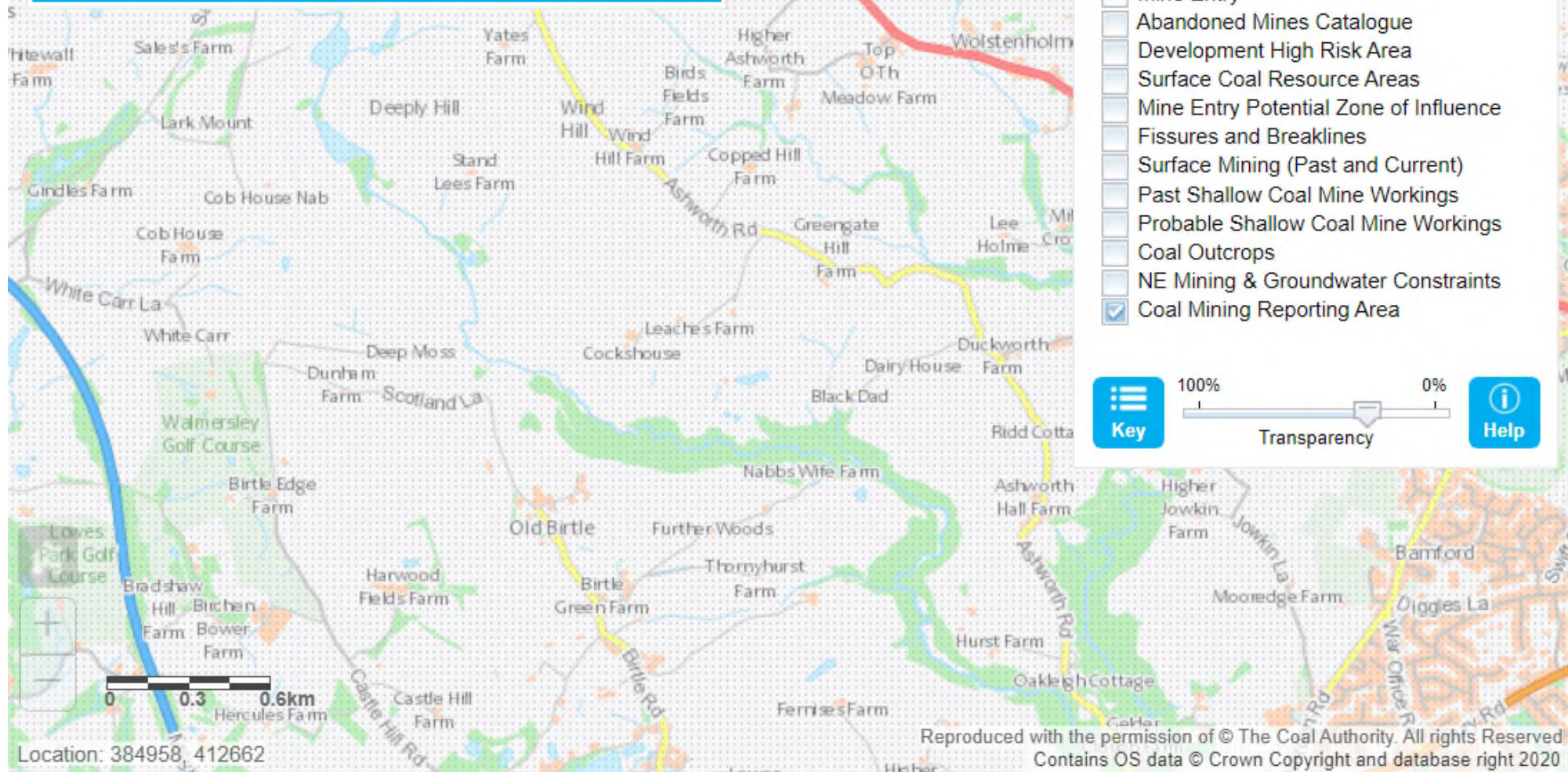
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The Coal Authority

Interactive Map

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Planning

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Key

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Transparency

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Help

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The Coal Authority

Interactive Map

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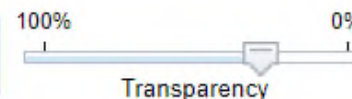
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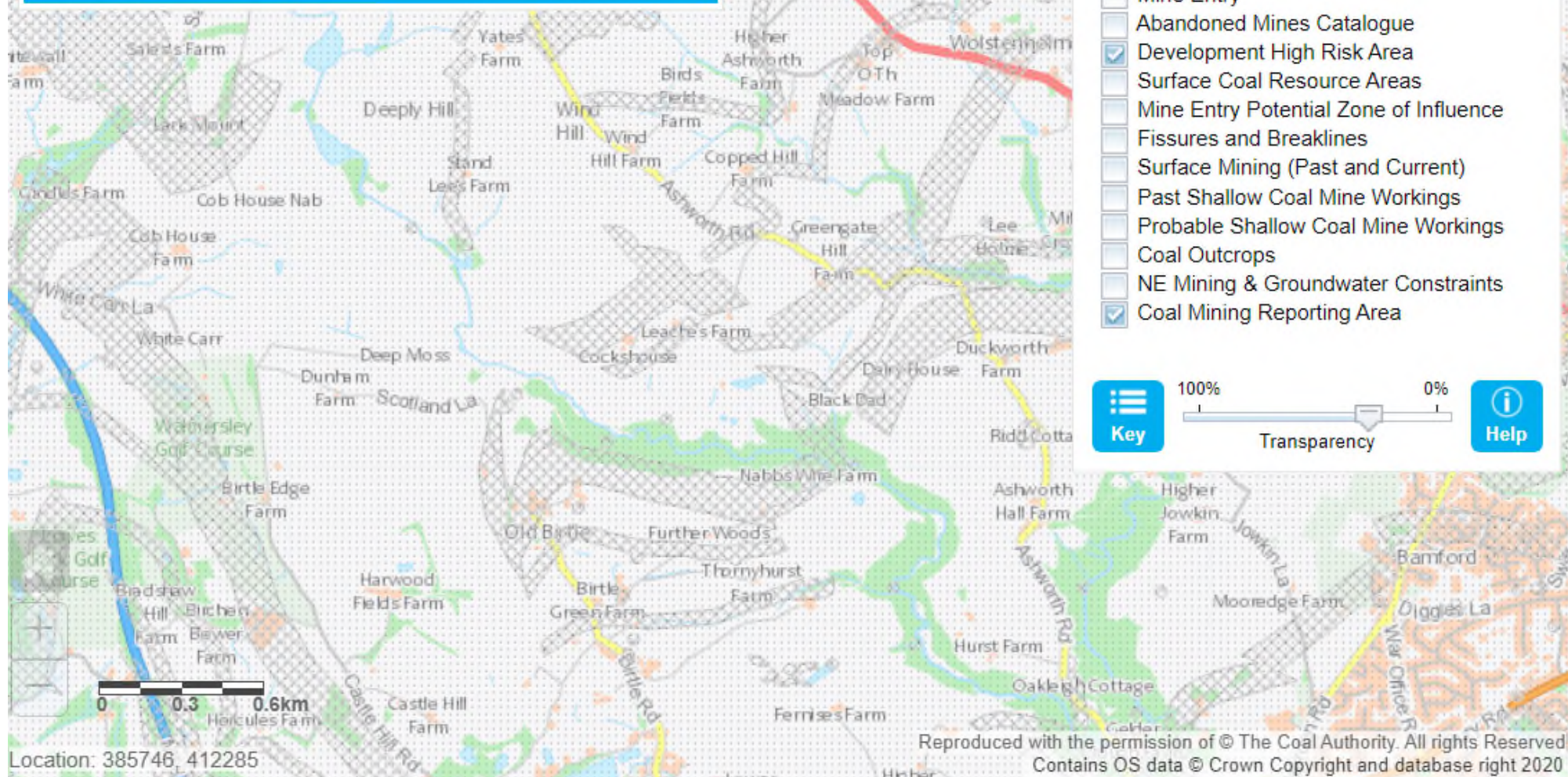
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Key



Help



Location: 385746, 412285

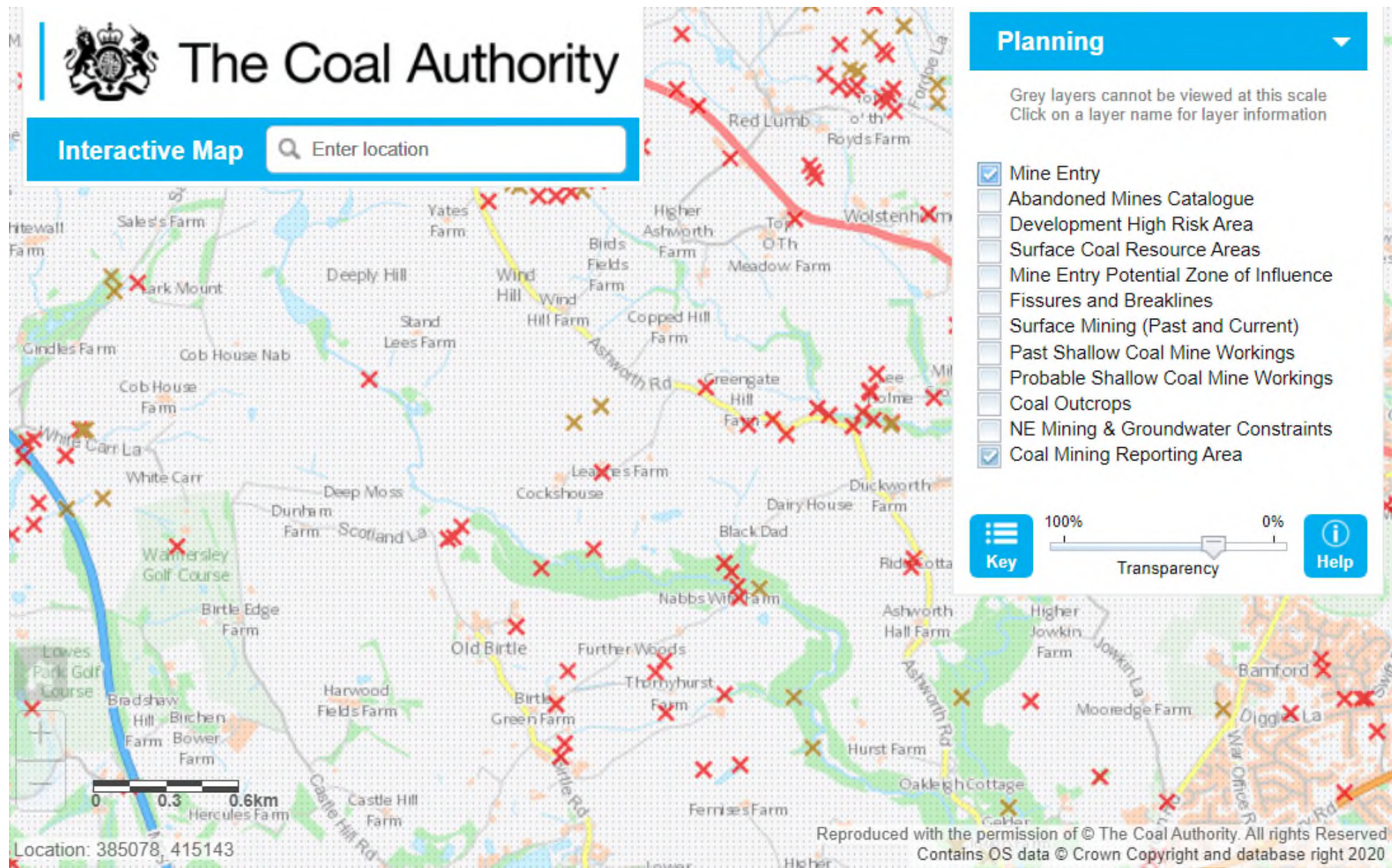
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The Coal Authority

Interactive Map

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Planning

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Key

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Transparency



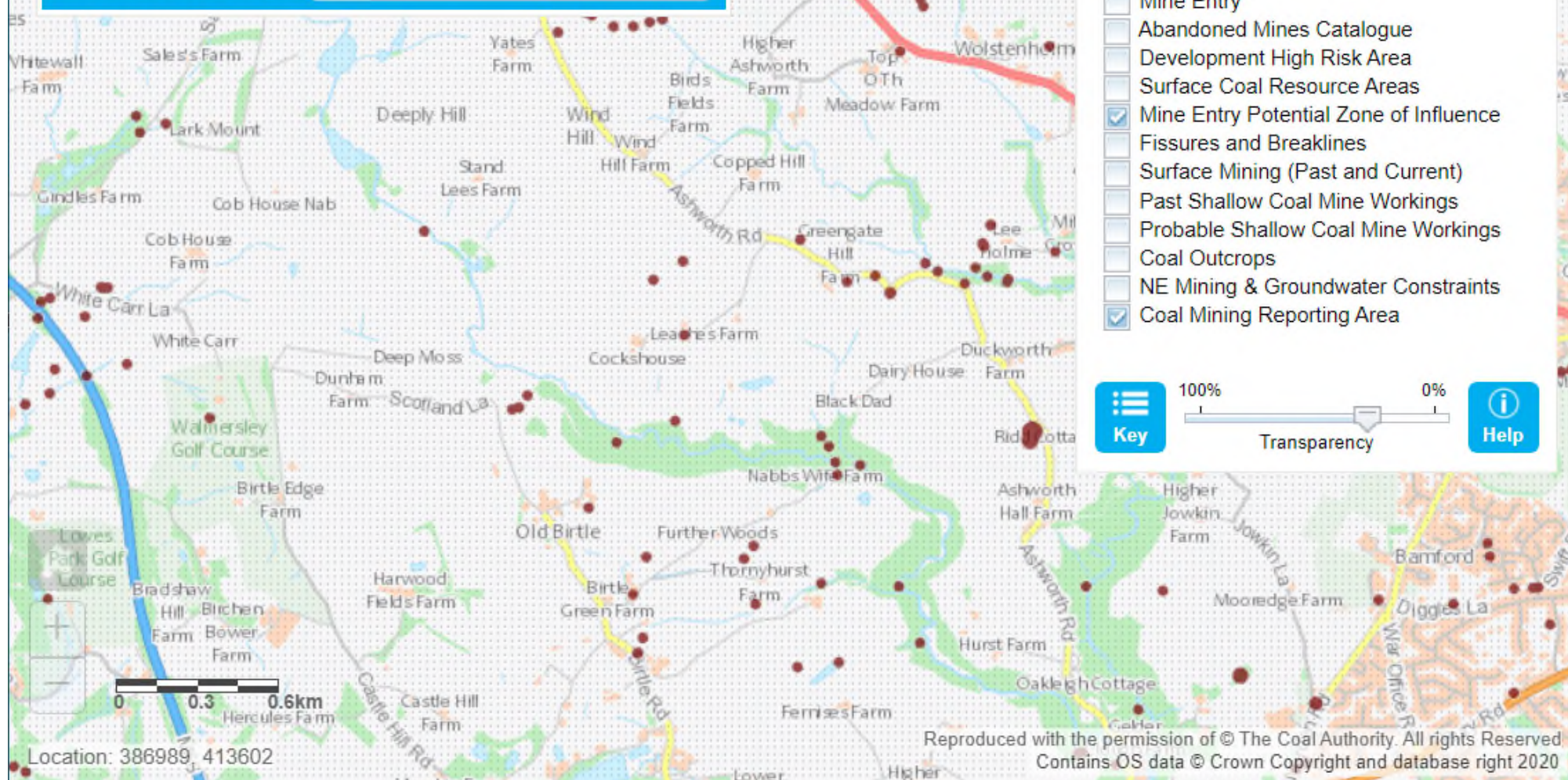
Help



The Coal Authority

Interactive Map

Enter location



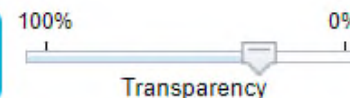
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Key



Help



The Coal Authority

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Grey layers cannot be viewed at this scale
Click on a layer name for layer information

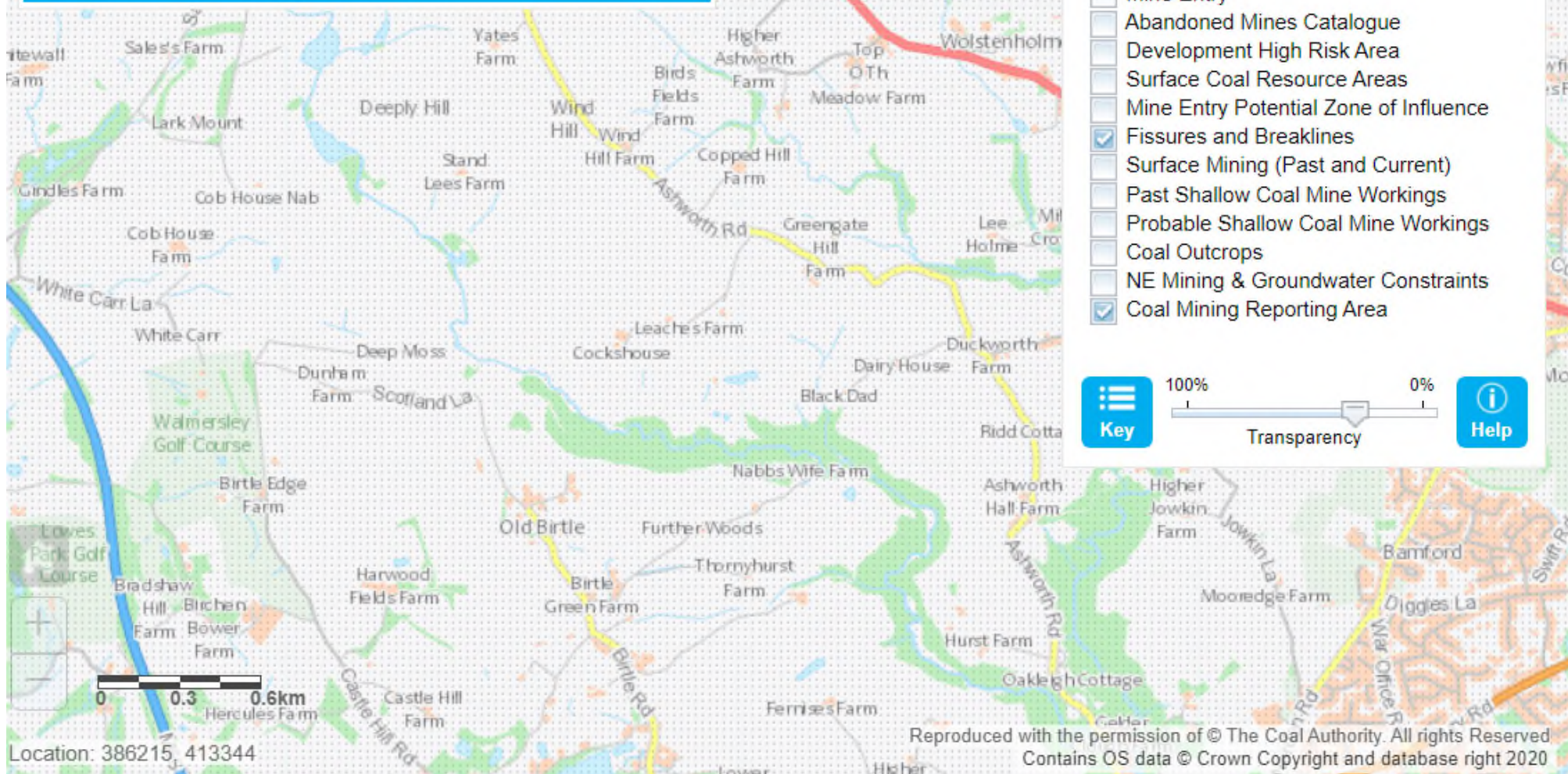
- ☐ Mine Entry
- ☐ Abandoned Mines Catalogue
- ☐ Development High Risk Area
- ☐ Surface Coal Resource Areas
- ☐ Mine Entry Potential Zone of Influence
- ☒ Fissures and Breaklines
- ☐ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☐ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☒ Coal Mining Reporting Area



100%

0%

Transparency



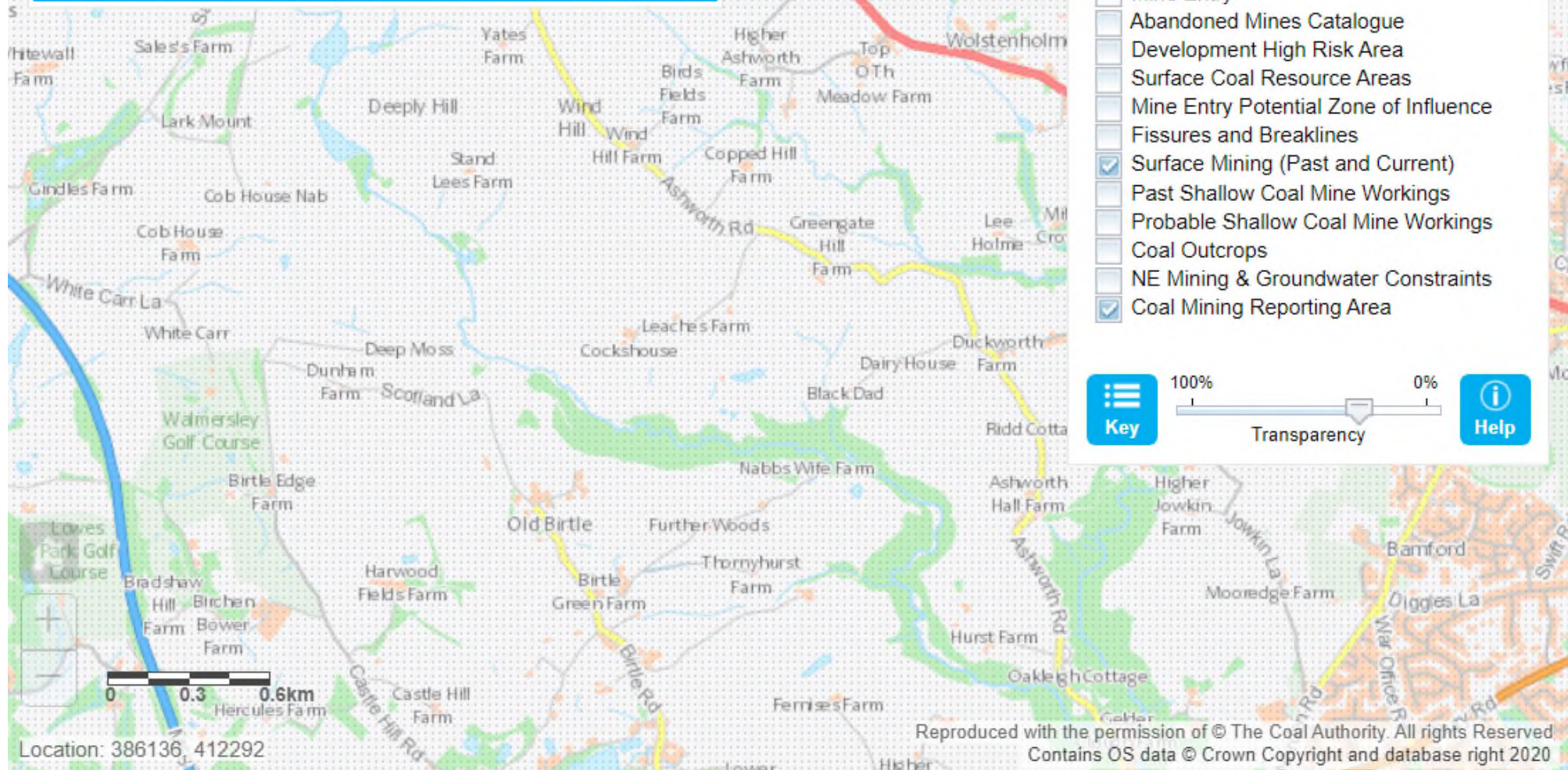
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Contains OS data © Crown Copyright and database right 2020



The Coal Authority

Interactive Map

Enter location



Planning

Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☐ Mine Entry
- ☐ Abandoned Mines Catalogue
- ☐ Development High Risk Area
- ☐ Surface Coal Resource Areas
- ☐ Mine Entry Potential Zone of Influence
- ☐ Fissures and Breaklines
- ☒ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☐ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☒ Coal Mining Reporting Area

Key

100% 0%
Transparency

Help



Q Enter location

- Mine Entry
- Abandoned Mines Catalogue
- Development High Risk Area
- Surface Coal Resource Areas
- Mine Entry Potential Zone of Influence
- Fissures and Breaklines
- Surface Mining (Past and Current)
- Past Shallow Coal Mine Workings
- Probable Shallow Coal Mine Workings
- Coal Outcrops
- NE Mining & Groundwater Constraints
- Coal Mining Reporting Area

location: 385097, 414171

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The Coal Authority

Interactive Map

Enter location

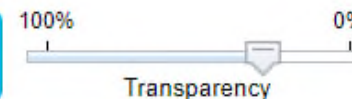
Planning

Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☐ Mine Entry
- ☐ Abandoned Mines Catalogue
- ☐ Development High Risk Area
- ☐ Surface Coal Resource Areas
- ☐ Mine Entry Potential Zone of Influence
- ☐ Fissures and Breaklines
- ☐ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☐ Probable Shallow Coal Mine Workings
- ☒ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☒ Coal Mining Reporting Area



Key



Help

Location: 385891, 413311

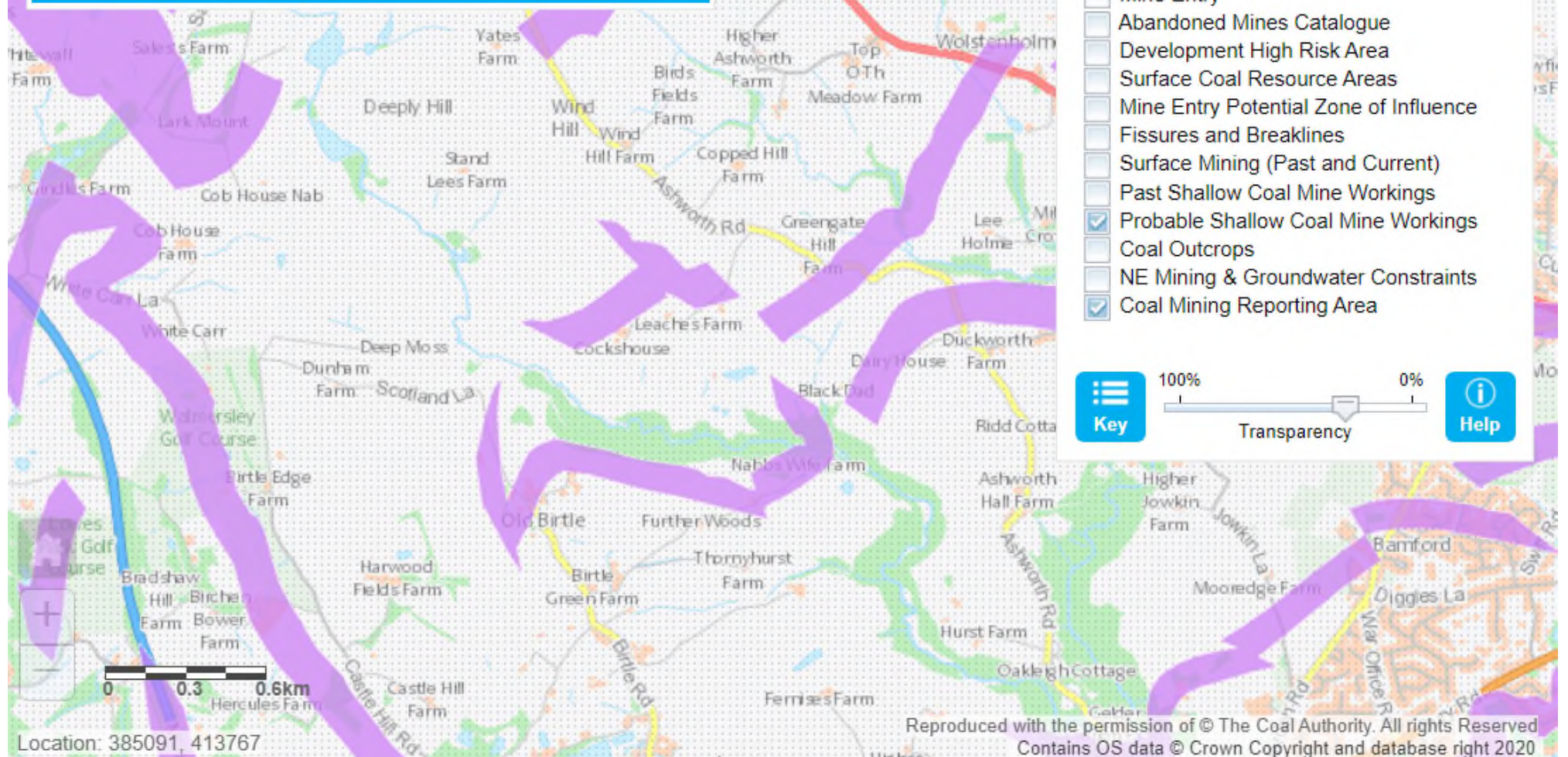
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The Coal Authority

Interactive Map

Enter location



Planning

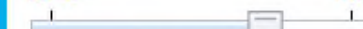
Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☐ Mine Entry
- ☐ Abandoned Mines Catalogue
- ☐ Development High Risk Area
- ☐ Surface Coal Resource Areas
- ☐ Mine Entry Potential Zone of Influence
- ☐ Fissures and Breaklines
- ☐ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☒ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☒ Coal Mining Reporting Area



Key

100%



Transparency

0%



Help

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Interactive Map

Enter location

Coal Mining Data

Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☐ Mine Entry
- ☐ S46
- ☐ Seam Level
- ☐ Working Date
- ☐ Geological Disturbance
- ☒ Outcrop
- ☐ Seam Level Contour
- ☐ Child Phase
- ☒ Coalfield Consultation Area
- ☐ Country
- ☐ Court Order
- ☐ Court Order Amendment
- ☐ Legal Notice
- ☐ Licence Area
- ☐ Parent Phase
- ☐ Probable Working
- ☐ Underground Working
- ☐ Unlicensed Opencast



Key

100%

0%

Transparency



Help

0 0.15 0.3km

Location: 384265, 413674

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The Coal Authority

Interactive Map

Enter location

Coal Mining Data

Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☒ Mine Entry
- ☐ S46
- ☐ Seam Level
- ☐ Working Date
- ☐ Geological Disturbance
- ☒ Outcrop
- ☐ Seam Level Contour
- ☐ Child Phase
- ☒ Coalfield Consultation Area
- ☐ Country
- ☐ Court Order
- ☐ Court Order Amendment
- ☐ Legal Notice
- ☐ Licence Area
- ☐ Parent Phase
- ☐ Probable Working
- ☒ Underground Working
- ☐ Unlicensed Opencast



Key

100%

0%

Transparency



Help

0 0.15 0.3km

Location: 383688, 413727

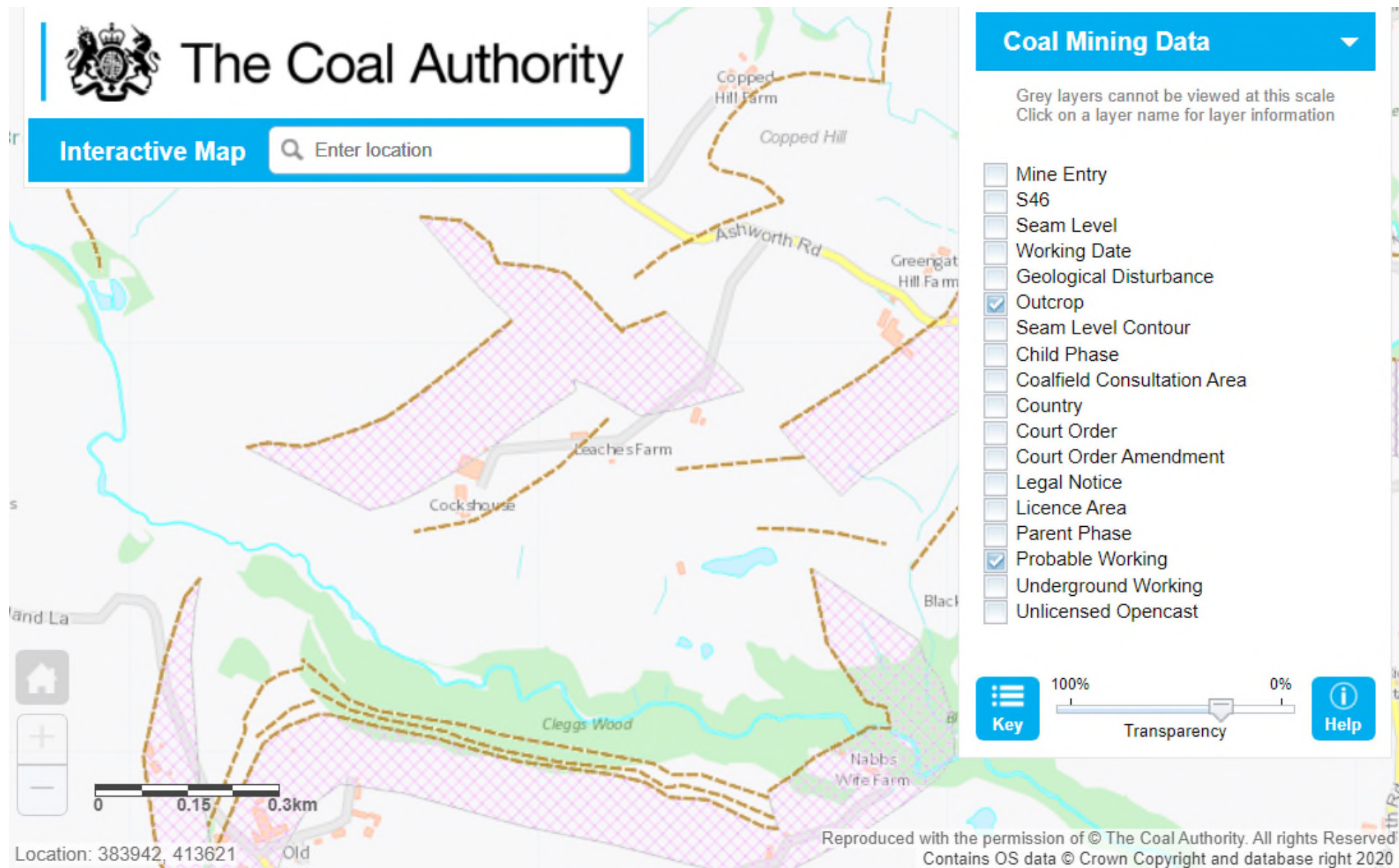
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The Coal Authority

Interactive Map

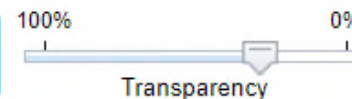
Enter location



Coal Mining Data

Grey layers cannot be viewed at this scale
Click on a layer name for layer information

- ☐ Mine Entry
- ☐ S46
- ☐ Seam Level
- ☐ Working Date
- ☐ Geological Disturbance
- ☒ Outcrop
- ☐ Seam Level Contour
- ☐ Child Phase
- ☐ Coalfield Consultation Area
- ☐ Country
- ☐ Court Order
- ☐ Court Order Amendment
- ☐ Legal Notice
- ☐ Licence Area
- ☐ Parent Phase
- ☒ Probable Working
- ☐ Underground Working
- ☐ Unlicensed Opencast



Annex 4

BGS Web Images



British
Geological
Survey

Geology of Britain viewer (classic)

[Try the 3D version of the Geology of Britain viewer](#)



[More BGS map viewers](#)

Surface
Geology

3D
Models

Borehole
Scans

Earthquake
Timeline

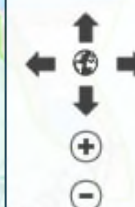
Surface Geology

- ☒ Superficial only
- ☐ Bedrock only
- ☐ Bedrock and Superficial

Visible geology:
1:50 000 scale

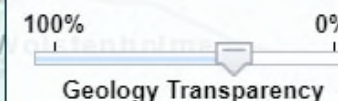
Geology
Key

[More on digital geology](#)



Go to
Location

Switch
Basemap



Grid Ref: 383704, 413944

☐ Bedrock geology ☒ Superficial deposits

None recorded

[What are Superficial Deposits?](#)

[To purchase detailed geological reports for this area,
try our GeoReports service](#)

0 0.3 0.6km

Esri UK, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI...

POWERED BY
esri

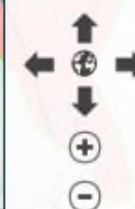
[Surface Geology](#)[3D Models](#)[Borehole Scans](#)[Earthquake Timeline](#)

Surface Geology

- ☐ Superficial only
- ☐ Bedrock only
- ☒ Bedrock and Superficial

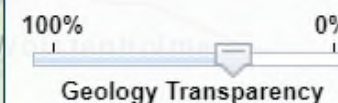
Visible geology:
1:50 000 scale

Geology
Key

[More on digital geology](#)

Go to
Location

Switch
Basemap



Grid Ref: 383771, 413627

☒ **Bedrock geology** ☐ **Superficial deposits**

1:50 000 scale bedrock geology description:

Rough Rock - Sandstone. Sedimentary Bedrock formed approximately 319 to 320 million years ago in the Carboniferous Period. Local environment previously dominated by rivers.

Setting: rivers. These sedimentary rocks are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).

[Further details](#)[What is Bedrock Geology?](#)

[To purchase detailed geological reports for this area, try our GeoReports service](#)



British
Geological
Survey

Geology of Britain viewer (classic)

[Try the 3D version of the Geology of Britain viewer](#)



[More BGS map viewers](#)

**Surface
Geology**

**3D
Models**

**Borehole
Scans**

**Earthquake
Timeline**

Borehole Scans

Click on a borehole to view scan.

Borehole depth

- 0 - 10m
- 10 - 30m
- 30m+
- Unknown
- Confidential or Restricted

[More on boreholes](#)

Navigation controls:

- Go to Location
- Switch Basemap
- Geology Transparency slider (100% to 0%)
- Grid Ref: 383958, 413518

Scale bar: 0, 0.3, 0.6km

Esri UK, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI...

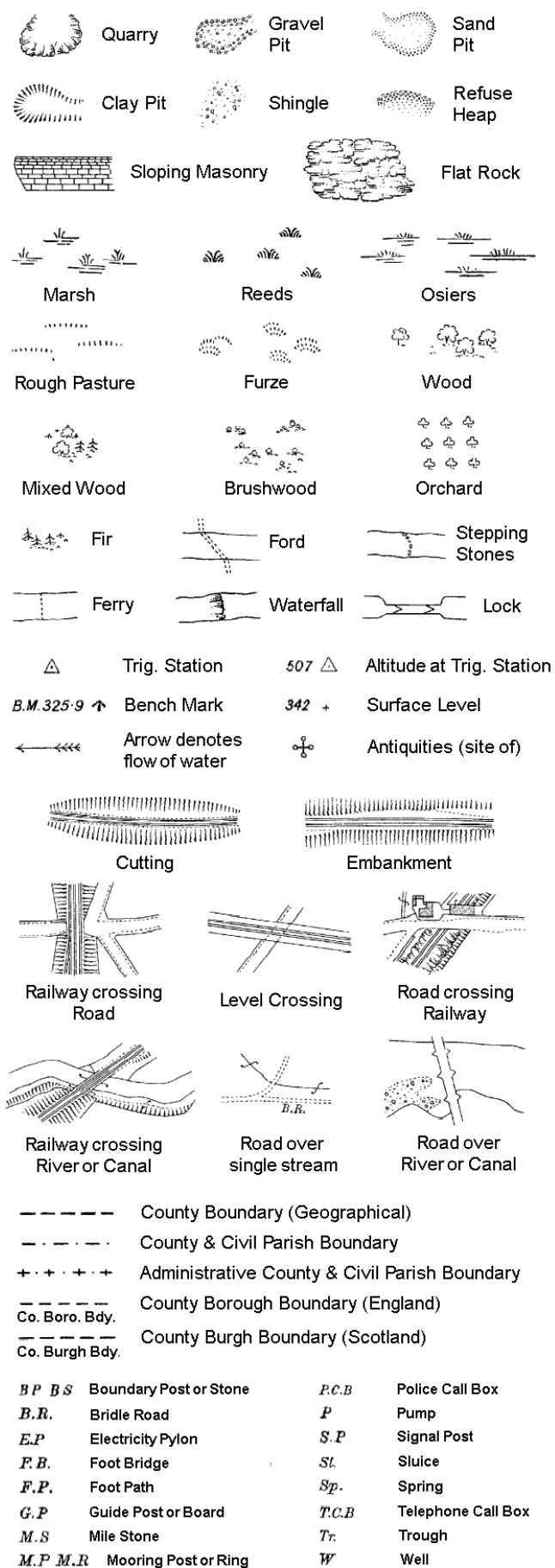
POWERED BY
esri

Annex 5

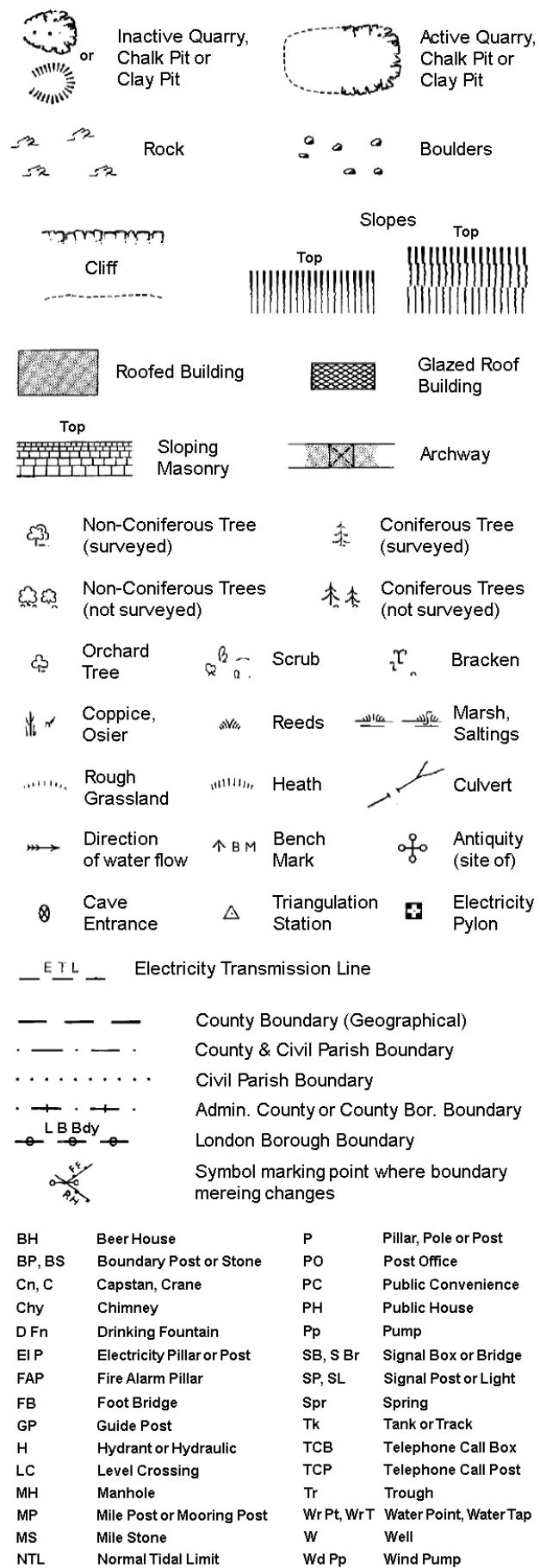
Historic OS Maps

Historical Mapping Legends

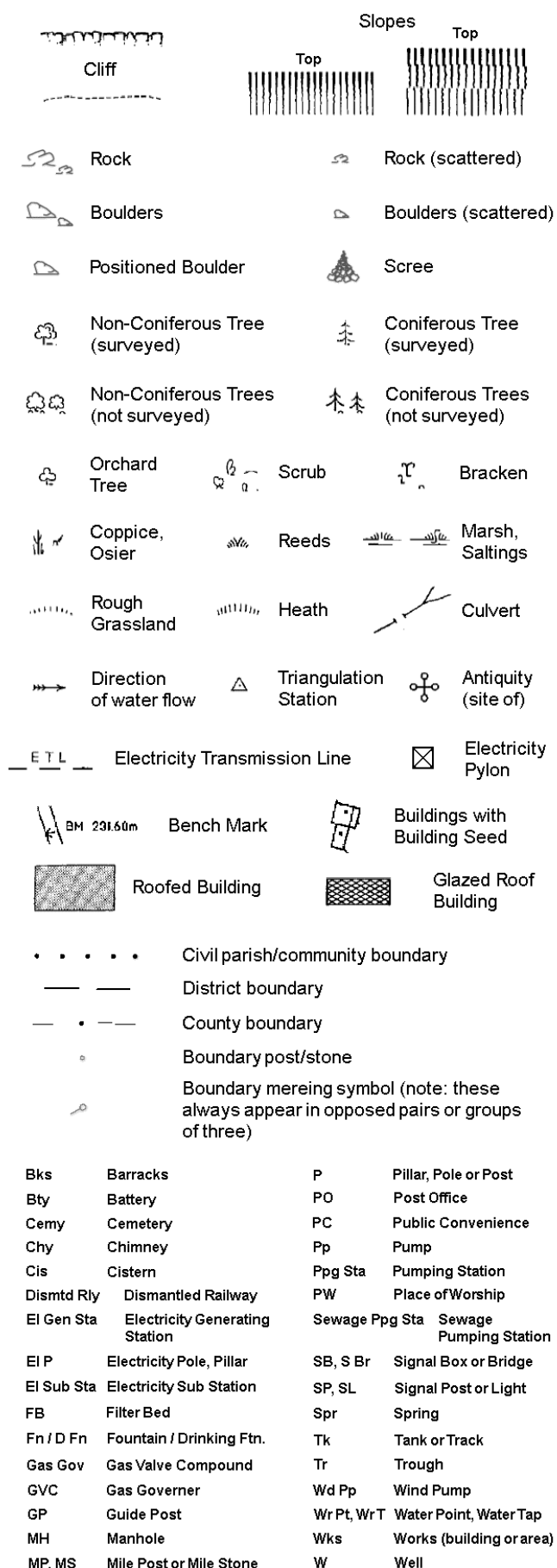
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information



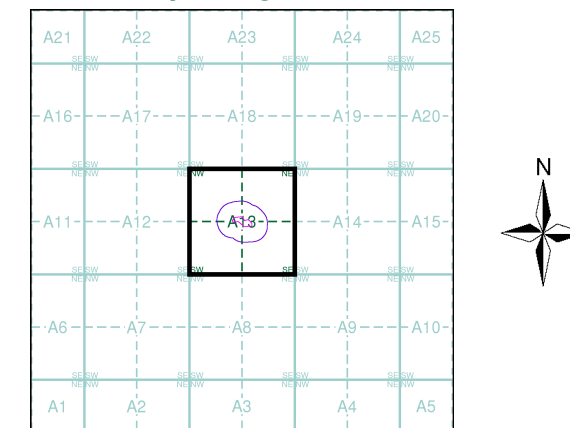
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1910	3
Lancashire And Furness	1:2,500	1930	4
Lancashire And Furness	1:2,500	1937	5
Ordnance Survey Plan	1:2,500	1963	6
Additional SIMs	1:2,500	1963 - 1991	7
Large-Scale National Grid Data	1:2,500	1992	8
Historical Aerial Photography	1:2,500	1999	9

Historical Map - Segment A13

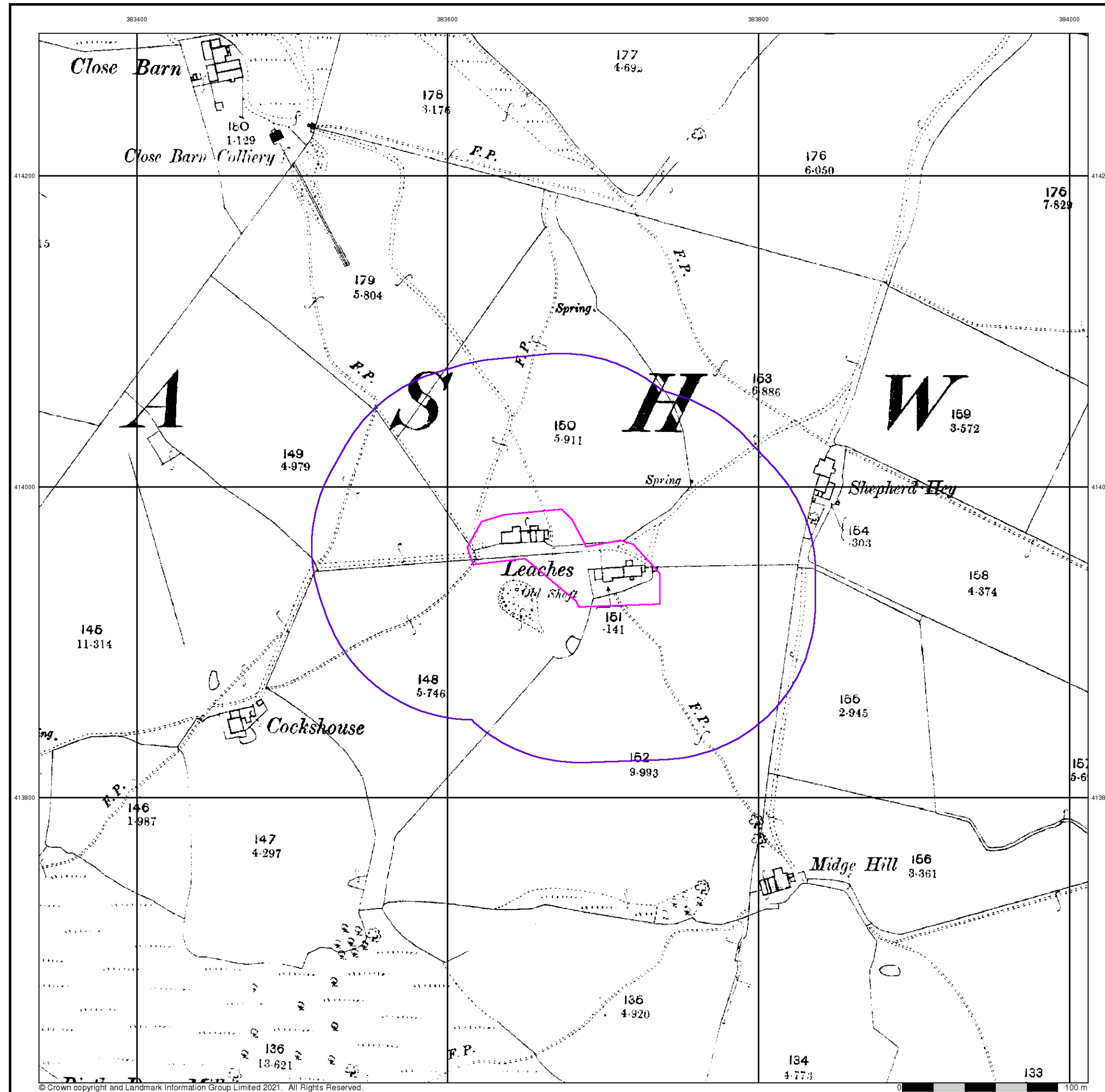


Order Details

Order Number: 287249681_1_1
Customer Ref: P7529637
National Grid Reference: 383680, 413950
Slice: A
Site Area (Ha): 0.44
Search Buffer (m): 100

Site Details

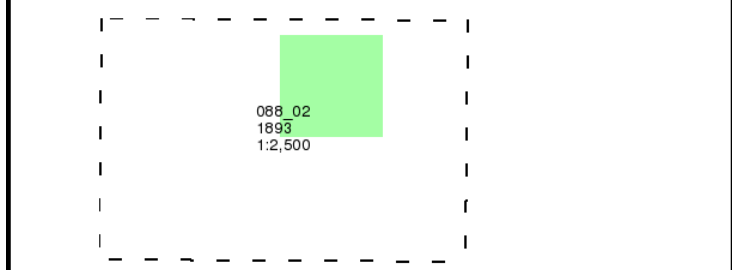
Leaches Farm, Ashworth Road, ROCHDALE, OL11 5UN



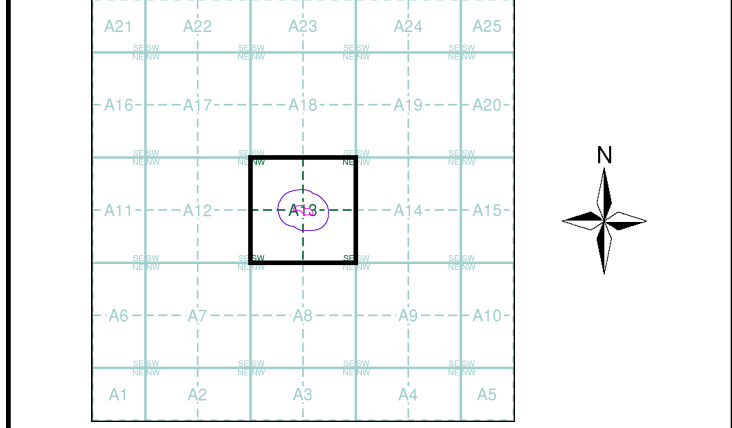
Lancashire And Furness
Published 1893
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details
Order Number: 287249681_1_1
Customer Ref: P7529637
National Grid Reference: 383680, 413950
Slice: A
Site Area (Ha): 0.44
Search Buffer (m): 100

Site Details
Leaches Farm, Ashworth Road, ROCHDALE, OL11 5UN

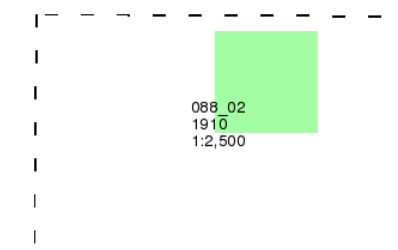
Lancashire And Furness

Published 1910

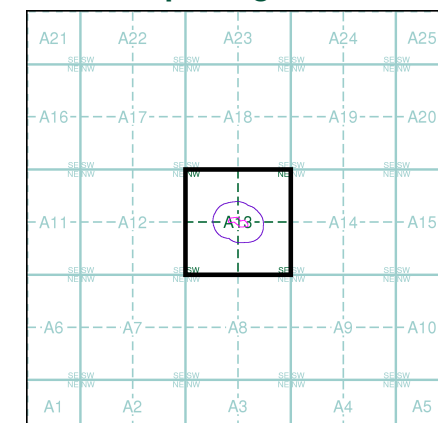
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

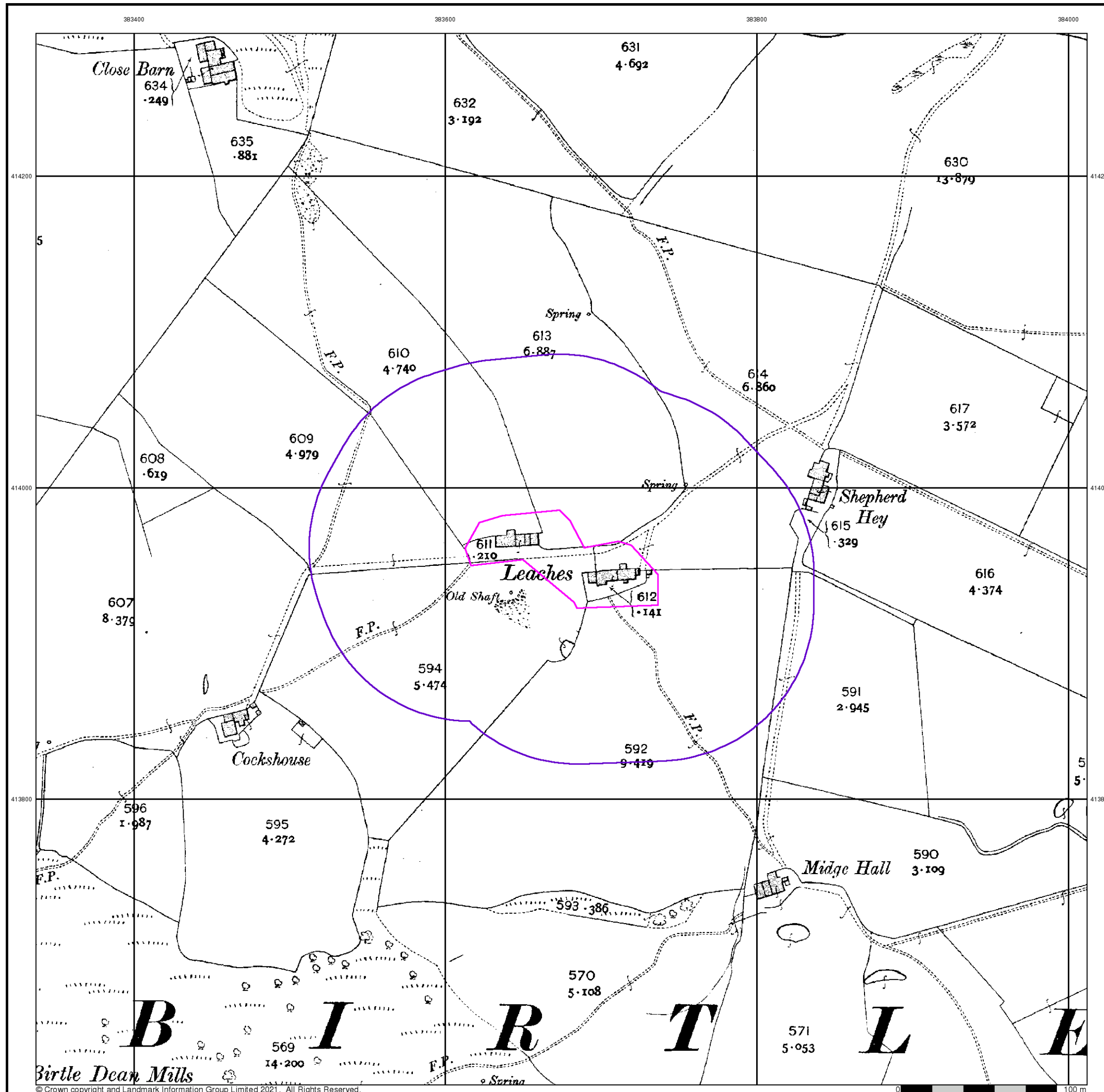


Order Details

Order Number: 287249681_1_1
Customer Ref: P7529637
National Grid Reference: 383680, 413950
Slice: A
Site Area (Ha): 0.44
Search Buffer (m): 100

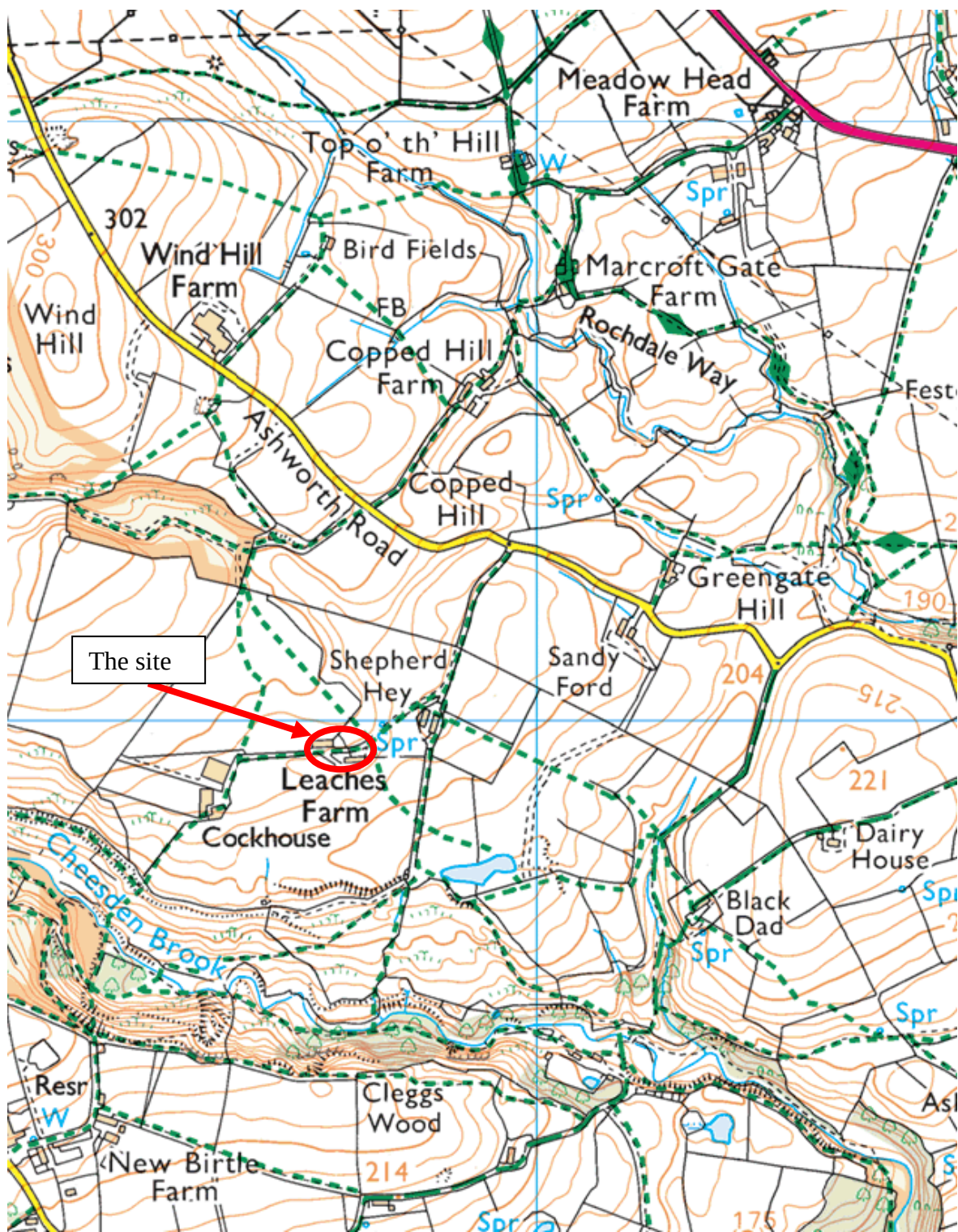
Site Details

Leaches Farm, Ashworth Road, ROCHDALE, OL11 5UN



Annex 6

Drawings



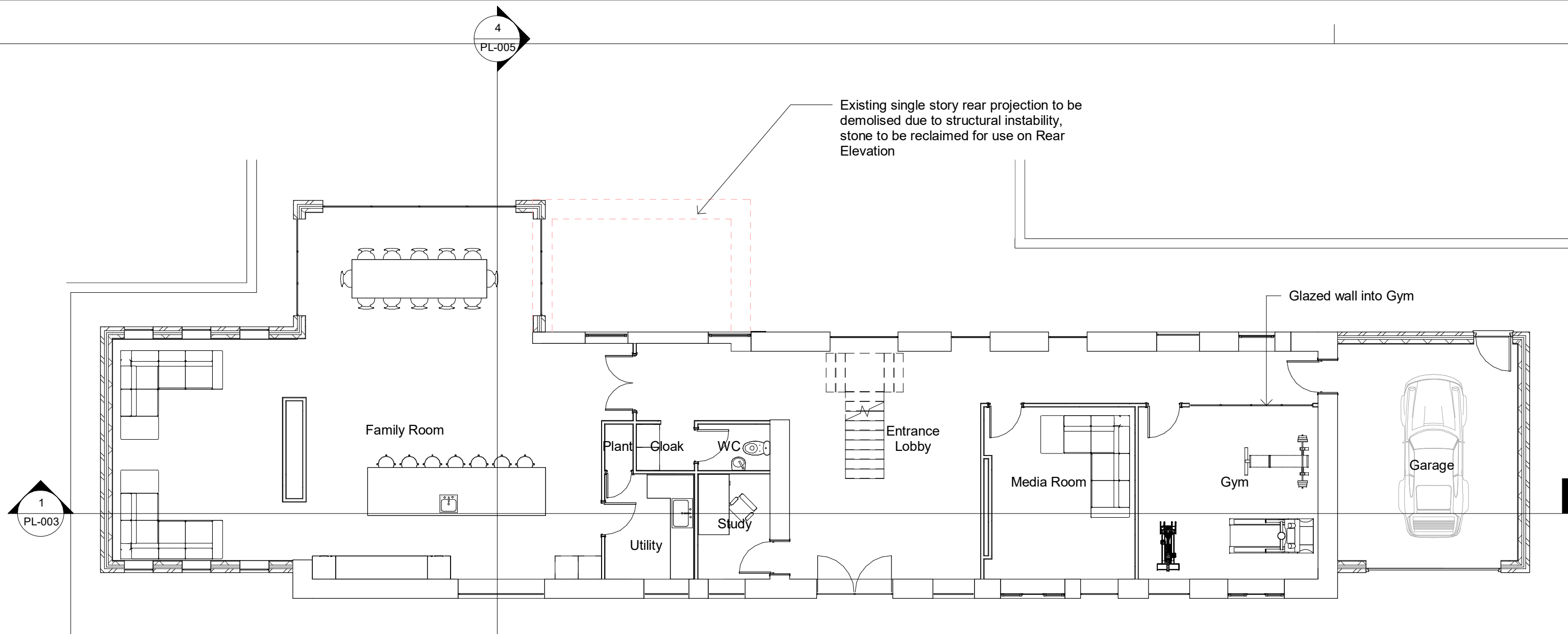
PROJECT: Leaches Farm, Ashworth Road

FIGURE No. A1.1.

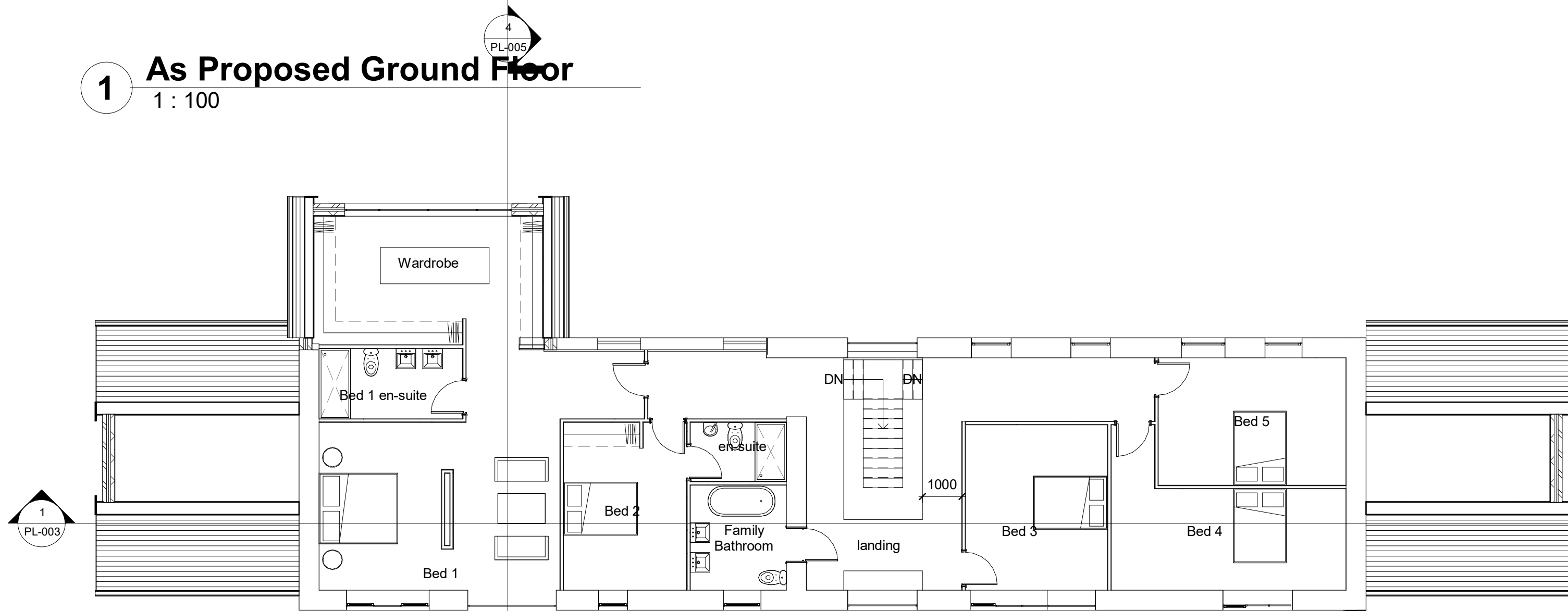
SCALE: Not to scale

TITLE: Site Location Plan

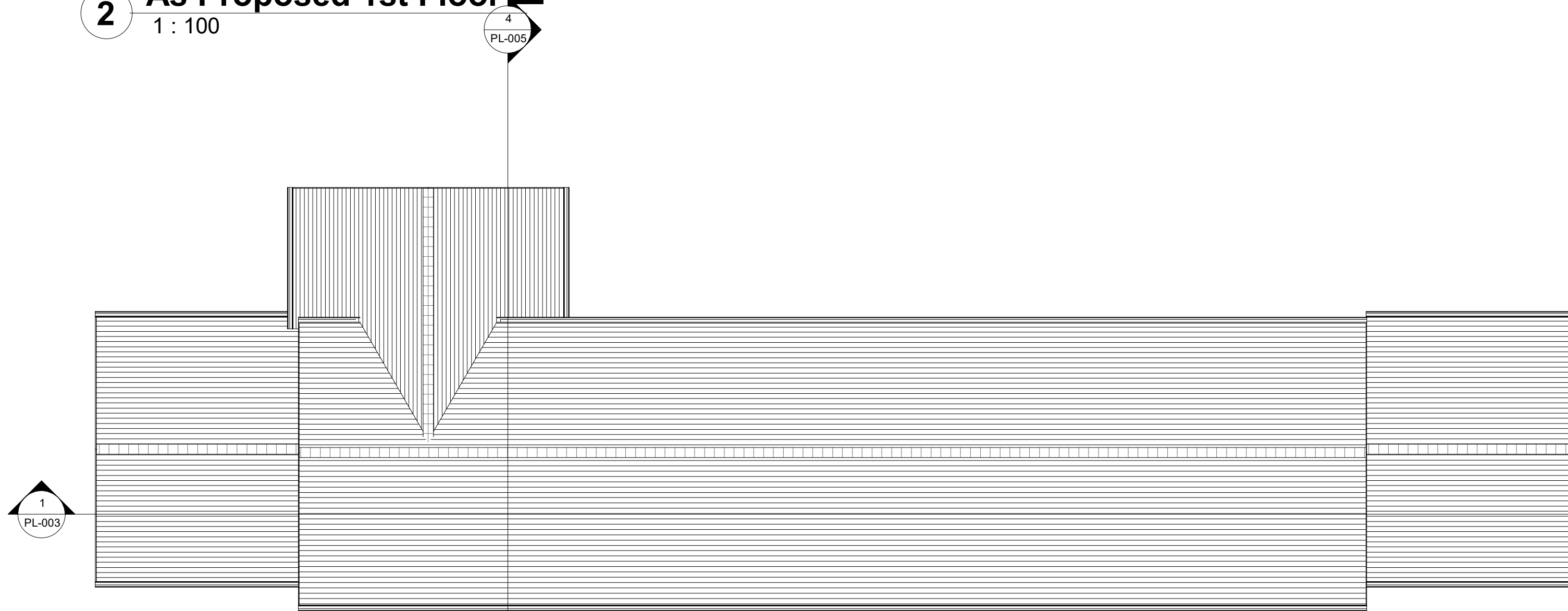
IAN FARMER ASSOCIATES
Geotechnical & Environmental Specialists



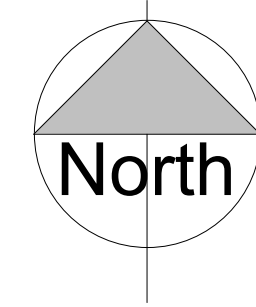
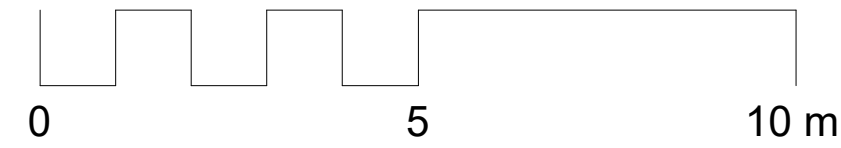
1 As Proposed Ground Floor
1 : 100



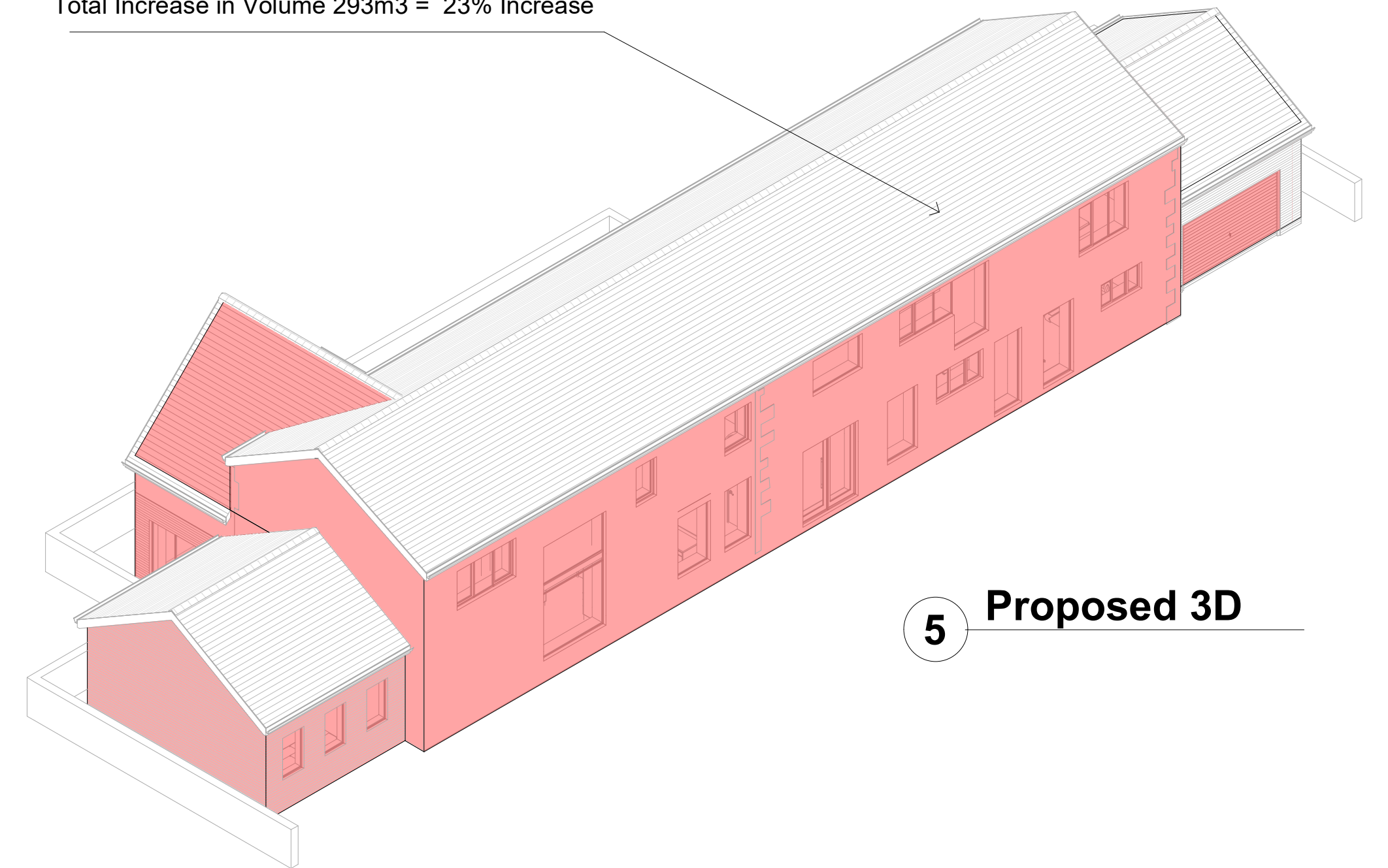
2 As Proposed 1st Floor
1 : 100



4 As Proposed Roof Plan
1 : 100



Proposed Total Volume = 1595m3
Total Increase in Volume 293m3 = 23% Increase



5 Proposed 3D

P5	29.03.22	BC	first floor cut plane amended to show windows
P4	15.11.21	BC	Client comments
P3	05.10.21	BC	Parking space added
P2	06.09.21	BC	amended as planning comments
P1	24.02.21	BC	First Issue

Rev No.	Rev Date	Rev By	Description
project			

Leaches Farm

location
Leaches Farm, Ashworth Road,
Rochdale, OL11 5UN

client
Justin Farrell



T: 07402266305 E: bmad@cbdarchitecture.com
Phoenix House, 4 Huddersfield Road, Stalybridge, SK15 2QA



drawing title
As Proposed Plans

dwg purpose

scale 1 : 100 drawn BC checked BC
@ sheet size A1 rev date 29.03.22

20-002 job number PL-002 drawing number P5 revision