

Northern Gateway (JPA1.1) Outline Planning Application

Minerals Safeguarding Assessment



Northern Gateway (JPA 1.1 Heywood / Pilsworth)

Mineral Safeguarding Assessment

Northern Gateway Development Vehicle LLP

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B048805-TTE-00-XX-DR-U-1003-02 – Contamination Constraints Plan

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1.0 INTRODUCTION

- 1.0.1 Tetra Tech has been instructed by Northern Gateway Development Vehicle LLP to prepare a Minerals Safeguarding Assessment to inform a planning application for a site that forms part of a strategic allocated site (JPA 1.1.) in the Greater Manchester Places for Everyone Joint Development Plan (PfE) which was adopted in March 2024.
- 1.0.2 The application boundary (the site) for this report is shown in Figure 1 below. The spatial footprint of the site extends to 209.8 hectares (ha), as defined by the Application Boundary Plan. This includes 120.15ha within Bury and 89.65ha within Rochdale. Outline planning permission is sought for:

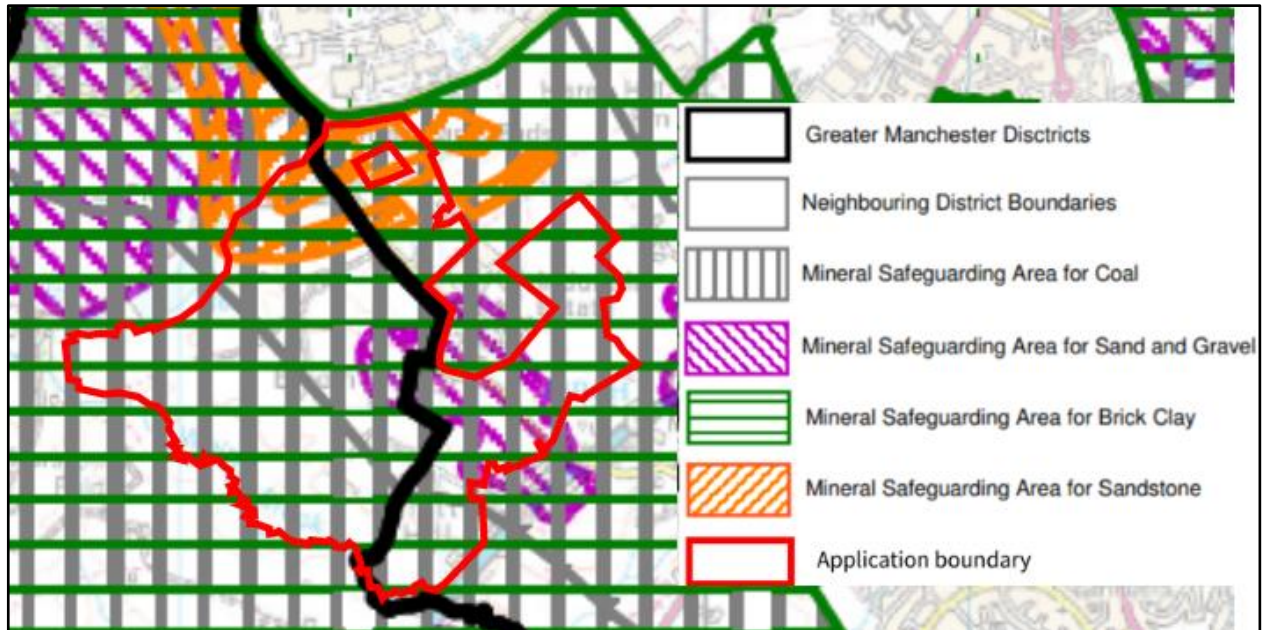
'A national-scale employment development, including logistics, warehousing, industrial and manufacturing uses, with a range of other supporting ancillary uses and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.'

Figure 1 – Application Boundary



- 1.0.3 'Map 21 Bury' of the adopted Greater Manchester Joint Minerals Plan (2013) shows that the site coincides with Mineral Safeguarding Areas (MSAs) for Brick Clay and for Coal. Smaller areas of the site also coincide with MSAs for Sand and Gravel and for Sandstone.
- 1.0.4 An extract of Map 21 Bury, which also indicatively shows the site boundary overlain, is provided in Figure 2 below.

Figure 2- Extract from 'Map 21 Bury' of Greater Manchester's Joint Minerals Plan with indicative annotated Application Boundary



- 1.0.5 This report is intended to provide a desktop review of the underlying geology, based on available information and the MSA. This report includes a review of relevant minerals planning policies as well as considering the viability of any potential mineral extraction prior to development.

1.1 PRE-APPLICATION CONSULTATION

- 1.1.1 Tetra Tech arranged a video call with the Greater Manchester Combined Authority's Minerals Team to discuss the site and minerals safeguarding matters on 16th July 2024. Tetra Tech provided a summary of the scope and initial findings of the Minerals Safeguarding Assessment, and the authority suggested additional content for inclusion within the assessment. The consultation was based on a larger area of land than included in this planning application and this version of the Minerals Safeguarding Assessment.

- 1.1.2 A formal Environmental Impact Assessment Scoping Opinion has been requested by the applicant and the Greater Manchester Combined Authority issued the following response with regards to Minerals Safeguarding:

'The applicant proposes to scope out minerals (mineral safeguarding areas) and has submitted a Mineral Safeguarding Assessment alongside the scoping request in support of this conclusion. It would appear a reasonable approach to scope out minerals from the EIA.'

2.0 GEOLOGICAL SITE SETTING

2.1 DESK BASED GEOLOGICAL SUMMARY

2.1.1 Details of the geology underlying the site has been obtained from the following sources.

- British Geological Society (BGS) Sheet No. (85) for Manchester, 1:50,000 scale map, solid and drift editions;
- BGS website (Geology of Britain Map Viewer and borehole records) & GeoIndex;
- BRE211 Indicative Radon Map Number 13, Northern Welsh Marshes and Liverpool, Health Protection Agency and the British Geological Survey;
- Coal Mining Report;
- BGS borehole records;
- MAGIC MAP online interactive mapper;
- Historical mapping;
- Agricultural Land Classification map North West Region (ALC002) dated 2010;
- Minerals Resource Mapping BGS Map for Greater Manchester; and
- Environmental database.

2.1.2 The reported geology of the site is summarised below.

Superficial Deposits

2.1.3 Superficial strata are found across site and primarily comprise Glacial Till. The following superficial deposits are also identified in some areas:-

- Ice contact deposits (mainly sand with some gravel) in the centre;
- Linear sections of Head deposits (rock fragments and pebbles within a clay and sand matrix) follows the Brooks; Whittle Brook; Brightley Brook and Castle Brook; and
- Lacustrine deposits (clayey sand and gravels) in the east.

2.1.4 A Geology Plan, illustrating the above, is appended to this report.

Bedrock

- 2.1.5 The bedrock geology comprises primarily Pennine Lower Coal Measures – mudstone, siltstone, and sandstone to the centre and east. To the west, the geology primarily comprises Pennine Middle Coal Measures – mudstone, siltstone, and sandstone.
- 2.1.6 To the north, the bedrock comprises the Rossendale Formation of Rough Rock (oldest in the succession) and Rossendale Formation (undifferentiated). The succession is becoming progressively younger in a south westerly direction.
- 2.1.7 In the area around Higher Barn Farm, in the north of the site, the Lower Coal Measures are expected to be near surface as no superficial deposits are shown on the BGS map.

2.2 HISTORICAL BOREHOLE RECORDS

- 2.2.1 There are 20 publicly available historical borehole records within the site boundary shown on the BGS GeoIndex website and the appended Historical Borehole Location Plan.
- 2.2.2 18 boreholes records are in the centre of the site.
- 2.2.3 Two borehole records (SD80NW141 and SD80NW588) are in the north of the site, close to Coal Pits Farm, although one borehole record is confidential (SD80NW588) and there is no publicly available information for it.
- 2.2.4 Hundreds of boreholes were also drilled in the north of the site as part of the Coal Authority's Pilsworth Opencast Prospecting project. The Geo-environmental and Geotechnical Desk Study have described that thirty of these boreholes collapsed after completion. The records describe the depth of strata, but do not include any details on the composition of superficial deposits. These records have therefore not been considered further in this report.
- 2.2.5 The historical records for 18 boreholes within the site, for which full data is available, are summarised in the below table and are arranged from north to south. All figures are in metres (m). The MSA the borehole is within is shown in the last column. The other borehole records, for which data is available, is described below the table in paragraphs 2.2.8. Most of the borehole records are within or close to the MSAs for sand and gravel. There are numerous references across the borehole logs to the presence of lignite within the superficial deposits.

Table 1 – British Geological Survey Historical Borehole Records

BH reference	Topsoil/ Made Ground Depth (m)	Strata 1 Depth (m)	Strata 1 Description	Strata 2 Depth (m)	Strata 2 Description	Strata 3 Depth (m)	Strata 3 Description	Strata 4 Depth (m)	Strata 4 Description	Strata 5 Depth (m)	Strata 5 Description	Strata 6 Depth (m)	Strata 6 Description	Total depth (m)	MSA
SD80NW146	0.5	1.6	Silty CLAY	0.9	Silty, SAND, COAL contamination	3.2	Silty and clayey SAND. COAL present	3.3	Silty sandy CLAY					9	S&G, Cl, Co
SD80NW147	0.4	6.4	Silty SAND	0.4	Silty, clayey SAND	2.8	Silty CLAY							11	S&G, Cl, Co
SD80NW149	0.5	4.5	Silty clayey SAND	4.5	Silty SAND,	2	Sandy, clayey SILT	2.5	Silty, sandy CLAY					14.5	S&G, Cl, Co
SD80NW148	0.4	0.6	Sandy CLAY	1.5	Silty, clayey SAND	5.5	Silty SAND	0.5	Silty CLAY	4.2	Silty, clayey SAND	4.8	Silty, sandy CLAY	17.5	S&G, Cl, Co
SD80NW159	0.6	0.9	Sandy, silty CLAY	2.5	Silty SAND	1	Silty SAND	1.5	Silty SAND	1	Silty, clayey SAND	3.5	Silty, sandy CLAY	8.5	S&G, Cl, Co
SD80NW153	0.5	5.5	Silty CLAY											6	S&G, Cl, Co
SD80NW152	0.6	0.9	Sandy SILT	1	Silty, sandy CLAY	1.5	Silty SAND	5	Silty, sandy CLAY					9	S&G, Cl, Co
SD80NW151	0.6	7.4	Silty SAND with CLAY	1	CLAY	0.5	Silty SAND	2	CLAY					11	S&G, Cl, Co
SD80NW150	0.5	2	Silty SAND	1.5	Silty, sandy CLAY	3.2	Silty SAND	3.3	Silty CLAY					10.5	S&G, Cl, Co
SD80NW160	0.5	5	Silty, sandy CLAY											5.5	S&G, Cl, Co
SD80NW154	0.5	5.5	Silty SAND	0.5	Silty CLAY	5.5	Silty SAND	2.5	CLAY					14.5	S&G, Cl, Co
SD80NW155	0.4	1.1	Silty SAND	1	Silty, sandy, gravelly CLAY	3	Silty, sandy CLAY							5.5	S&G, Cl, Co
SD80NW158	0.5	2	Silty SAND	1.5	Silty, clayey SAND	1.5	Silty CLAY	3	Silty CLAY					8.5	S&G, Cl, Co
SD80NW161	0.5	5.5	Silty CLAY											6	S&G, Cl, Co
SD80NW162	0.5	5.5	Silty, sandy CLAY											6	S&G, Cl, Co
SD80NW156	0.4	1	Sandy CLAY	0.6	Sandy CLAY	3.2	Silty CLAY							6.2	S&G, Cl, Co
SD80NW157	0.5	1	Sandy CLAY	1	Sandy CLAY	2	Silty CLAY	1.7	Silty CLAY					6.2	S&G, Cl, Co
SD80NW163	0.5	9.5	Silty, clayey SAND	4.5	CLAY & SAND									14.5	S&G, Cl, Co

- 2.2.6 The strata identified in the historical boreholes located centrally within the site were typically clay with sands and silts. There are fewer records/ bands of strata where sand is the predominant strata and fewer records/ bands of strata again where silt is the predominant strata. The clay is described as 'sandy' and 'silty' while the sand is described as 'clayey' and 'silty.'
- 2.2.7 The historical boreholes within centre of the site were seemingly constructed for the purposes of minerals evaluation (for sand and gravel extraction). Six of the borehole records, where sand was recorded as the predominant strata, contain the comments 'barely workable' or 'not workable.'
- 2.2.8 The borehole record (SD80NW141) in the northern of the site was constructed to a depth of 1,616m. The borehole record shows there were alternating bands of sandstone, coal, siltstone, and mudstone and is summarised below:-
- Unknown strata to 5.10m bgl;
 - Rough Rock Sandstone to 16.60m bgl;
 - Two bands of Coal (unknown thickness) – anticipated to be the Sand Rock Coal and Subcrenatum Marine Band (SMB);
 - Rough Rock Sandstone to 35.70m bgl;
 - Upper Haslingdon Flags Sandstone to 54.50m bgl;
 - Mudstone Siltstone to 76.20m bgl;
 - G. Cumbriense Marine Band 73.50m bgl;
 - Coal at 76.20m bgl;
 - Lower Haslingdon Flags primarily Sandstone with mudstone bands to 171.60m bgl; and
 - Varying thicknesses of sandstone, shales and mudstone beds to 1619m bgl.

2.3 ANALYSIS

- 2.3.1 There are 18 boreholes in the centre of the site, within or close to the MSA for Sand and Gravel. The comments on the borehole records suggest that the area has been assessed for the potential of mineral

extraction, and the high clay content seemingly led to a conclusion that the deposits were not of sufficient quality for commercial working.

2.3.2 The other available record (SD80NW141) within the site mainly provided information on the bedrock geology and encountered sandstone, coal, and siltstone.

2.3.3 The presence of lignite is indicated on numerous borehole logs.

2.4 MINERALS AND OTHER LAND DISTURBANCE

2.4.1 The site falls within a Coal Mining Reporting Area which the Coal Authority has described as *'the known extent of coal mining activity.'*

2.4.2 There is a large area of recorded workings as part of the sand rock mine in between the area now occupied by Birch Industrial Park, Higher Barn Farm and Barlow Coal Pit Farm. Depths of these workings are recorded between 0-50m. This is shown in the appended Contamination Constraints Plan.

2.4.3 In the same area, there are three coal seams, Lower Mountain coal seam, the Bassey coal seam, and the Sand Rock coal seam. The coal seams form a Coal Mining Reporting Area classed as a high risk for development. Between these coal seams, the area is within a Development High Risk Area from the shallow mine working. There are also five mineshafts within this area, adjacent to Higher Barn Farm and Barlow Coal Pit Farm. These mineshafts are part of the Barlow coal pits and have an assumed diameter of 2.5m.

2.4.4 The appended Contamination Constraints Plan shows there are numerous former mineral sites across the site, including several sand pits. A sandstone mineral site is located to the west of Barlow Coal Pit Farm.

2.4.5 Two former sandstone quarries and a sand pit is located immediately east and west of Barlow Coal Pit Farm. The footprint of most of the former workings are unknown.

2.4.6 The appended Geology Plan shows that the Ashton Moss Fault Line goes across the central and north of the site. There is an area of infilled ground south of Birch Industrial Park. This is likely from former quarries, brick pits or opencast coal sites.

2.5 SAFEGUARDED MINERALS

2.5.1 Paragraph 2.16 of the Greater Manchester Joint Minerals Plan (JMP) states that the main minerals worked, or for the potential for working in Greater Manchester; are construction aggregates from sand, gravel and crushed rock, natural building stone, brick clay, coal, unconventional gas resources and peat.

- 2.5.2 Figure 2, on page 2 of this report, shows that the site is within a MSA for Brick Clay and Coal. An area of land in the centre of the site within a MSA for Sand and Gravel. An area in the north of the site is within a MSA for Sandstone.
- 2.5.3 Smaller parts of the application site also fall within Areas of Search for Sand and Sandstone, as shown in Map 11 'Areas of Search for Aggregates in Bury', which forms part of the Greater Manchester Joint Minerals Plan.
- 2.5.4 The North West Aggregates Working Party Annual Monitoring Report (NWAMR) was published in 2023 and provides data produced in 2021 on aggregates in the northwest including sales and reserves.
- 2.5.5 The Greater Manchester Joint Minerals Development Plan Authority Monitoring Report (GMAMR) was published in 2020 and assesses the performance of the policies within Greater Manchester Minerals Plan.
- 2.5.6 The Joint Annual Local Aggregate Assessment (LAA) was published in 2020 and provides aggregate data within Greater Manchester, Merseyside and Halton and Warrington in 2018.
- 2.5.7 Paragraph 2.21 of the JMP states the 10 local authorities within Greater Manchester need to provide a sustainable supply of aggregates to meet the annual apportionment set out by the North West Aggregates Working Party and ensure future landbank supplies specified by the National Planning Policy Framework (NPPF). Sale figures are combined with the sub regions of Merseyside, Halton, and Warrington due to commercial confidentiality.

Brick Clay

- 2.5.8 The GMAMR and the JMP state that there is only one quarry in Greater Manchester: Harwood Quarry. This supplies half of the mineral resource to the only brickworks operated in Denton, Tameside, around 25km from the application site. The other half of the mineral resource is imported from Mouselow Quarry in Derbyshire. Reserves at Harwood are due to be depleted by 2026. Therefore, there are not sufficient reserves to guarantee the 25-year supply required by the NPPF. The JMP *'recognises the importance of ensuring a continued supply of brick clay to operations within Greater Manchester'* which is stated in paragraph 2.27.
- 2.5.9 The GMAMR further states that there was a planning application for a quarry extension at Morleys Quarry in Wigan for the winning and working of sand and clay until 2024. It is presumed that these workings have now been exhausted and this site is more orientated around its sand and gravel resources (it is largely referred to as sand and gravel site).

- 2.5.10 There is no landbank for brick clay, contained with any of the monitoring/ reporting documents. Paragraph 3.33 of the JMP states that *‘there is no evidence at this time to suggest interest in extracting it’* (brick clay).
- 2.5.11 The application site is underlain by Diamicton, which the BGS show is variable, mainly comprising clay, with sand and gravel, as well as large boulders. The BGS report different conditions at Harwood Quarry and Mouselow Quarry with no recorded superficial deposits across most of both sites. These sites are more likely to comprise pure clays.

Coal

- 2.5.12 Paragraph 2.29 of the JMP describes that Greater Manchester lies within the South Lancashire Coalfield, where coal seams are present in the Pennine Lower and Middle Coal Measures. Greater Manchester’s demand for energy is high due to industrial activity and the size of the population. However, there is a low demand for coal as there are no coal fired power stations located in Greater Manchester. Nevertheless, *‘the Minerals Plan should seek to set out the appropriate circumstances under which coal can be won.’*
- 2.5.13 The JMP was adopted in 2013, and it is considered likely that the Greater Manchester Combined Authority’s stance on coal mining will likely have changed.
- 2.5.14 There is no required landbank for coal and there is no available data on the sales and reserves of coal.

Sand and gravel

- 2.5.15 Paragraph A1.19 of the JMP states that sand and gravel resources are *‘concentrated in the northeast of Greater Manchester [principally within the districts of Bury, Rochdale and Oldham]. Outside of these Districts are other, scattered, Areas of Search for Sand and Gravel.’*
- 2.5.16 Paragraph 2.2 of the JMP states that between 2005-2020, the annual requirement for land won sand and gravel production in northwest England is 3.25 million tonnes per year.
- 2.5.17 The NWAMR states that since 2018, only Astley Moss quarry is operational. Planning permission however expired in 2022.
- 2.5.18 The NWAMR also states that Offerton Sand and Gravel Quarry in Greater Manchester has small amounts of reserves, but the site was inactive in 2019 and 2020.
- 2.5.19 Total reserves of sand and gravel were 1.68 million tonnes in 2020. This constitutes a landbank of 4.9 years based on 2020 average sales of 0.34 million tonnes. This is below the 7-year minimum requirement from the NPPF.

- 2.5.20 The GMAMR stated that the landbank will be *'fully depleted during the Plan period unless additional proposals for minerals extraction come forward and planning permissions are granted for the release of additional reserves.'* This is also described in the other monitoring and policy documents used in this section. The JMP period is to 2028.
- 2.5.21 The monitoring reports also state that the that region highly relies on imported aggregates. The GMAMR states 76% of imported aggregates were imported from outside the region in 2009 and 2014.
- 2.5.22 The NWAMR states there has been a continued decline in sand and gravel reserves in north west England since 2015. Decreasing from 28.63 million tonnes in 2015 to 18.69 million tonnes in 2021. This results in a landbank of 7.68 years in 2021.

Crushed Rock

- 2.5.23 Paragraph 2.20 of the JMP states that crushed rock is obtained from sandstone and gritstone deposits.
- 2.5.24 Paragraph 2.2 of the JMP states that between 2005-2020, the annual requirement for land-won crushed rock in northwest England is 9.63 million tonnes per year.
- 2.5.25 The LAA, for 2018, stated that there were nine active crushed rock sites in the region, including five quarries located in Greater Manchester. Six of the nine crushed rock sites within the sub region were due to cease operations by December 2026 and one quarry was already inactive.
- 2.5.26 The most up to date information, the NWAMR states that the total reserves of crushed rock were 12.05 million tonnes in 2020. This provided a landbank of 16.2 years in 2020 based on the 2020 average sale of 0.74 million tonnes. This is steadily above the 10 year landbank requirement by the NPPF.
- 2.5.27 The NWAMR further states that the region also heavily relies on imports of high-quality rock with the sub-region importing 92% of crushed rock consumed in 2009, which increased to 93% in 2014.
- 2.5.28 The NWAMR shows total crushed rock reserves in northwest England were 227.87 million tonnes in 2021. This equated to a landbank of 33.12 years in 2021. This is above the landbank requirement but the report further states that *'there has been a continuing decline in crushed rock reserves since 2015'*.

Sandstone

- 2.5.29 Paragraph 2.26 of the JMP states that *'sandstone resources within Greater Manchester are confined to a broad strip running north to south along the eastern margin of the Plan area, and east to west along the northern margin.'* The use of this material has decreased over the years but is still required for conservation

purposes and works relating to older buildings where this stone has been used. Therefore, *'the Minerals Plan recognises the importance of protecting sources of building stone for the maintenance and repair of historic buildings, as identified by England's Building Stone Pits (EBSPits) national database.'*

2.5.30 Table 7 of the NWAMR shows that there are five operational sandstone quarries in Greater Manchester with the earliest operational end date of 2026 and the latest operational date of 2042.

2.5.31 Small areas in the north of the site are within the MSA for Sandstone.

2.6 PILSWORTH QUARRY

2.6.1 A former sand and gravel quarry, Pilsworth Quarry, is located to the northwest of the site. In more recent years the former quarry has operated as a non-hazardous waste landfill and well as other waste and energy uses.

2.6.2 The quarry was worked in various phases, for example, with former planning applications referring to Pilsworth North, Pilsworth South, and Pilsworth South West. The quarrying and subsequent restoration of Pilsworth South West was permitted in 1998 and a similar application at Pilsworth South was granted in 2003. Landfilling is permitted at Pilsworth South until 2028 and is understood to be ongoing. It is understood some of this area is being restored and now accommodates an Environmental Education Centre and a Recycling Facility.

2.6.3 Sand and gravel were quarried at Pilsworth North, with phased in filling with 'controlled waste' between 1984 and 2007. Landfilling ceased in Pilsworth North between 2006 and 2007 and it is understood an energy facility is now located at the site.

2.6.4 The BGS shows the quarry comprised Hummocky (Moundy) Glacial Deposits. The BGS define this as glacial sand and gravel deposits that comprise a heterogeneous, largely unbedded admixture of sandy pebble-cobble gravel with lenses of locally pebbly sand, laminated clay, and gravelly till.

3.0 MINERALS PLANNING POLICY REVIEW

- 3.0.1 The safeguarding of non-renewable resources, such as minerals, is a key aspect of sustainable development. Paragraph 216 of the National Planning Policy Framework (NPPF), which was last updated in December 2023, obliges Mineral Planning Authorities to define MSAs when preparing local plans.
- 3.0.2 MSAs are produced to define known locations of specific mineral resources of local or national importance and to ensure these resources are not needlessly sterilised by non-mineral development, though MSAs carry no presumption that the resource will be worked.

3.1 GREATER MANCHESTER JOINT MINERALS DEVELOPMENT PLAN

- 3.1.1 The Greater Manchester Joint Minerals Development Plan (JMP) was adopted in 2013 and provides the planning policies for mineral development to meet aggregate requirements until 2028.

- 3.1.2 The Strategic Aim of the Minerals Plan is: -

‘To provide a minerals spatial planning framework which takes into account the unique features of Greater Manchester. This framework will facilitate economic development, whilst ensuring that the environment and community are protected from the impacts of minerals developments in order to deliver a steady and sustainable supply of minerals, safeguard mineral resources, enable Greater Manchester to contribute to its sub-regional apportionment of aggregates and facilitate greater use of recycled aggregates and secondary mineral products.’

- 3.1.3 An objective of the plan is: -

‘...to safeguard potentially economically viable mineral resources and infrastructure from sterilisation, protect minerals related infrastructure and encourage the appropriate use of high quality materials.’

- 3.1.4 The main policy regarding development within MSAs is Policy 8- ‘Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas’, which states: -

“All non-mineral development proposals within the Mineral Safeguarding Area should extract any viable mineral resources present in advance of construction. Proposals for prior extraction of minerals will be permitted provided the proposal is in accordance with Policy 2 Key Planning and Environmental Criteria.

Proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where:-

- 1. The need for the development outweighs the need to extract the mineral; or*
- 2. It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or;*
- 3. It can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development; or;*
- 4. The development is limited or temporary and would not prevent minerals extraction taking place in the future.'*

3.1.5 Paragraph 4.13 of the JMP states that '*proposals for non-minerals development within an MSA are only required to meet one of the 4 criteria identified in MSAs*' and stated above in Policy 8.

3.1.6 As stated in Policy 8- 'Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas', proposals for prior extraction will need to be in accordance with Policy 2- 'Key Planning and Environmental Criteria'. This policy states: -

'All proposals for minerals working or the provision of minerals infrastructure will be permitted where any adverse impacts on the following criteria is avoided or can be appropriately mitigated:

- 1. Controlled waters and flood risk management;*
- 2. Landscape and visual intrusion;*
- 3. Biological and geological conservation including European sites;*
- 4. Historic environment and built heritage;*
- 5. Best and most versatile agricultural land;*
- 6. Infrastructure;*
- 7. Traffic and access;*
- 8. Amenity e.g. noise, dust, vibration, and odours;*
- 9. Air Quality;*
- 10. Land instability;*
- 11. Potential land use conflict;*
- 12. Design, phasing and operational details;*
- 13. Aviation safety'*

3.2 OTHER POLICY CONSIDERATIONS

Places for Everyone Joint Development Plan Document (PfE)

3.2.1 The Plan was adopted in March 2024 and is a development plan for the nine districts within Greater Manchester until 2039. This Plan has been adopted but may be subject to minor amendments from approval by the nine districts.

3.2.2 The site forms part of wider site allocated for development under Policy JP Allocation 1.1: 'Heywood/Pilsworth (Northern Gateway). Regarding minerals, paragraph 19 states that the development needs to: -

'...consider the extraction of any viable mineral resources within Mineral Safeguarding Areas, in accordance with Policy 8 of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans'.

3.2.3 This is because, as stated in paragraph 11.39 the allocated site (which includes additional areas to the land assessed in this report) contains *'Mineral Safeguarding Areas for sandstone (3.9% of the site); sand and gravel (10.2%); surface coal (99.4%); and brick clay (99.4%) as defined in the Greater Manchester Joint Minerals Development Plan.'*

3.2.4 Paragraph 11.39 also states that *'the need for extraction prior to development commencing will be assessed against policies of that minerals plan (or any subsequent minerals plan) to ensure that specific mineral resources of local or national importance are not unnecessarily sterilised.'*

Rochdale Core Strategy

3.2.5 Rochdale's Core Strategy was adopted in 2016 and forms part of the Local Plan.

3.2.6 The Core Strategy includes Policy G10: 'Managing Mineral Resources' which states: -

'We will ensure the sustainable management of mineral resources and make an appropriate contribution towards helping Greater Manchester to meet its contribution to the regional apportionment for land-won aggregate and maintaining an appropriate land bank.'

Bury Unitary Development Plan

3.2.8 Bury's Unitary Development Plan was adopted in 1997, and the council are now working to replace and update the Plan with a new Bury Local Plan.

- 3.2.9 All mineral policies within the Unitary Development Plan have been superseded by the Greater Manchester Minerals Plan and the PfE. Therefore, policies from the Bury Unitary Development Plan are not considered in this report.

3.3 MINERAL PRODUCTS ASSOCIATION AND PLANNING OFFICERS' SOCIETY MINERALS SAFEGUARDING PLANNING GUIDANCE

- 3.3.1 In April 2019, the Mineral Products Association and the Planning Officers' Society published a Minerals Safeguarding Practice Guidance document. Paragraph 4.22 states that *'in order to demonstrate compliance with minerals safeguarding policies... developers will be required to provide sufficient information to enable the Minerals Planning Authority and Local Planning Authority to consider the potential effect of non-exempt development in MSAs/MCAs on mineral safeguarding, and the viability of prior extraction of mineral ahead or in conjunction with the non-mineral development.'* Paragraph 4.23 goes on to state that *'such information should be in the form of a Minerals Resource Assessment.'*
- 3.3.2 The guidance document includes detailed information on the requirements of Minerals Resource / Safeguarding Assessments. Paragraph 4.24 states that the required information includes: the type of mineral resource thought to be present, the economic value and viability of the mineral and potential options for prior extraction. Table 2, on Page 17 of the document, also sets out matters to address in Mineral Resource Assessments, which includes a review of constraints to mineral extraction and a detailed list of requirements is provided in Annex 1. The guidance document has been considered in the preparation of this appraisal.
- 3.3.3 Paragraph 4.37 of the guidance document states: -
- 'The maximum amount of extraction should be encouraged to minimise the amount of resource sterilised and with associated potential financial benefits to the site owner and developer.'* Paragraph 4.39 proceeds to state that *'It may be concluded that only a portion of material may be extracted, prior to and during the development, through site preparation and incidental to groundworks. This may be suitable for on-site use but also some may require to be exported. Incidental extraction of small amounts of mineral, for example as part of site preparation or digging of foundations, is likely to be considered as ancillary to or even enabling of the non-minerals development and not normally require separate/standalone planning permission for mineral extraction. Use of materials on-site, and export of excess, could be addressed through the terms of the permission and associated conditions or legal agreements.'*
- 3.3.4 The guidance document has helped informed the scope of this report.

3.4 ANALYSIS

- 3.4.1 This chapter has identified the planning policy in respect of minerals safeguarding. This policy is designed to ensure that economically viable mineral resources are not unnecessarily sterilised and that where non-mineral development is permitted that due consideration is given to ensuring that appropriate investigations are undertaken to establish if the mineral deposits are of economic importance can be recovered as part of the development process from prior extraction. The JMP does not provide a framework of the type of prior extraction (i.e. incidental or full extraction).
- 3.4.2 The policy is flexible in allowing effective sterilisation of a resource where the economic viability of extracting the resource is not likely.
- 3.4.3 In addition, the JMP recognises the impact of mineral resource extraction on local amenity.

4.0 SITE LOCATION AND SETTING

4.1 LOCATION & DESCRIPTION

- 4.1.1 The site is located to the north of the M62 and east of the M66 motorways at approximate centralised grid reference SD 837 082. The site, which primarily forms part of the allocated JPA 1.1 site, is 209.8 hectares (ha).
- 4.1.2 Aerial mapping indicates that the site is predominantly in agricultural use with numerous small access roads, farm buildings, and brooks and streams. The majority of the fields within the site are subdivided by hedgerows with areas of woodland. Some notable features within the site are described below.
- 4.1.3 Moss Hall Road and Whittle Lane run through the centre of the site, from the north and south respectively, and provide access to Birch Industrial Park, which the eastern part of the site wraps around.
- 4.1.4 There are numerous buildings within the site, most are to be demolished, as shown on the appended Outline Parameter Plan.

4.2 TOPOGRAPHY

- 4.2.1 A plan showing the topography of the site is appended to this report. The plan shows there is generally higher land to the north, east and centre of the site with peaks at around 120m above ordnance datum (AOD). The land height then decreases to the west/ southwest along Whittle Brook. The site falls to around 80m AOD in the far western corner.

4.3 SITE SETTING

- 4.3.1 The site setting is mixed with mainly areas of built development for industrial and residential uses to the north (Heywood), west (Bury), southeast (Middleton) and south (Simister). These built development areas are mixed with agricultural and recreation areas.
- 4.3.2 The western boundary of the site is defined by Whittle Brook. Beyond the brook is mainly agricultural land and Pike Fold Golf Club, before the M66.
- 4.3.3 The south/ eastern boundary of the site is mainly defined by the M62 and Birch Services. The land beyond the motorway and services is mainly in agricultural use, along with the villages of Simister, Bowlee and Birch. Beyond this land and these villages is the large town of Middleton.

- 4.3.4 Coal Pits Farm is not within the site boundary, but is engulfed by the application area in the north of the site.
- 4.3.5 Heywood Distribution Park and Broadfield Industrial Park is immediately north of the site, with Pilsworth former sand and gravel quarry to the northwest. A lake is located immediately northwest of the site, between the former quarry and the site. The large town of Heywood is located beyond industrial areas to the north.

Planning

- 4.3.6 The Greater Manchester Open Data Infrastructure Map (2015) developed by the Greater Manchester Combined Authority shows that the site is within the Green Belt, although the inclusion of the site within PfE removes the site from the Green Belt.

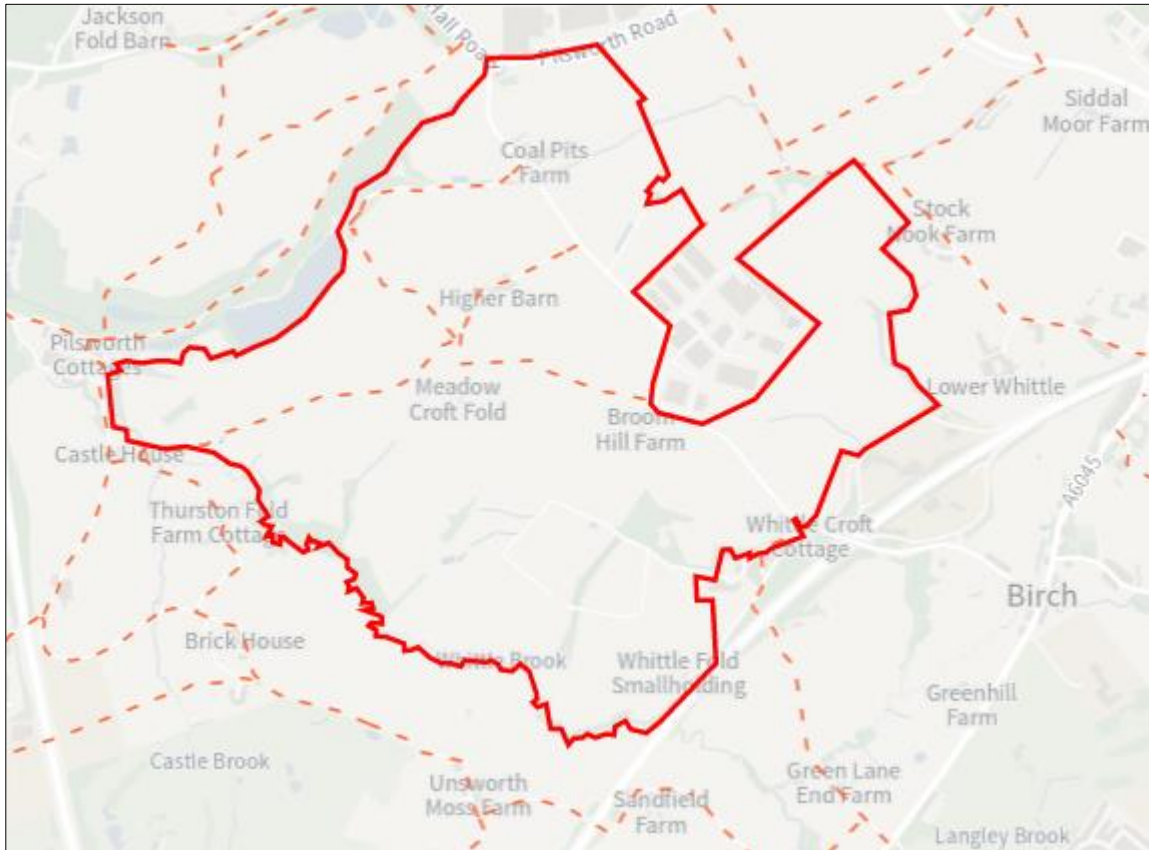
Ecology

- 4.3.7 The MAGIC website, managed by Natural England, shows there are numerous small areas of woodland at the site including woodland classified as Priority Habitat Deciduous Woodland and National Forest Inventory Broadleaved Woodland. The woodland is located alongside or close to the M62 and alongside Whittle Brook.

Landscape

- 4.3.8 The site is not located within any statutory designated landscape areas.
- 4.3.9 The Greater Manchester Open Data Infrastructure Map (2015) shows that the Public Right of Way (PRoW) network extends across the north of the site. This is shown in Figure 3 with the PRoW shown as orange dashed lines.

Figure 3: Extract from The Greater Manchester Open Data Infrastructure with annotated Site Boundary



Water Environment

- 4.3.10 Pilsworth Clough, in the north of the site, flows from east to west across the site, close to Moss Hall Road, north of Birch Industrial Park.
- 4.3.11 Whittle Brook flows from the northwest corner of the site in a southeasterly direction towards the M62 where it passes under the motorway. The brook forms the western/ southwestern boundary of the site.
- 4.3.12 The Greater Manchester Open Data Infrastructure Map shows that the lake immediately northwest of the site is a Site of Biological Importance.
- 4.3.13 The Environment Agency shows that land around Whittle Brook is within Flood Zone 2. This is shown in the Environmental Constraints Plan, as are the surface water features within the site. The rest of the site is within Flood Zone 1.

4.3.14 The MAGIC website shows that the site falls within Secondary Aquifer A. The Environment agency states that *‘Secondary A aquifers comprise permeable layers that can support local water supplies and may form an important source of base flow to rivers.’*

4.3.15 The site does not lie within a groundwater Source Protection Zone.

Heritage

4.3.16 The Greater Manchester Open Data Infrastructure Map shows there are no Listed Buildings within the site.

Utilities

4.3.17 Gas and water mains extend across the north of the site from east to west. The mains also extend along Moss Haul Road, in the north of the site, south into Birch Industrial Park. The gas and water mains are shown on the appended Built Development Plan and High Level Analysis Plan.

4.3.18 Aerial mapping also shows that there overhead electrical transmission lines with pylons within the site boundary.

4.4 CONSTRAINTS

4.4.1 The existing built development around and within the site, and the environmental features will constrain the potential extraction of the mineral resources. Paragraph 18 of The Minerals National Planning Practice Guidance (NPPG) states that *‘any proposed separation distance should be established on a site-specific basis...’*

4.4.2 The Greater Manchester authorities do not specify buffer zone distances that should be used from sensitive receptors regarding mineral extraction. However, paragraph 2.50 of the JMP states that the *‘Minerals Plan recognises the importance of protecting local communities.’* This is further described within the Strategic Aim which states *‘This framework will facilitate economic development, whilst ensuring that the environment and community are protected from the impacts of minerals developments.’* Paragraph 3.20 further states that *‘In determining applications for mineral working, the Mineral Planning Authority will consider whether a buffer zone should be established between the mineral development and neighbouring uses.’*

4.4.3 As guidance for indicative buffer distances, the Minerals Planning Policy for Wales, Minerals Technical Advice note (TAN) 1: ‘Aggregates’, states that a *‘minimum’* buffer zone for hard rock quarries should be 200m and for sand and gravel quarries (and others where no blasting is permitted) the *‘minimum’* distance

should be 100m. Minerals Planning Policy for Wales, Minerals Technical Advice note (TAN) 2: 'Coal' shows that a 500m buffer zone is used for coal.

- 4.4.4 Other local authorities also define buffer zones. For example, Hampshire County Council use a *minimum* 100m buffer for sand and gravel workings and state that buffer zones should be used around sensitive land uses, which for example, would include housing, schools, and hospitals. Essex County Council also use a *minimum* 100m buffer zone from residential properties to protect the local amenity. This report has used a 100m buffer zone from certain land uses shown on the Built Development Plan for indicative purposes and to show a positive indication of the potential mineral resources that could be recovered. A High Level Analysis Plan, showing the combined environmental and built constraints is appended to this report.
- 4.4.5 Any removed buildings will comprise previously disturbed land and previous developments may have encroached into underlying mineral reserves.
- 4.4.6 The site is bordered by the urban areas including Birch Industrial Estate as well as Heywood Distribution Park and Broadfield Industrial Park to the north of the site. It is probable that a buffer zone would be required from the industrial areas in the event of mineral extraction, especially in the case for the extraction of hard rock. Any isolated houses would also likely require buffer zones.
- 4.4.7 It is understood the surface water features will be retained as part of the development. It is also considered unlikely that mineral extraction could satisfactorily be achieved in these areas. The land around Whittle Brook is also within Flood Zone 2. There are also areas of woodland within the site.
- 4.4.8 Gas and water mains are also located underground within the site. It is presumed that these features would not be expected to be relocated to facilitate a future minerals extraction site.
- 4.4.9 There is also a network of PRow footpaths across the north of the site, although diversions may be needed for these features anyway in order to facilitate the proposed development.

4.5 SUMMARY AND OTHER CONSIDERATIONS

- 4.5.1 The setting of the site, as described in this chapter, has the potential to constrain the physical extraction of any identified mineral resource. The Environmental Constraints Plan shows the site is relatively unconstrained regarding environmental designations, although there are features to consider such as existing woodland and watercourses. The site also borders existing built development, as summarised in the appended Built Development Plan. There are also existing buildings that would be retained, and development would be built around these features.

- 4.5.2 Areas within the site have also been previously worked for minerals. There are areas of infilled ground. A large sand rock mine is located between Birch Industrial Park, Higher Barn Farm, and Barlow Coal Pit Farm. Five mineshafts are also located in this area including two small former sandstone quarries and a small sand pit located immediately east and west of Barlow Coal Pit Farm.
- 4.5.3 There are numerous former mineral sites across the site and Ashton Moss Fault Line goes through the central and northern parts of the site. Three small former quarries are located adjacent to Lower Whittle.
- 4.5.4 Although quarrying operations are subject to stringent controls in respect of issues such as noise generation and dust management, it would be expected that appropriate buffer zones would be maintained, in the case of the full prior extraction of minerals, between mineral working and existing sensitive land uses. The appended Built Development Plan has included a 100m buffer zone from built development for indicative purposes.
- 4.5.5 Other considerations to make will include the potential impact on hydrogeological and hydrological water flows. The extraction of surface mineral deposits, such as brick clay and sand and gravel, requires the removal of overlying surface soils and vegetation and the winning of mineral deposits, which can impact on these flows.
- 4.5.6 Any extraction below the water table would likely require de-watering activities. As well as any hydrological and hydrogeological impact this could have knock on effects and for example, give rise to ecological considerations. Consent would be required from the Environment Agency (EA) to allow for the water collected from the pumping exercise to be discharged into the local watercourses.
- 4.5.7 The site forms part of a strategic allocated site for commercial development and mineral extraction would cause considerable delays to the development. Due to the scale of the site, the full or an extensive minerals extraction would highly likely be considered EIA development. The time for an EIA planning application, determination, the gaining of required permits and licences, and the working and restoration of the site would be over a number of years.
- 4.5.8 The PfE plan is for the period 2022 to 2039. The PfE states the allocation is required to deliver 935,000m² of industrial and warehousing space by the end of the plan period. So far, only around 135,000m² has been delivered by the first planning permission at the allocated site (16-01399). It is considered it would be extremely challenging for the mineral extraction and restoration to be achieved in this time, as well as, delivering the built development site. For context, on a recent call (May 2024) with the Mineral Production Association it was mentioned that the average determination time (time between submission and approval) for a new quarry site is three years.

4.5.9 Incidentally, on the subject of JPA 1.1 planning permission 16-01399, the Minerals and Waste Planning Unit concluded: *'it is considered that the prior-extraction of any material resource within the site would be unlikely to be economically viable and in any case be outweighed by the need for the proposed development. There is therefore no conflict with Policy 8 of the Minerals Plan.'* This site is underlain by the same MSAs as the application site subject of this Minerals Assessment and was also shown by the BGS to be mainly underlain by Glacial Till, with smaller areas of Head Deposits, Lacustrine Deposits, and Glaciofluvial Deposits.

5.0 TYPES AND EXTENT OF EXTRACTION

- 5.0.1 From the review of planning policy, the issue of minerals safeguarding will need to be considered through the planning application process.

5.1 EXTRACTION OPTIONS

- 5.1.1 High-level potential mineral extraction options are summarised below.

Full Prior Extraction

- 5.1.2 Full prior extraction would see the entire viable superficial brick clay, sand and gravel, sandstone and coal resource recovered across the promoted site. This approach would see the maximum amount of minerals recovered. Depending on the extent of the extractable resource such an approach might facilitate the temporary development of on-site minerals processing plant to facilitate its export into the wider market and facilitate its use within the built development at the promoted site.

Partial Extraction

- 5.1.3 Where there is a constraint to full extraction (such as an overriding phasing of development need), or if it is realised that there is no interest in extracting some of the safeguarded minerals, there may be an opportunity for partial extraction.

Incidental Extraction

- 5.1.4 Incidental extraction would comprise the excavation of any brick clay, sand and gravel, sandstone and coal resource that was encountered through the preparatory earthworks required for the construction of the development. Incidental extraction at the allocated site would potentially be over a large area.
- 5.1.5 Excavation would also be required for all roads and drainage systems. An incidental extraction approach would not unduly delay the construction of the development as this material would have to be extracted in any event (whether it be non-mineral (which would typically be exported as muck-away) or an underlying mineral which could be put to a beneficial use both on and off-site, where viable).

Mixed Approach

- 5.1.6 It might be feasible to adopt a mixed approach to mineral extraction.
- 5.1.7 For example, a combination of partial extraction and incidental extraction may be appropriate depending on the distribution of viable mineral reserves and the phasing and timing requirements of the built element.

Mineral Recovery

- 5.1.8 Dependent on the volume of any viable deposits the developer would need to link with an operator in the local mineral market to facilitate the extraction and distribution of recovered mineral resources.
- 5.1.9 It would also be practicable to investigate the re-use of recovered mineral directly within the construction of the built development. This would not be possible for the brick clay as it would need to be processed but could be possible with sand and gravel that was encountered. This would have sustainability benefits by reducing the reliance on imported aggregate. Alternatively, it may be possible to use any underlying clays as areas of general fill around the site.

6.0 ANALYSIS

- 6.0.1 This section provides an assessment of the suitable options for mineral extraction in respect of each of the reported underlying minerals.

6.1 BRICK CLAY

- 6.1.1 The site is within a MSA for Brick Clay.
- 6.1.2 Whilst there are shortages of supply in the region, the JMP states in Paragraph 3.33 that there is *currently* (written in 2013) no evidence to suggest interest in extracting Brick Clay. Furthermore, it is evident there is still no landbank for clay in Greater Manchester. It would therefore suggest there may be no economic grounds to extract the mineral, say to any targeted depth.
- 6.1.3 Criteria 2 of Policy 8 of the JMP states that:-
- ‘...proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where... It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place’*
- 6.1.4 Due to the constraints at the site, as summarised on the appended High Level Analysis Plan, it is also considered unlikely that an extensive minerals extraction would be possible across the site. The northern part of the site includes areas that have been previously worked for minerals as well as underlying utility infrastructure. There is also an isolated area in the south of the site that has been worked. The other areas shown in the High Level Analysis Plan are subdivided by surface water features. It is also understood that a buffer zone is proposed along the eastern side of Whittle Brook. This is shown on the appended Outline Parameters Plan. There are pockets of unconstrained areas, although the underlying superficial deposits in these areas would appear to be variable.
- 6.1.5 Another important consideration is that the geological environment at the two operational clay quarries, that provide material to Denton Brickworks, are different to that at this site. It is considered unlikely that the underlying clays will be compatible. The Diamicton that underlies the site is highly variable in composition. Lignite is also present within the superficial deposits recorded at the site, as shown in numerous historical borehole records. This would be a further complicating factor at a brickworks or processing facility, which are likely to require pure clays to use in their brick making moulds. Given the nature of the underlying

materials, and the seeming lack of economic viability, it is not considered the site could be worked commercially, say to any targeted depth.

- 6.1.6 Due to the constraints, past activities and ground conditions, the site would also not be straight forward to be worked for minerals. Clay workings generally require significant open areas to be commercially viable. It is clear from the High Level Analysis Plan that there are not significantly sized unconstrained open areas within the site.
- 6.1.7 It is however likely to be possible to use any underlying clays, that for example, are incidentally encountered in the preparatory earthworks, as general fill material around the site. This could prevent the need of importing material into the site, which would have sustainability benefits.

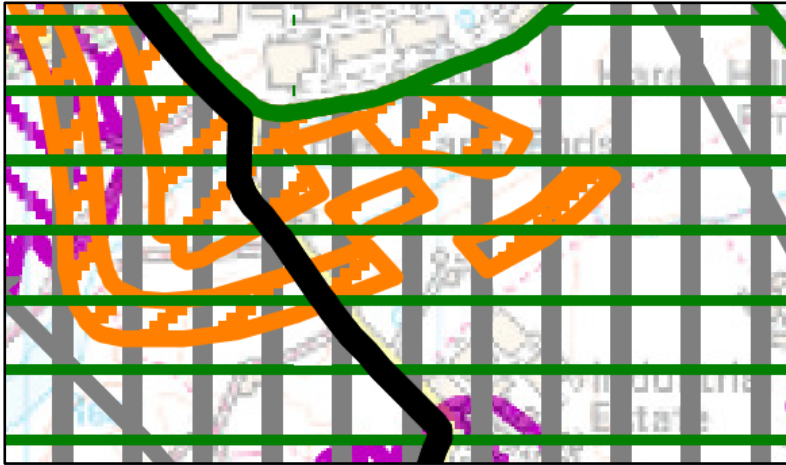
6.2 SAND AND GRAVEL

- 6.2.1 Approximately 20 ha (around 10%) of the site is within an MSA for Sand and Gravel.
- 6.2.2 The MSA is within the centre of the site and historical borehole records, available through the BGS, indicate that this material has been previously assessed for its suitability for mineral extraction. The borehole records show the encountered strata contained high quantities of clay. There were comments on the records in which the strata were described as 'barely workable' and 'not workable.'
- 6.2.3 Furthermore, this MSA is partly located within and around Birch Industrial Park. The retention of the Industrial Park as well as any buffer zones will constrain this area from future extraction. The southern area of this MSA has already been worked for minerals and has been backfilled, as shown on the appended geology plan.
- 6.2.4 The tested sand and gravel deposits in the centre of the site is seemingly low quality. It is not considered these deposits could be worked for minerals on a commercial scale prior to the proposed development.

6.3 SANDSTONE

- 6.3.1 An area of around 20 – 25ha is shown to include some MSAs for sandstone. The MSAs show several separate sandstone MSAs in the north of the site, which combined cover a much smaller area than this. The MSAs correspond with coal seams, which have been described previously in the report and are shown on the appended Geology Plan. For clarity, the Sandstone MSAs are shown below.

Figure 4 – Extract from ‘Map 21 Bury’ of Greater Manchester’s Joint Minerals Plan – Close up of Sandstone MSA



6.3.2 The MSAs for sandstone is in the very north of the site, immediately south of the existing Heywood Distribution Park. Birch Industrial Park is located to the south of this MSA and Coal Pits Farm is located within this area. The Industrial Parks are outside of the application boundary and are to be retained. This hard rock would likely require techniques such as blasting to achieve its recovery. A large buffer zone from existing premises would likely be required for amenity reasons. It is not considered that it would be acceptable in this local environment to recover sandstone prior to the development on a commercial scale.

6.3.3 Criteria 2 of Policy 8 of the JMP states that:-

‘...proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where... It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place.’

6.3.4 Pilsworth Clough partially flows through the MSAs. The gas and water mains shown on the appended High Level Analysis Plan also partially goes through the MSAs. It is understood that the watercourses will be retained within the development, and it is presumed that the gas and water mains will not be expected to be relocated to facilitate a future minerals extraction site.

6.3.5 The BGS has recorded six former mineral sites across the site for sand and sandstone. Two small former sandstone quarries, a former sand pit and a mineshaft are also located west and east of Coal Pits Farm. A large sand rock mine is also located within the MSA for Sandstone. Therefore, it would seem that at least some of this area has already been worked for sandstone.

- 6.3.6 It is not considered viable for any of the remaining sandstone resource to be extracted to any targeted level, but if any sandstone is encountered during the preparatory earthworks and for example needs to be cut out, it is recommended that this material is recovered for reuse as appropriate.

6.4 COAL

- 6.4.1 The site is within an MSA for Coal, and it is understood that some of these coals are near the surface. Lignite is also present within the superficial deposits recorded in the historical boreholes at the site.
- 6.4.2 The JMP was adopted in 2013 and much has changed in the intervening period regarding coal mining/extraction. It is considered unlikely that the Greater Manchester authorities will seek coal extraction at the site.
- 6.4.3 The environmental impact of coal mining is contentious, and it is considered highly unlikely that the Greater Manchester Combined Authority, or BMBC and RBC, would expect the site to be worked for any coal should any reserves be identified.
- 6.4.4 If any coal is encountered during the site's preparatory earthworks, which is expected, and, for example, needs to be cut out, it is recommended that it is exported off site for use, if and where feasible.

7.0 CONCLUSIONS

7.1 CONCLUSIONS

- 7.1.1 Tetra Tech has been instructed by Northern Gateway Development Vehicle LLP to prepare a Minerals Safeguarding Assessment in relation to a 209.8-ha site, that forms part of a strategic allocated site (JPA 1.1) in the Greater Manchester Places for Everyone Joint Development Plan (PfE).
- 7.1.2 The planning application is for *'a national-scale employment development, including logistics, warehousing, industrial and manufacturing uses, with a range of other supporting ancillary uses and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.'*
- 7.1.3 The site is within a MSA for Brick Clay and for Coal. A circa 20ha parcel of land is within an MSA for Sand and Gravel. Several smaller areas in the north of the site are within MSAs for Sandstone.
- 7.1.4 The geology of the site, as described in this report, has been obtained from a range of sources which show that the site is directly underlain by the superficial deposits of Glacial Till. Above the Till, Ice Contact deposits of sand and gravel were found in the centre. A linear section of Head deposits consisting of clay and sand follows Whittle Brook as well as brooks in the north of the site. The bedrock of the site is primarily Pennine Lower Coal Measure.
- 7.1.5 Planning policies within Greater Manchester are designed to ensure that economically viable mineral resources are not unnecessarily sterilised and where non mineral development is permitted, appropriate investigations need to be undertaken to establish if minerals of economic importance can be extracted. However, the policies are flexible in allowing sterilisation of a resource if the economic viability of extracting the resource is unlikely. The planning policies also recognises the impact of mineral resource extraction on local amenity.
- 7.1.6 The site is bordered by some urban and large industrial areas. The site is constrained in terms of a future mineral extraction, notably by underlying utilities, existing premises, and previous mineral workings.
- 7.1.7 The site falls within a Coal Mining Reporting Area, which the Coal Authority has described as *'the known extent of coal mining activity.'* There is a large area of recorded workings as part of the sand rock mine in between the area now occupied by Birch Industrial Park, Higher Barn Farm and Barlow Coal Pit Farm. In the same area, there are three coal seams, Lower Mountain coal seam, the Bassey coal seam and the Sand Rock coal seam. The coal seams form another Coal Mining Reporting Area which has a high risk for

development. Five mineshafts are located north within the site, as well as two former sandstone quarries and a former sand pit.

- 7.1.8 There are numerous former mineral sites across the site and Ashton Moss Fault Line goes through the central and northern parts of the site. Three small former quarries are located adjacent to Lower Whittle.
- 7.1.9 Due to the size of the site, there still are unconstrained areas. These areas are mainly in the MSA for brick clay, although reported geology would suggest the strata is variable, and also contains some sand and gravel.
- 7.1.10 There are shortages of brick clay in the region. However, Paragraph 3.3. of the JMP states that there is no evidence to suggest interest in extracting the mineral and there is also no current landbank for clay in Greater Manchester. Furthermore, it is not considered likely that the clay that underlies the site would be compatible with the clays that are worked commercially in Greater Manchester. The application site is underlain by Diamicton, which the BGS show is variable, mainly comprising clay, with sand and gravel as well as large boulders. This is supported by the available site investigation data.
- 7.1.11 The BGS report different conditions at the operational clay quarries in Greater Manchester with no recorded superficial deposits across most of Harwood and Mouselow Quarry. Lignite is also present within the superficial deposits recorded at the site, as shown in numerous historical borehole records. This would likely be a further complicating factor at a brickworks or processing facility, which are likely to require pure clays to use in their brick making moulds. It is however probable that any clays that incidentally encountered, as part of the preparatory earthworks, would be suitable for use on site, for example as general fill.
- 7.1.12 Around 20ha of the site is within an MSA for Sand and Gravel. The MSA has been previously considered for a mineral extraction, but the strata were found to be unworkable. Much of this area is now occupied by Birch Industrial Park and part of the MSA to the south has already been worked for minerals.
- 7.1.13 Due to the constraints of the site, the previous land disturbance, the quality and remaining quantities of the sand and gravel, it is considered highly unlikely that these deposits will be commercially viable to extract to any targeted depth.
- 7.1.14 An area of around 20-25 ha north is within MSAs for Sandstone. This rock would likely require techniques such as blasting to achieve its large-scale recovery. A large buffer zone from existing premises would likely be required for amenity reasons. The previous land disturbance within the area would also indicate that at least some of this area has already been worked for sandstone. Furthermore, this area of the site includes gas and water mains and Pilsworth Clough. Blasting would likely not be possible close to the gas mains.

- 7.1.15 The site is also within a MSA for Coal. The JMP was adopted in 2013 and since then there has been a shift away from the need to extract coal. The environmental impact of coal mining is contentious and is considered highly unlikely the local authorities would expect the site to be worked for any coal. There are however likely to be near surface coal bearing strata, which are likely to be encountered incidentally, and will require management.
- 7.1.16 Policy 8 of the JMP states that *'proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where... It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place.'* It is considered there are environmental and economic reasons why the minerals could not be extracted prior to the proposed development on a commercial scale across the site.
- 7.1.17 It is considered that an incidental minerals extraction scheme is the most appropriate strategy for the management of minerals at this site. Incidental extraction would comprise the excavation or cutting out of any encountered mineral resource through the preparatory earthworks required for the construction of the development. Incidental extraction would not unduly delay the construction of the development. It is considered that more detailed arrangements could be conditioned through a Material Management Plan.
- 7.1.18 It is considered that an incidental approach to minerals extraction accords with the mineral safeguarding policies of the JMP. This approach constitutes a sustainable approach to the management of the underlying minerals resource at this development site. It is not considered that it would be economically viable and/ or environmentally acceptable to extract the minerals that underly this site on a commercial scale in their entirety. The minerals extraction and recovery could likely take place as part of the phasing arrangements of the site. The topography of the site may also lend itself to the additional recovery of resources through site levelling works.

DRAWINGS

784-B048805/1 – Site Location Plan

784-B048805/2 - Topography Plan

784-B048805/3 - Environmental Constraint Plan

784-B048805/4 - Built Development Plan

784-B048805/5 - High Level Analysis Plan

B048805-TTE-00-XX-DR-U-1003-02 – Contamination Constraints Plan

B048805-TTE-00-XX-DR-U-1002-02 - Geology Plan

B048805-TTE-00-XX-DR-U-1004-02 - Historical Borehole Location Plan

6001 - Outline Parameter Plan



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Site Location Plan (JPA 1.1)
Northern Gateway



Legend

Application boundary

Notes:

Drawn by: DYLAN.GUSSMAN
Checked by: Chris Muir

Figure No. 1
Revision No. A
11 December 2024

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Scale 1:18,000 @A3

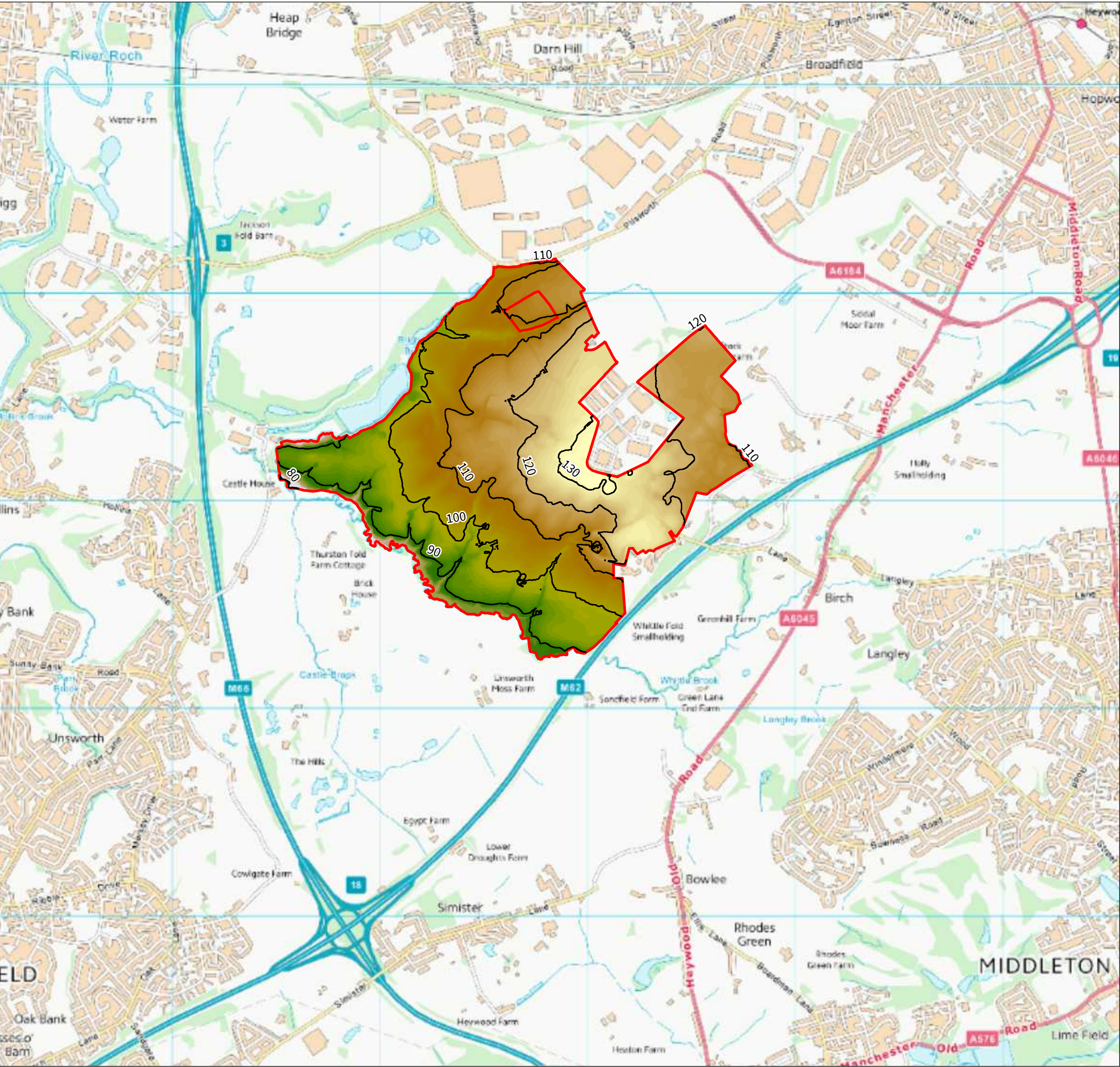
British National Grid
NGR: 384038E 407937N

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TETRA TECH
3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
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number: 01959704



Topography Plan (JPA 1.1)

Northern Gateway



Legend

- Application boundary
- 10m Contour Interval

Notes:

Drawn by: DYLAN.GUSSMAN
Checked by: Chris Muir

Figure No. 2
Revision No. A
18 December 2024

0 200 400 600 800 Meters
Scale 1:18,000 @A3

British National Grid
NGR: 383861E 407845N

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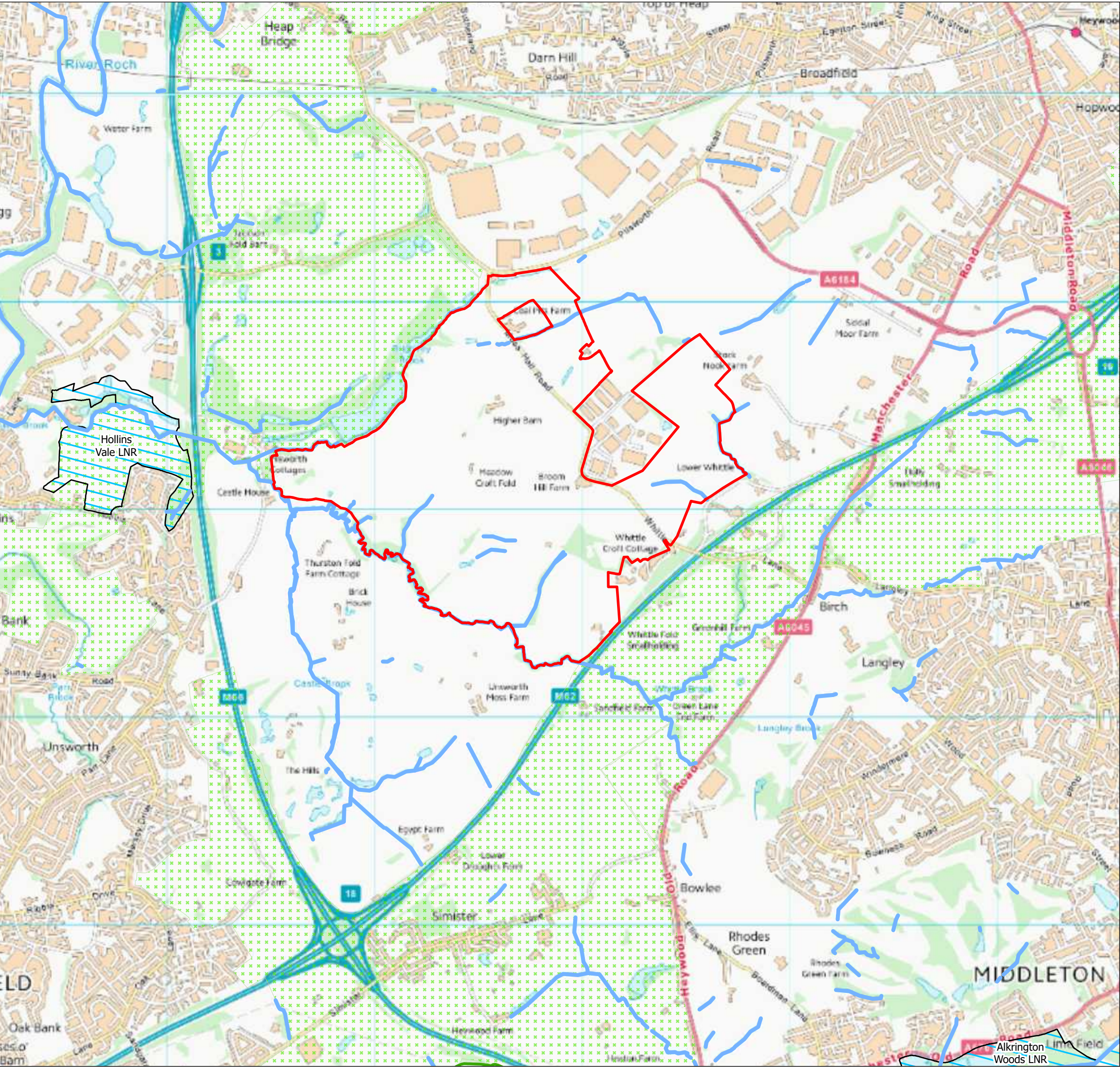




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Environmental Constraints Plan (JPA 1.1)

Northern Gateway



Legend

- Application boundary
- Green Belt
- Local Nature Reserves (LNR)
- Park and Garden
- Waterbodies

Notes:

Drawn by: DYLAN.GUSSMAN
Checked by: Chris Muir

Figure No. 3
Revision No. A
18 December 2024

0 200 400 600 800 Meters
Scale 1:18,000 @A3

British National Grid
NGR: 383887E 407887N

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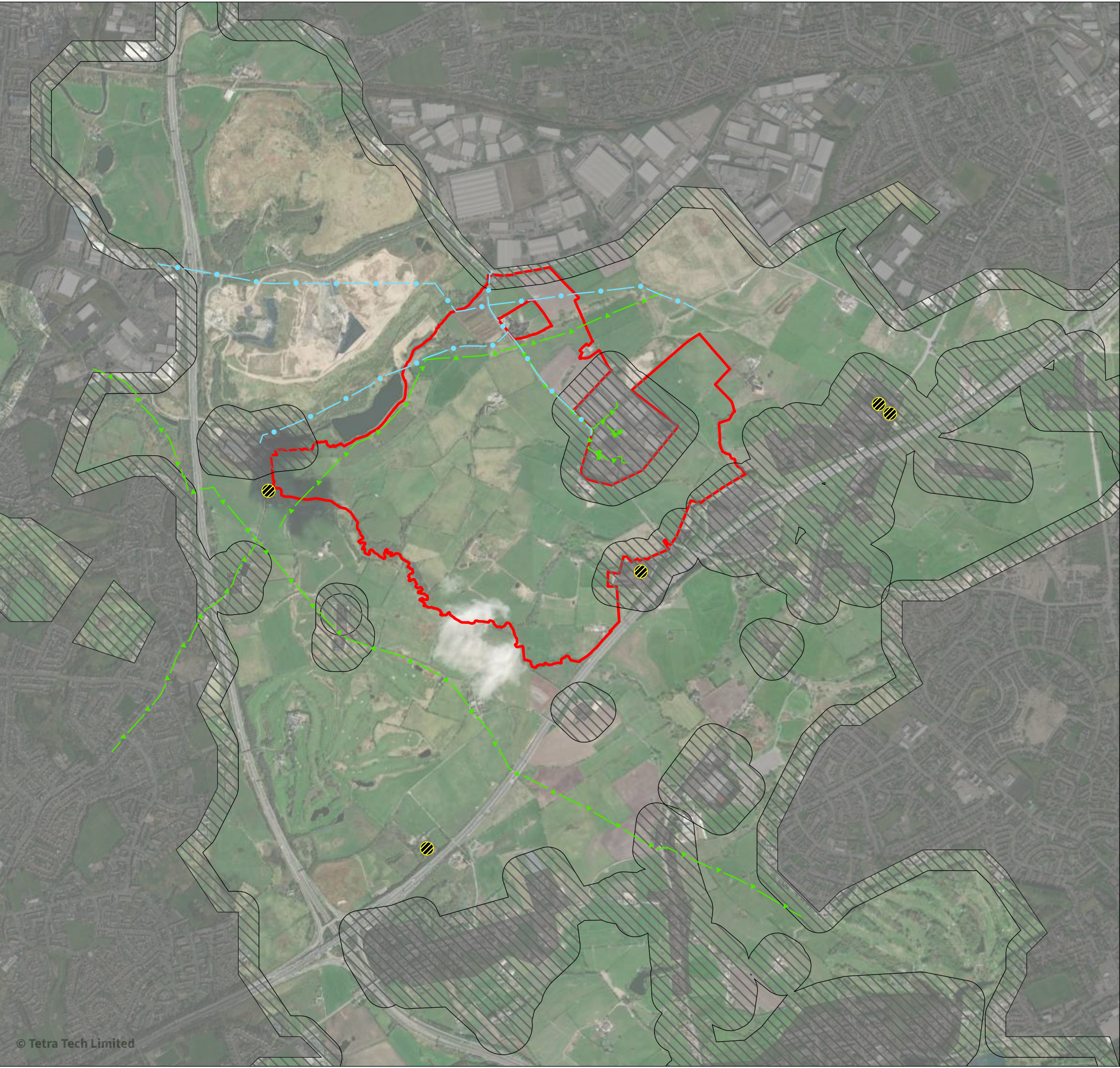




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Built Development Plan (JPA 1.1)

Northern Gateway



Legend

- Application boundary
- Built development buffer (100m)
- Built Development
- Gas
- Water
- Non-designated heritage assets

Notes:

Drawn by: DYLAN.GUSSMAN
Checked by: Chris Muir

Figure No. 4
Revision No. A
18 December 2024

0 200 400 600 800 Meters
Scale 1:18,000 @A3

British National Grid
NGR: 383888E 407885N

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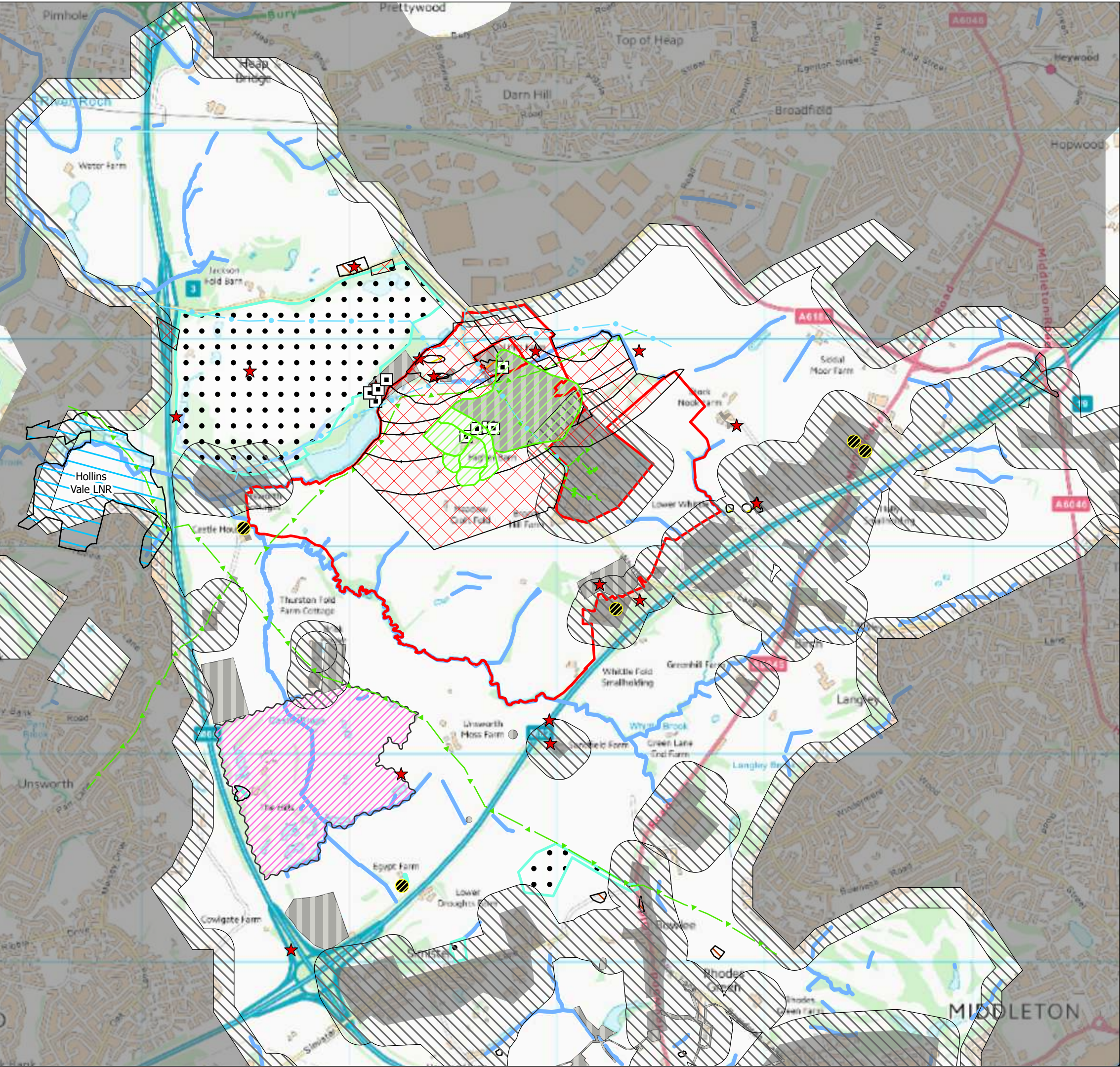




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High Level Analysis Plan (JPA 1.1)

Northern Gateway



Legend

- Application boundary
- Built development buffer (100m)
- Local Nature Reserves (LNR)
- Former Coal Pit
- Former Quarry
- Former Sand Pit
- Former Gravel Pit
- Infilled/Made Ground
- Landfill
- Potential Earthworks Associated with Golf Course
- Coal mining areas
- Sand rock coal mines
- Built Development
- Waterbodies
- Gas
- Water
- Mineral sites
- Mineshafts
- Non-designated heritage assets

Notes:

Drawn by: DYLAN.GUSSMAN
Checked by: Chris Muir

Figure No. 5
Revision No. A
18 December 2024

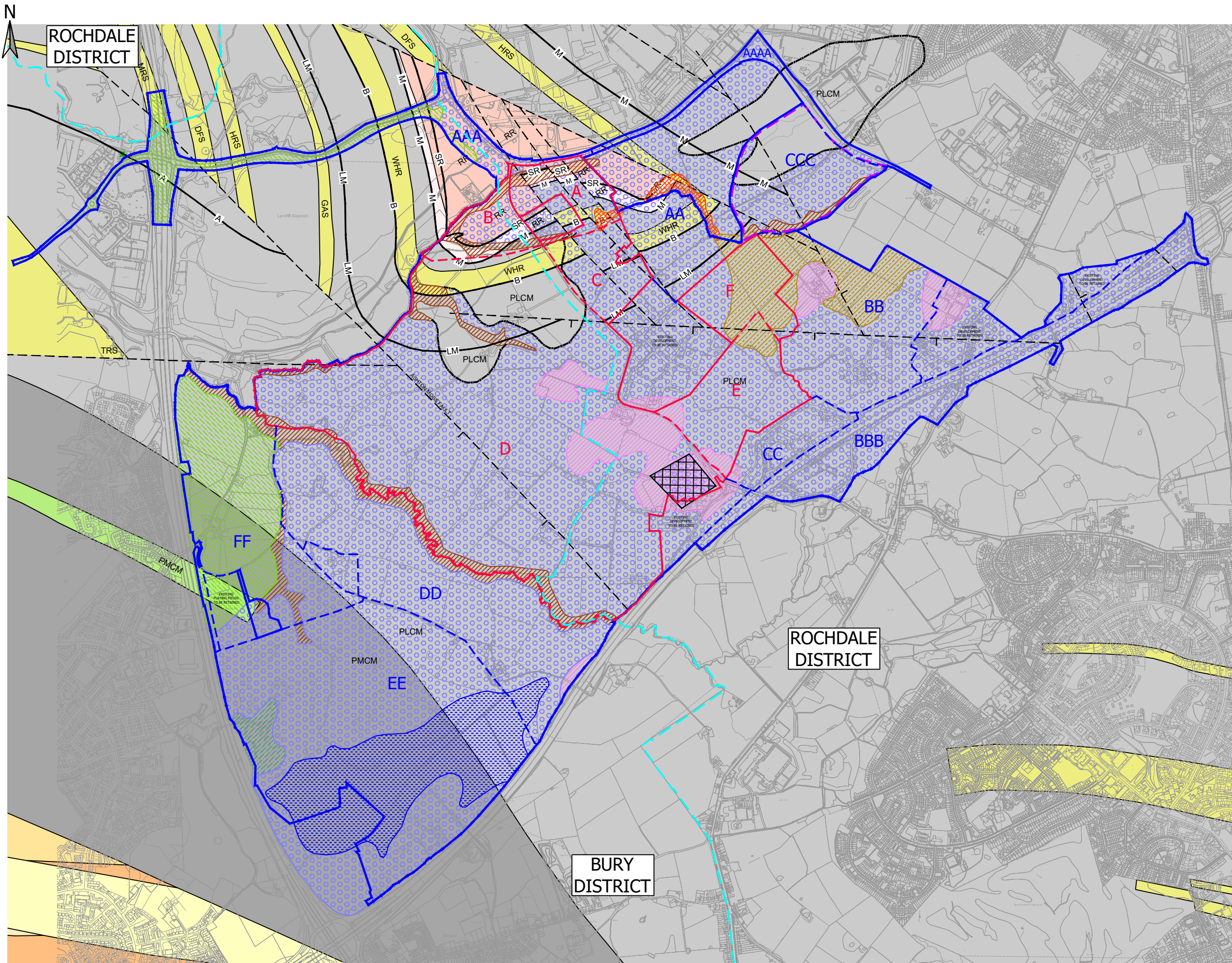
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Scale 1:18,000 @A3

British National Grid
NGR: 384008E 408065N

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Leeds
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KEY

PROJECT FOR ASSESSMENT

PROJECT FOR ASSESSMENT PLOTS

PROPOSED SCHEME

PROPOSED SCHEME PLOTS

DISTRICT BOUNDARY

SOUTH HEYWOOD AREA

GEOLOGY - MADE GROUND

INFILLED GROUND: MAINLY FORMER QUARRIES, BRICK PITS AND OPENCAST COAL SITES. MAY BE PARTIALLY OR COMPLETELY BACKFILLED

GEOLOGY - SUPERFICIAL DEPOSITS

TILL, DEVENSIAN - DIAMICTON (SECONDARY UNDIFFERENTIATED AQUIFER)

GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN - SAND AND GRAVEL (SECONDARY AQUIFER)

GLACIOFLUVIAL DEPOSITS, DEVENSIAN - SAND AND GRAVEL

GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN - SAND AND GRAVEL (SECONDARY UNDIFFERENTIATED AQUIFER)

LACUSTRINE DEPOSITS - SAND AND GRAVEL (UNPRODUCTIVE AQUIFER)

HEAD - CLAY, SILT SAND AND GRAVEL (SECONDARY UNDIFFERENTIATED AQUIFER)

HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN DIAMICTON (SECONDARY AQUIFER)

PEAT (UNPRODUCTIVE AQUIFER)

SUPERFICIAL STRATA BOUNDARY

GEOLOGY - BEDROCK

PLCM PENNINE LOWER COAL MEASURES - MUDSTONE SILTSTONE & SANDSTONE (SECONDARY AQUIFER)

PMCM PENNINE MIDDLE COAL MEASURES - MUDSTONE SILTSTONE & SANDSTONE (SECONDARY AQUIFER)

PMCM PENNINE MIDDLE COAL MEASURES - SANDSTONE (SECONDARY AQUIFER)

WHR WOODHEAD HILL ROCK - SANDSTONE (SECONDARY AQUIFER)

GAS GREAT ARC SANDSTONE

DFS DARWEN FLAGS SANDSTONE

HRS HELPET EDGE ROCK SANDSTONE

TRS TRENCHERBONE ROCK SANDSTONE

RR ROUGH ROCK - SANDSTONE (SECONDARY AQUIFER)

RR ROUGH ROCK SANDSTONE (SECONDARY AQUIFER)

LM LOWER MOUNTAIN COAL SEAM

B BASSEY COAL SEAM

SR SAND ROCK COAL SEAM

A ARLEY COAL SEAM

M SUBCRENATUM MARINE BAND (6')

STRUCTURAL GEOLOGY

FAULT LINES

04	SITE BOUNDARY AND GEOLOGY UPDATED. DISTRICT BOUNDARY ADDED	27.11.24	CM	NB	PG
03	AREA OF PEAT REMOVED AND AREA OF HEAD DEPOSITS ADDED	25.10.24	CM	NB	PG
02	SITE BOUNDARY UPDATED	15.08.24	CM	NB	PG
01	FIRST ISSUE	10.01.24	CM	NB	PG

Rev	Description	Date	Iss	CHK	App

Issuing Office:

Tetra Tech Leeds

3 Sovereign Square, Sovereign Street,
Leeds, United Kingdom, LS1 4ER

Tel: +44 (0)11 3278 7111
www.tetratetechnology.com

Client:

**NORTHERN GATEWAY
DEVELOPMENT JOINT VENTURE**

Project Name:

NORTHERN GATEWAY

Sheet Title:

GEOLOGY PLAN

Model Reference:

N/A

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A3	Status
B048805	CM	03.01.24	NB	PG	10.01.24	10.01.24	1:15,000	S2

Client Project Number	Originator	Function	Spatial	Form	Role	Number	Revision
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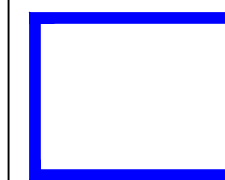
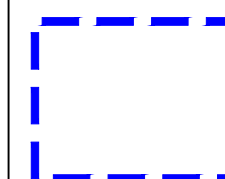
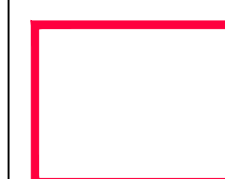
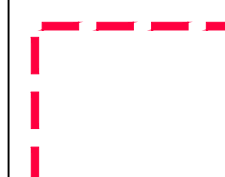
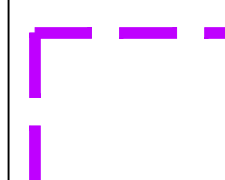
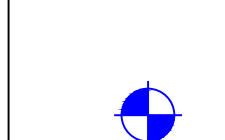
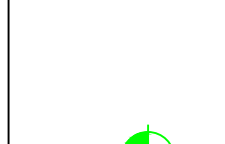
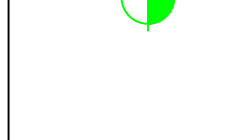
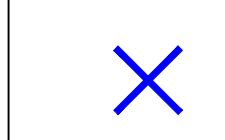


ROCHDALE
DISTRICT

BURY
DISTRICT

ROCHDALE
DISTRICT

KEY

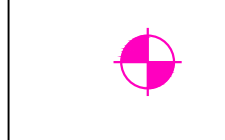
-  PROJECT FOR ASSESSMENT
-  PROJECT FOR ASSESSMENT PLOTS
-  PROPOSED SCHEME
-  PROPOSED SCHEME PLOTS
-  DISTRICT BOUNDARY
-  SOUTH HEYWOOD AREA
-  BGS BOREHOLES
-  BGS ARCHIVE RECORDS PILSWORTH OPENCAST BOREHOLES
-  BOREHOLE COLLAPSED
-  BOREHOLE STONED UP
-  COAL AUTHORITY INDICATED MINESHAFT - EXACT LOCATION / BACKFILL UNKNOWN

HISTORICAL PEAT INVESTIGATIONS

CCG INVESTIGATION 2023

-  WINDOW SAMPLE (3m bgl)

IAN FARMERS INVESTIGATION 2021

-  BOREHOLE
-  WINDOW SAMPLE

NOTE

NUMEROUS PHASES OF INVESTIGATION HAVE BEEN UNDERTAKEN IN THE SOUTH HEYWOOD AREA. THIS AREA IS COVERED BY A SEPARATE PLANNING APPLICATION.

FOR INFORMATION ONLY

04	SITE BOUNDARY UPDATED: DISTRICT BOUNDARY ADDED.	27.11.24	CM	NB	PG
03	SITE BOUNDARY ADDED	15.08.24	CM	NB	PG
02	BOREHOLE 307 AND NINE ENTRIES ADDED	17.05.24	CM	NB	PG
01	FIRST ISSUE	25.01.24	CM	NB	PG

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NORTHERN GATEWAY
DEVELOPMENT JOINT VENTURE

Project Name:
NORTHERN GATEWAY

Draw Title:
HISTORICAL BOREHOLE LOCATION PLAN

Project Reference:	N/A									
TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale	Sheet	Status	
B048805	CM	25.01.24	NB	25.01.24	PG	25.01.24	1:5,000	S2		
Client Project Number	Originator	Function	Specialist	Form	Role	Number	Revision			
B048805	TTE	00	XX	DR	U	0012	04			

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0 50 100 150 200 250m
SCALE 1:5000



NOTE:
1. WHOLE SITE IS DESCRIBED AS
LOW RISK BY UXO DESK STUDY

- KEY**
- PROJECT FOR ASSESSMENT
 - PROJECT FOR ASSESSMENT PLOTS
 - PROPOSED SCHEME
 - PROPOSED SCHEME PLOTS
 - DISTRICT BOUNDARY
 - SOUTH HEYWOOD AREA
 - AREAS OF HARDSTANDING - INDUSTRIAL USES / PETROL STATIONS / GARAGES / SEWAGE WORKS
 - MADE GROUND - AREAS OF INFILLED GROUND / SPOIL HEAPS / PLAYING FIELDS
 - FORMER BLEACH WORKS
 - EARTHWORKS - ASSOCIATED WITH PIKE FOLD GOLF CLUB, POTENTIAL UXO CEMETERY ON SITE.
 - PILSWORTH SOUTH LANDFILL / FORMER REFUSE TIP
 - LANDFILL PERMIT BOUNDARY (TAKEN FROM WARDELL ARMSTRONG DRAWING No. ST17174-003)
 - OTHER EXTRACTIVE MINING**
 - COAL PIT FARM (BARLOW'S COAL PITTS)
 - BGS RECORDED MINERAL SITE (OPENCAST EXTRACTION CEASED)

- WHITTLE FOLD SAND PIT.
- COLD GATE SAND PIT.
- SANDFIELD SAND PIT.
- WHITTLE SAND & GRAVEL PIT.
- THREE LANDS END - SANDSTONE.
- WHITTLE LAND SAND PIT.
- LOWER WHITTLE SAND PIT.
- DOCTOR'S MOSS SAND PIT.
- HOLLINS SAND PIT.
- UNSWORTH MOSS SAND PIT.
- THREE LAND ENDS - SANDSTONE.
- THREE LAND ENDS - SAND.
- THREE LAND ENDS - SAND.
- PLISWORTH CLOUGH - SAND.
- PILSWORTH SOUTH QUARRY - SAND.
- PILSWORTH SAND PIT PHASE A
- FORMER REFUSE TIP

- FORMER SANDSTONE QUARRY
- FORMER QUARRY
- FORMER BRICK FIELD
- FORMER GRAVEL PIT
- FORMER SAND PIT

02	SITE BOUNDARY UPDATED. DISTRICT BOUNDARY	26.11.24	CM	NB	PG
01	FIRST ISSUE	10.01.24	CM	NB	PG

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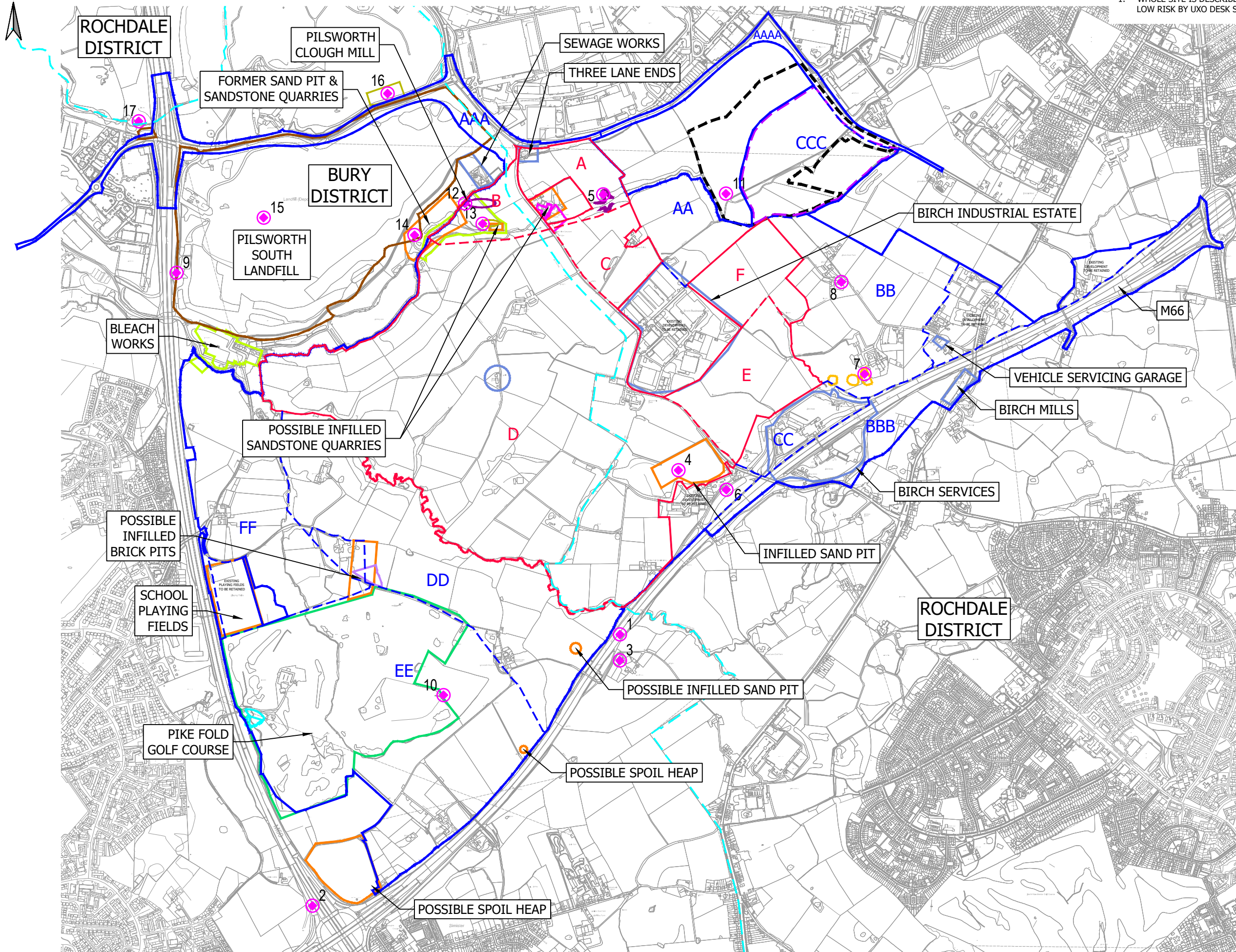
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NORTHERN GATEWAY

Sheet Title:
CONTAMINATION CONSTRAINTS PLAN

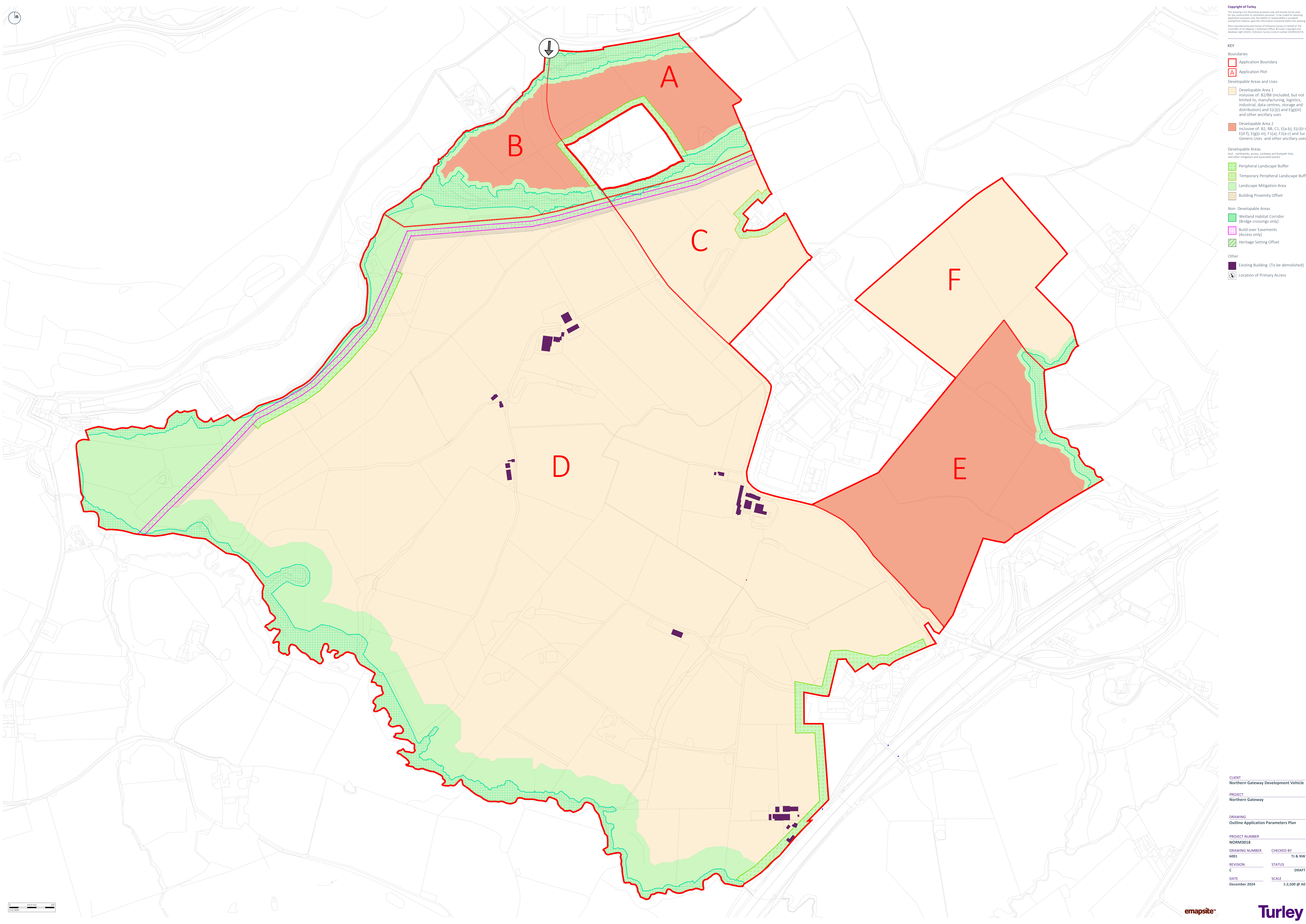
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Client Project Number	Originator	Function	Spatial	Form	Role	Number	Revision	
B048805	- TTE	00	- XX	- DR	- U	- 0008	02	

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KEY

Boundaries

- Application Boundary
- Application Plot

Developable Areas and Uses

- Developable Area 1
inclusive of: B2/B8 (included, but not limited to, manufacturing, logistics, industrial, data centres, storage and distribution) and E(c)(i) and E(g)(iii) and other ancillary uses
- Developable Area 2
inclusive of: B2, B8, C1, E(a-b), E(c)(i-iii), E(d-f), E(g)(i-iii), F1(a), F2(a-n) and Sui Generis Uses, and other ancillary uses

Developable Areas
(incl. earthworks, access, cycleway and footpath links, and other mitigation and associated works)

- Peripheral Landscape Buffer
- Temporary Peripheral Landscape Buffer
- Landscape Mitigation Area
- Building Proximity Offset

Non-Developable Areas

- Wetland Habitat Corridor (Bridge crossings only)
- Build over Easements (Access only)
- Heritage Setting Offset

Other

- Existing Building (To be demolished)
- Location of Primary Access

CLIENT
Northern Gateway Development Vehicle

PROJECT
Northern Gateway

DRAWING
Outline Application Parameters Plan

PROJECT NUMBER
NORM3018

DRAWING NUMBER
6001

REVISION
C

DATE
December 2024

CHECKED BY
TJ & NW

STATUS
DRAFT

SCALE
1:2,500 @ A0

