

Site Details:

PLOT P, KINGSWAY BUSINESS
PARK, MICHAEL FARADAY
AVENUE, ROCHDALE, OL16
4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

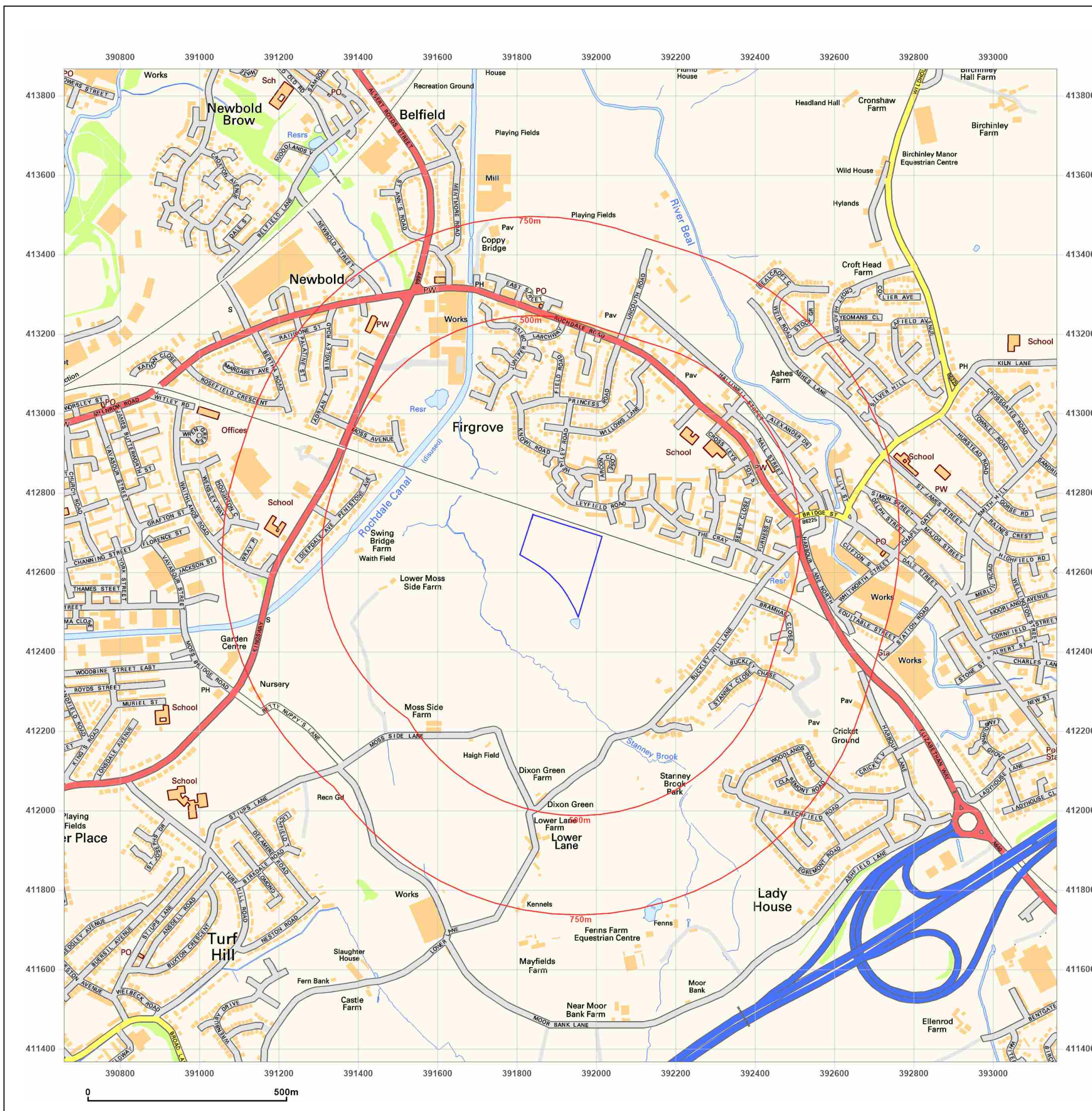


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

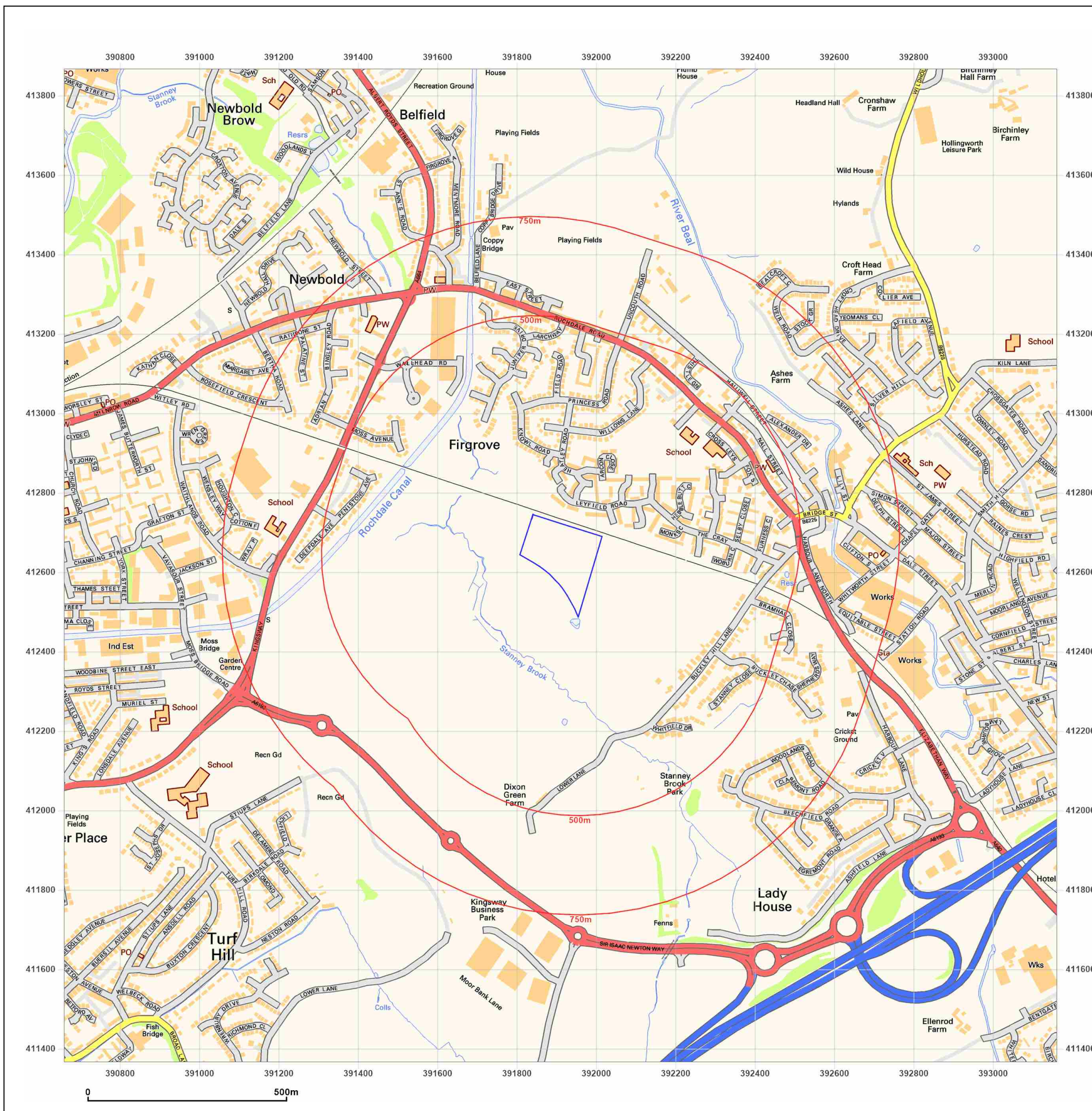


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Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



2022

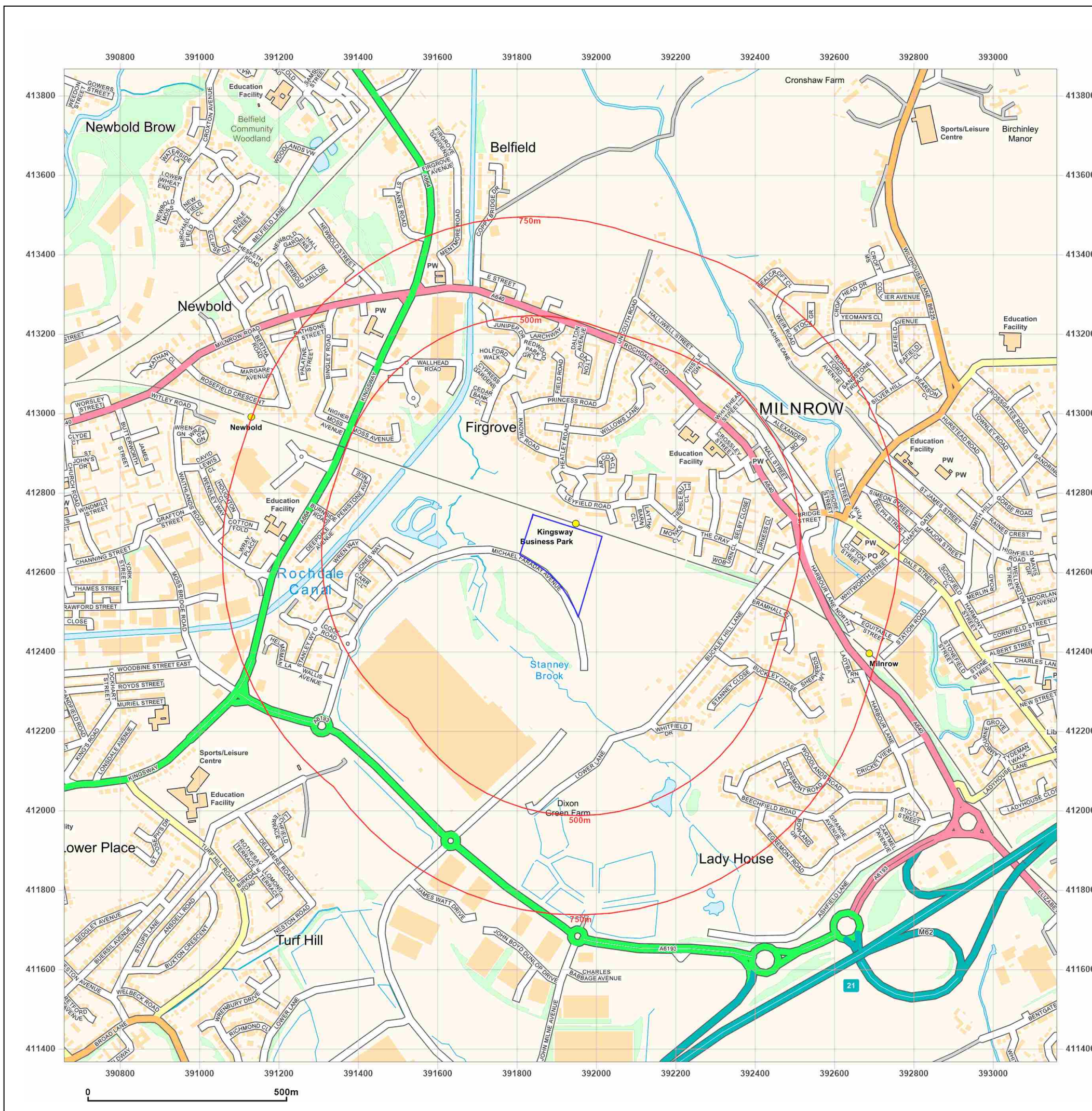


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: County Series

Map date: 1891

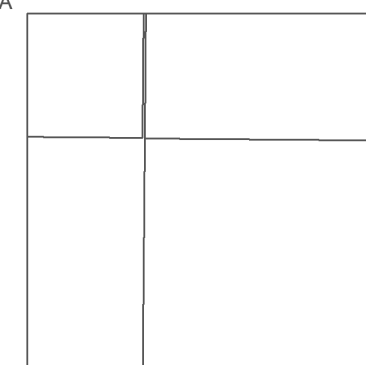
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Printed at: 1:2,500



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Edition N/A
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Edition N/A
Copyright N/A
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Revised 1891
Edition N/A
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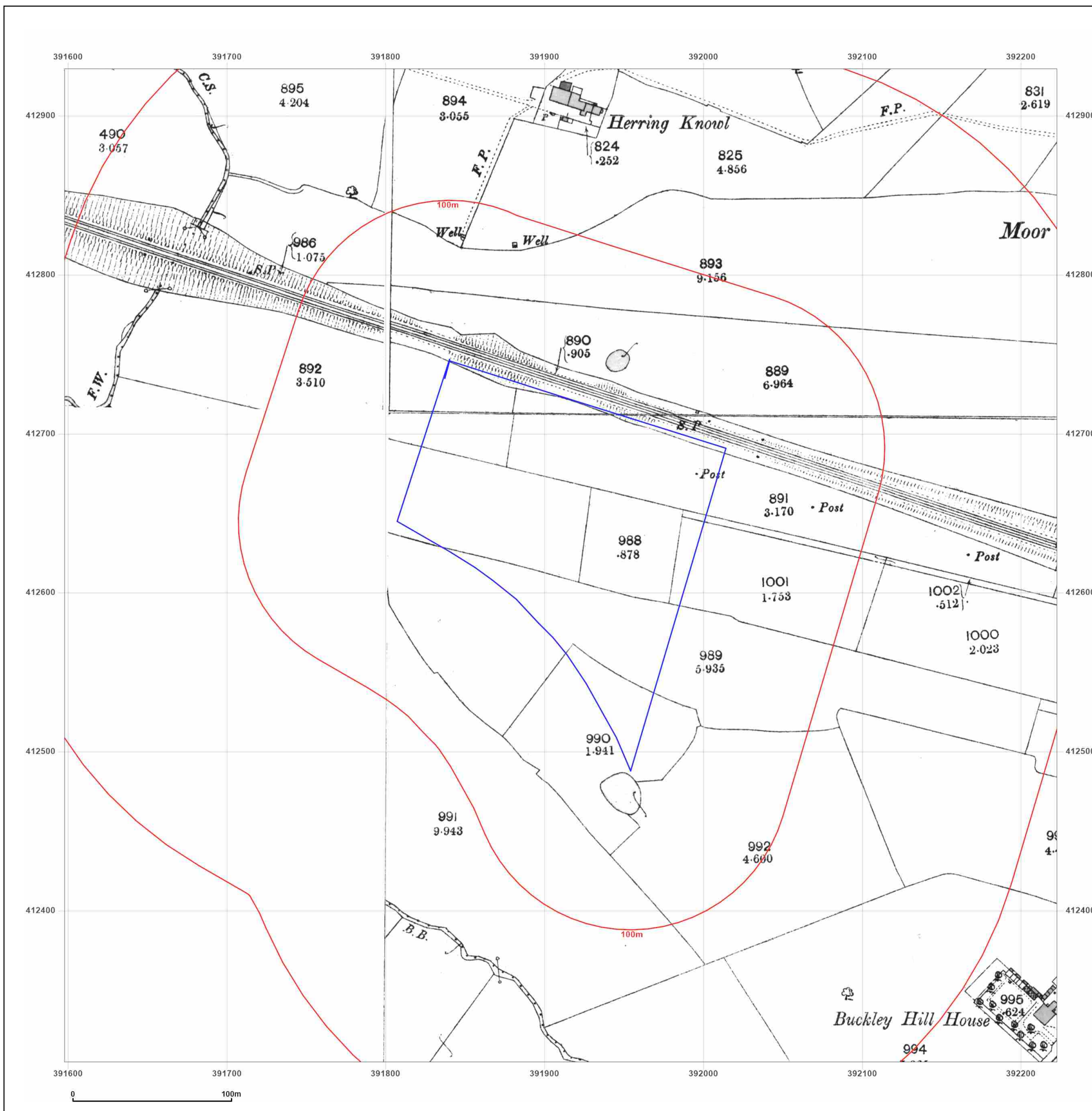


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: County Series

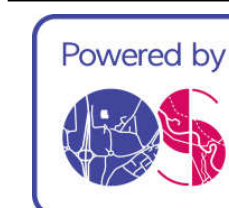
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Revised 1891
Edition N/A
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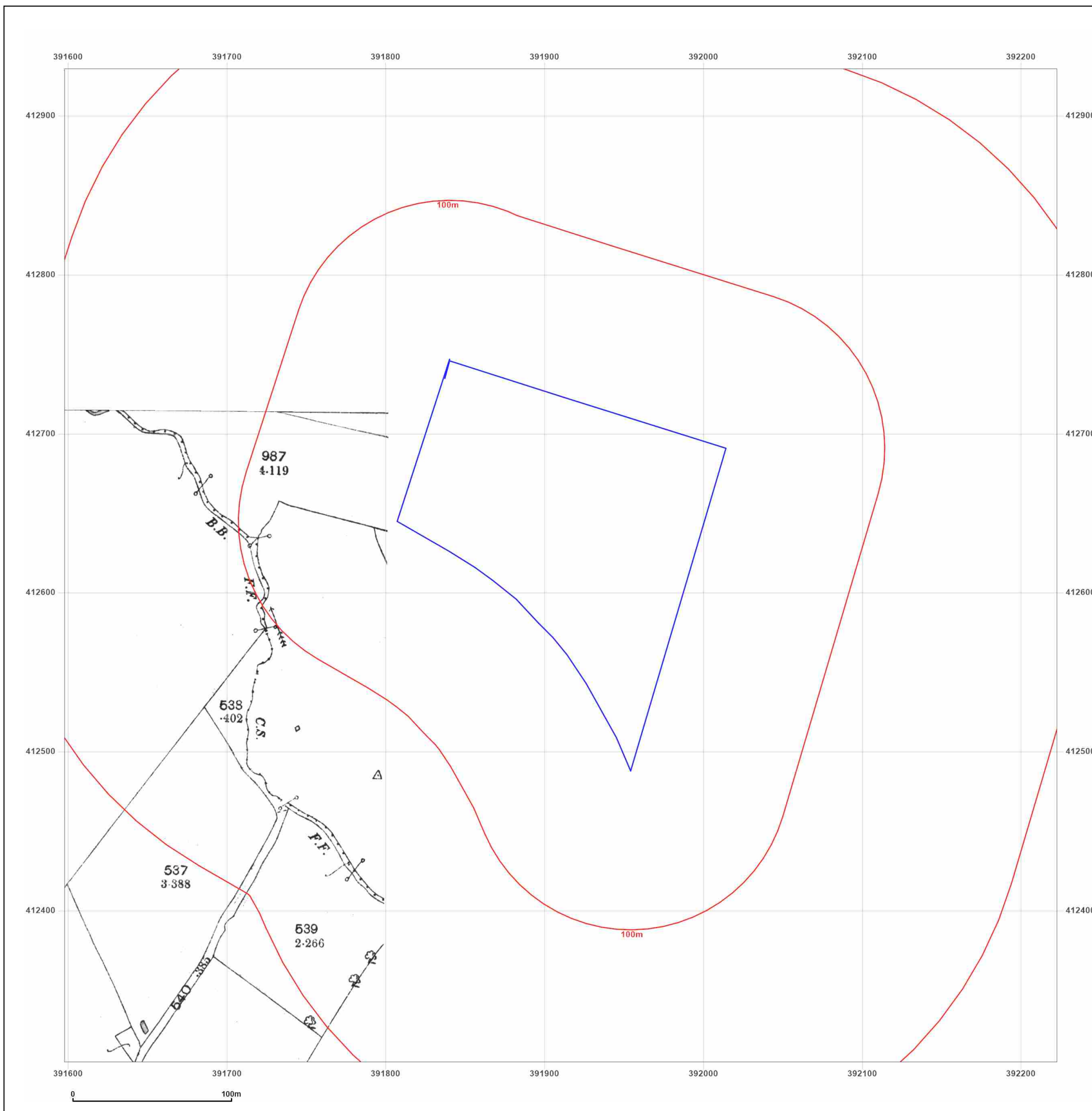


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Revised 1910
Edition N/A
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Revised 1910
Edition N/A
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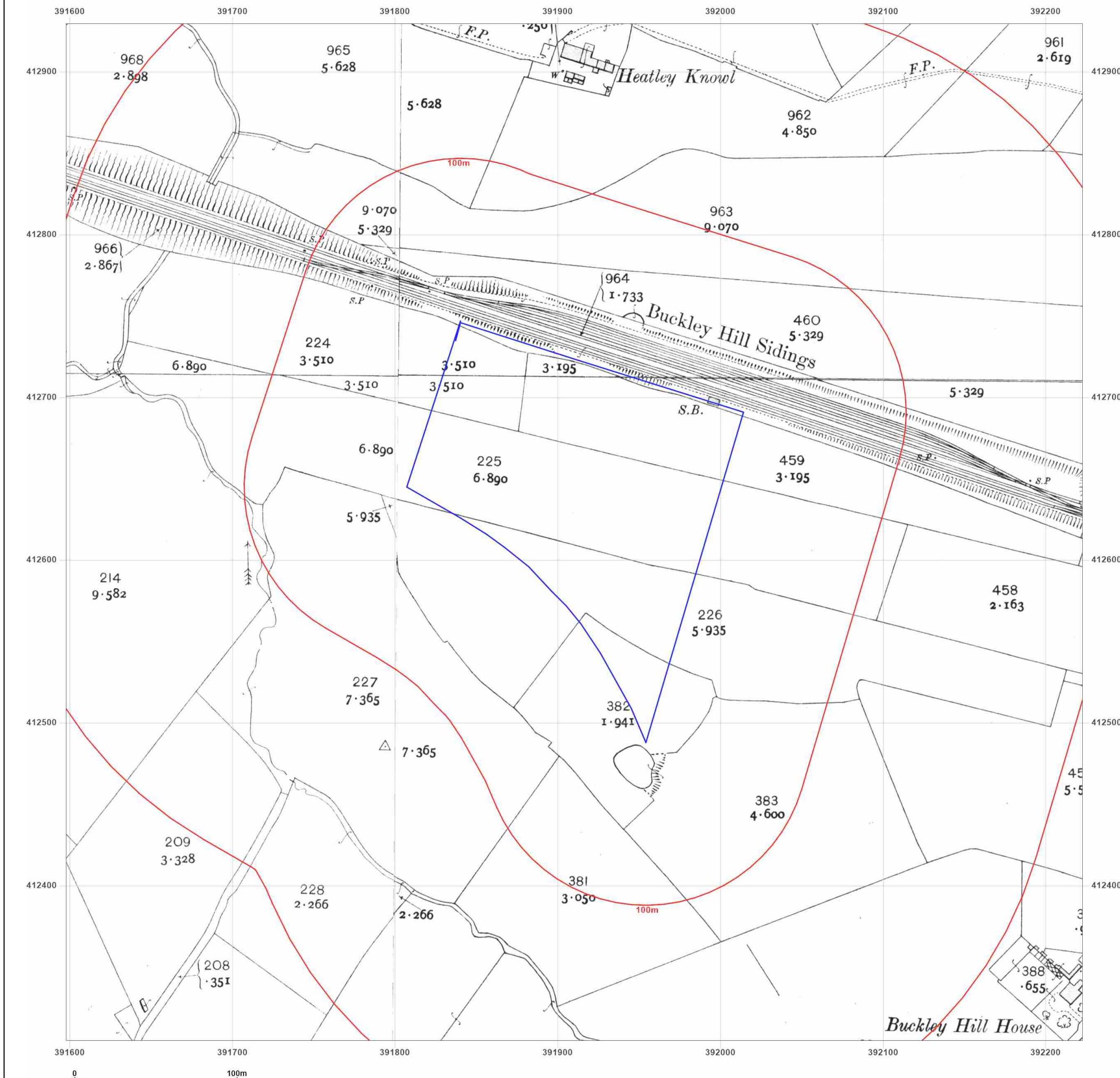


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Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000

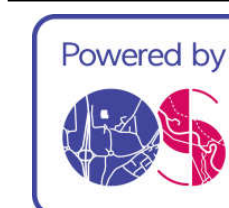


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Revised 1955
Edition N/A
Copyright N/A
Levelled 1928

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Revised 1955
Edition N/A
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Edition N/A
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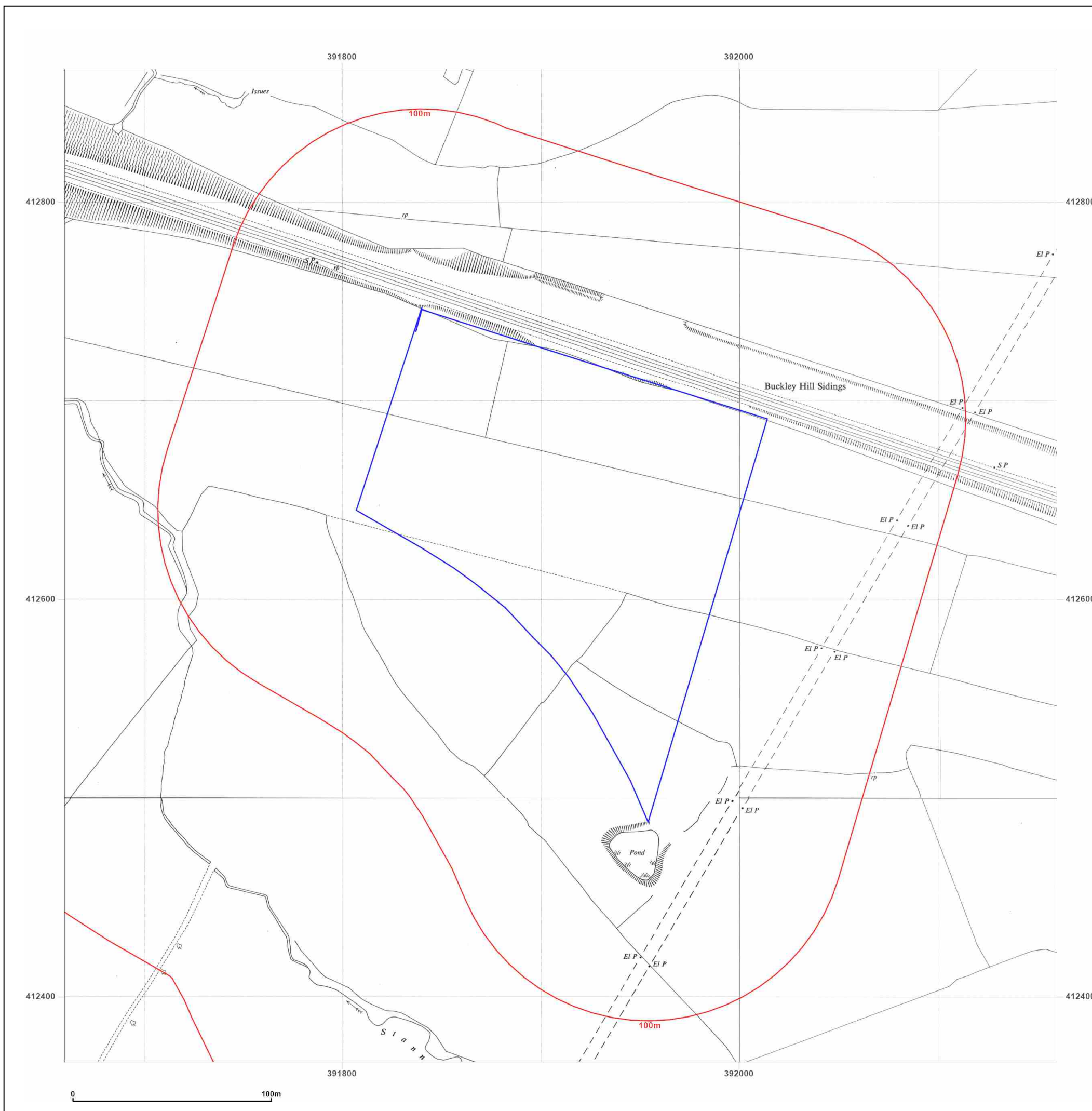


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000

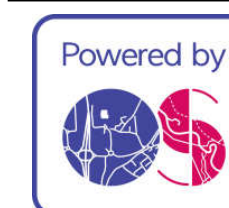


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Revised N/A
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Revised N/A
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Revised N/A
Edition N/A
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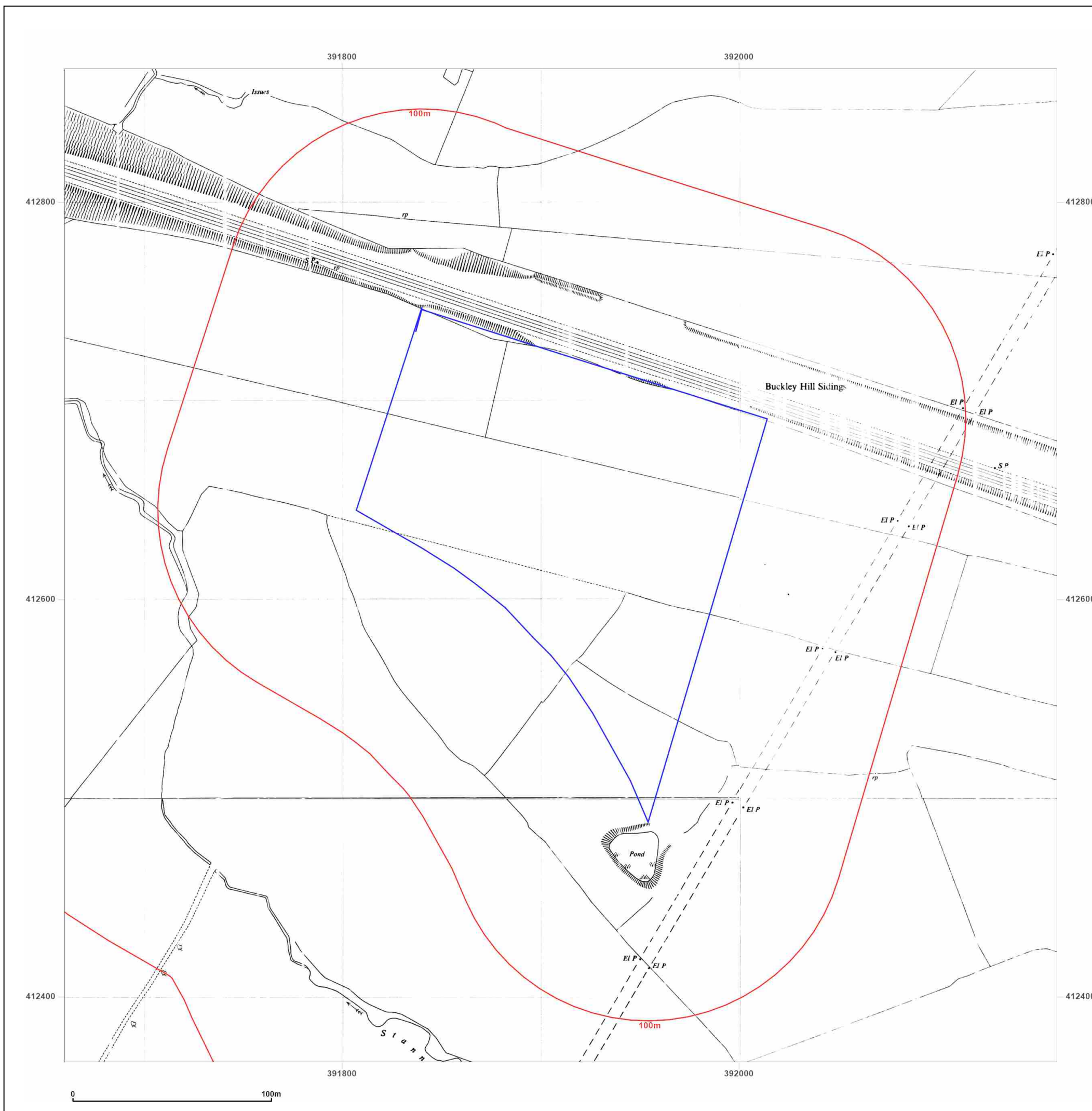


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Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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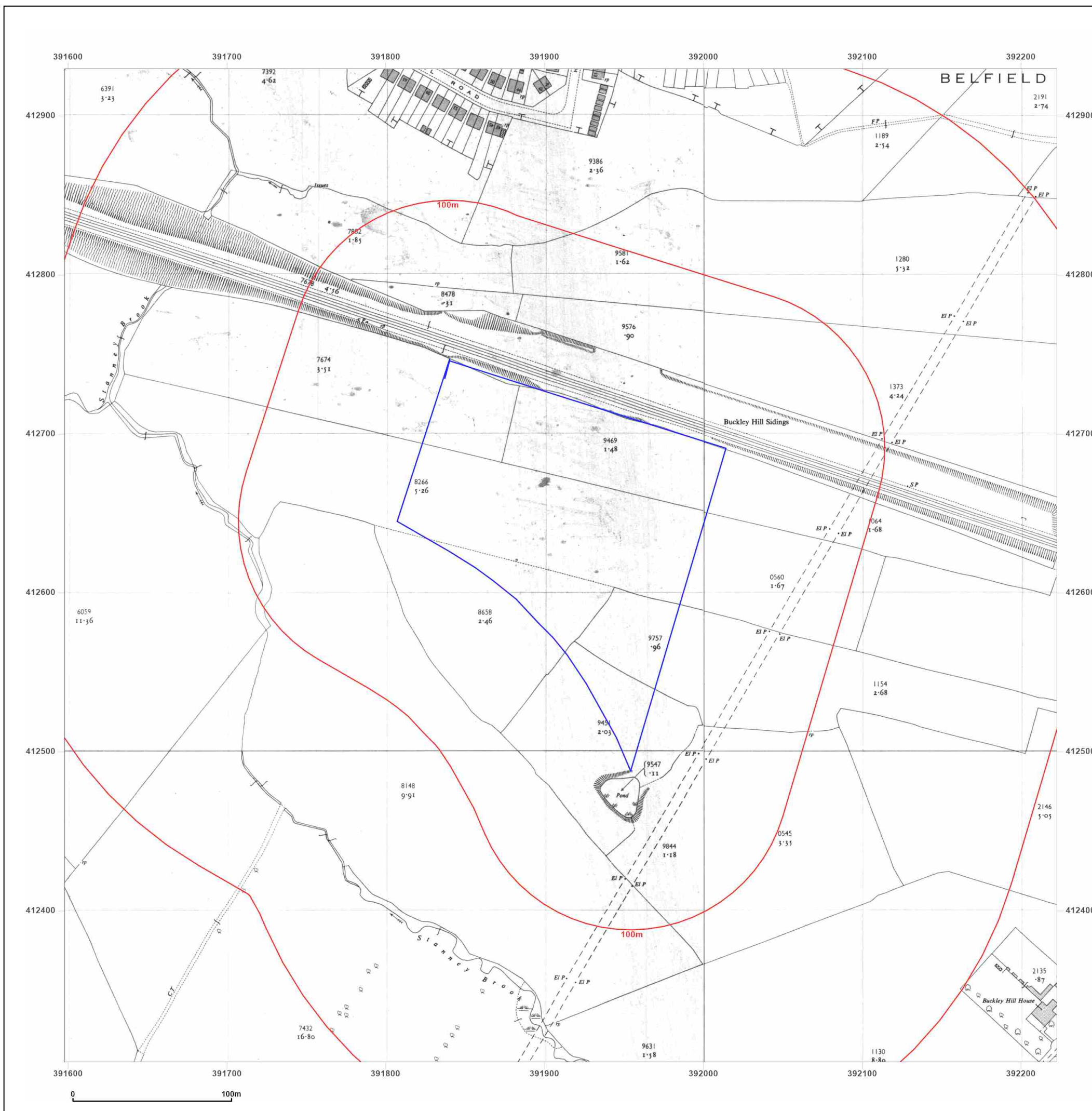


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1973-1976

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised N/A
Edition N/A
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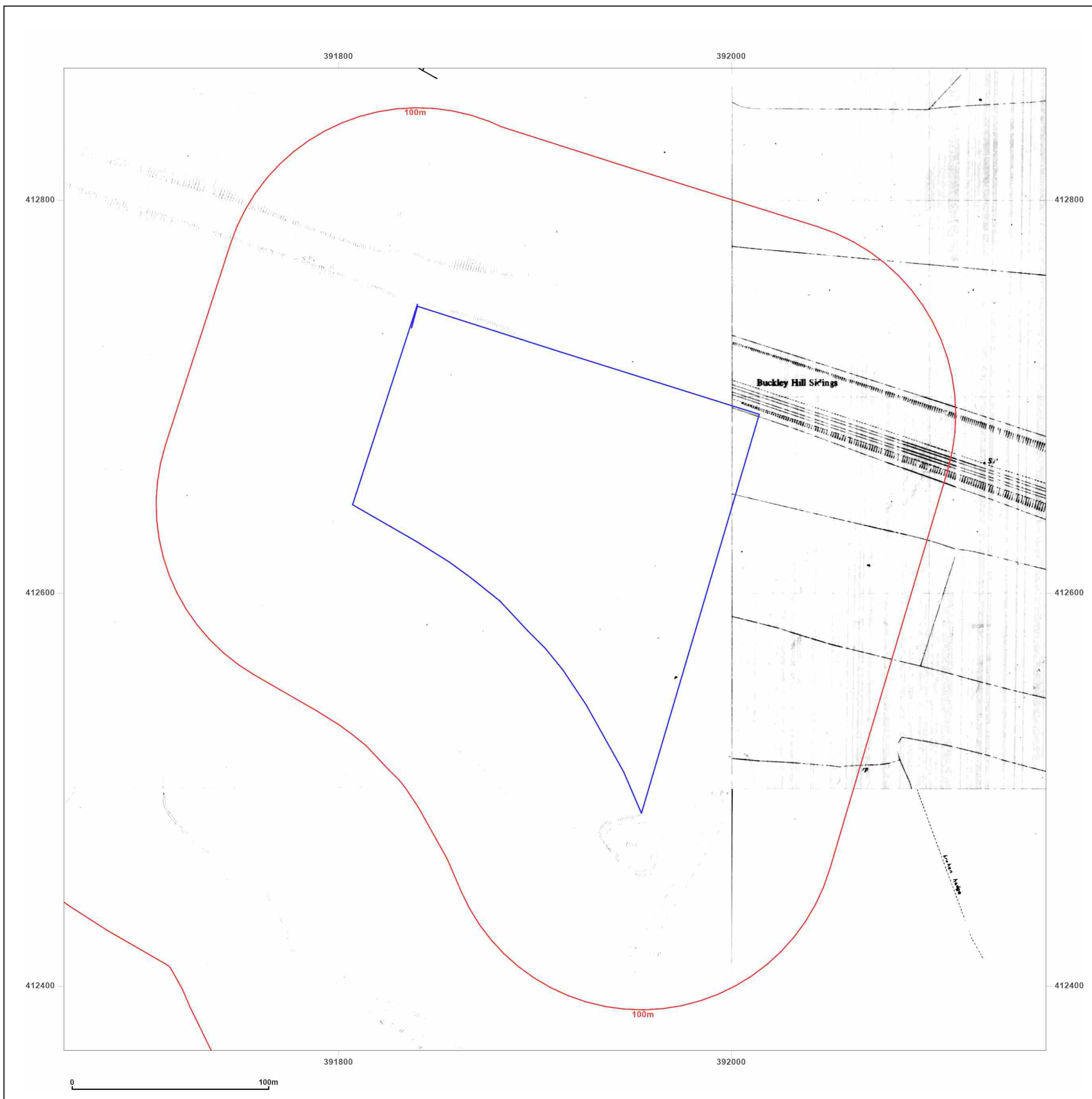


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Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

Printed at: 1:2,000



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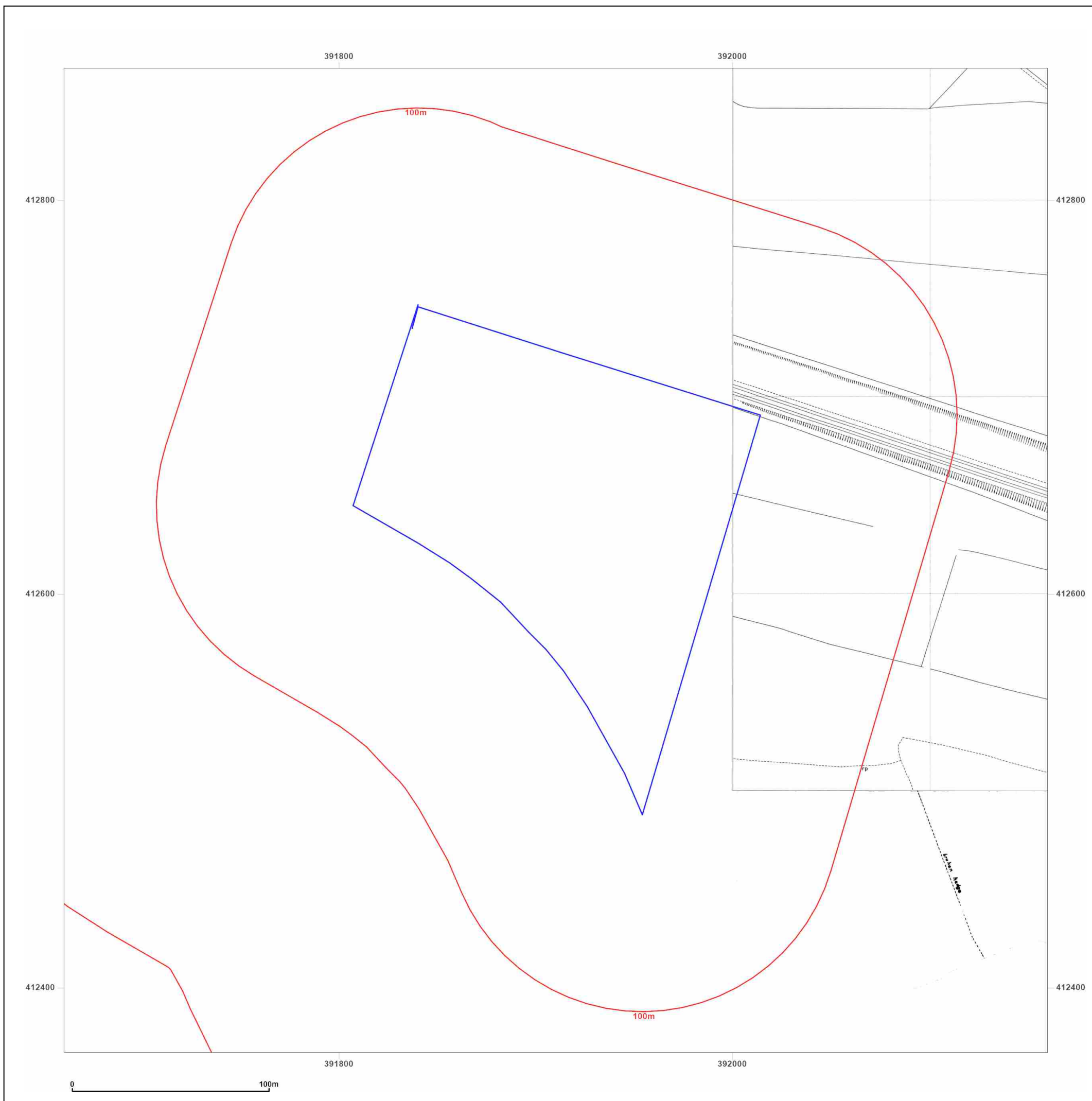


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1983-1984

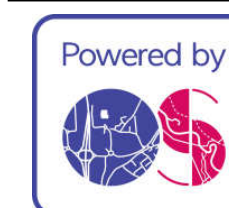
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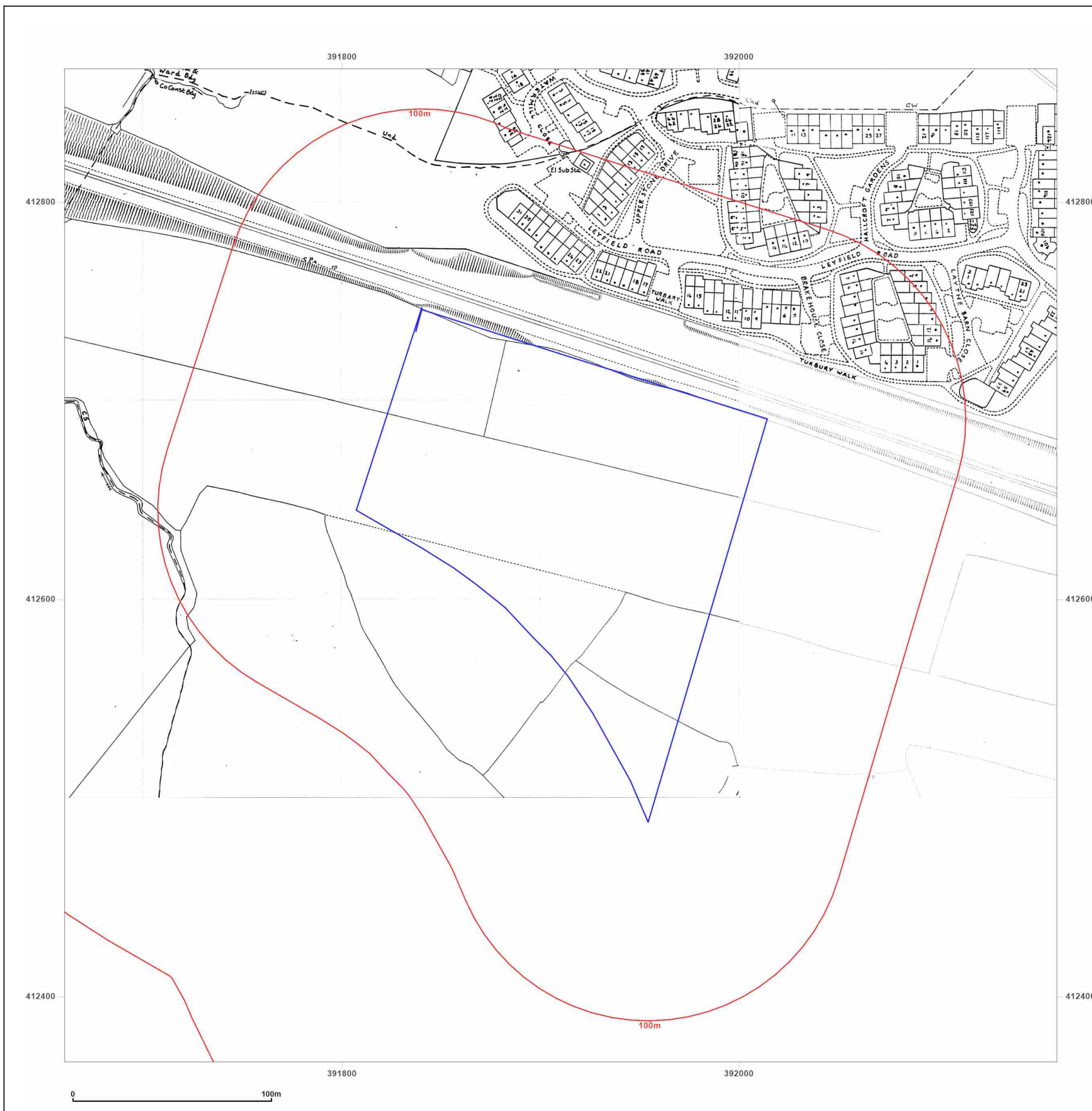


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1984-1989

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1984
Edition N/A
Copyright 1984
Levelled 1956

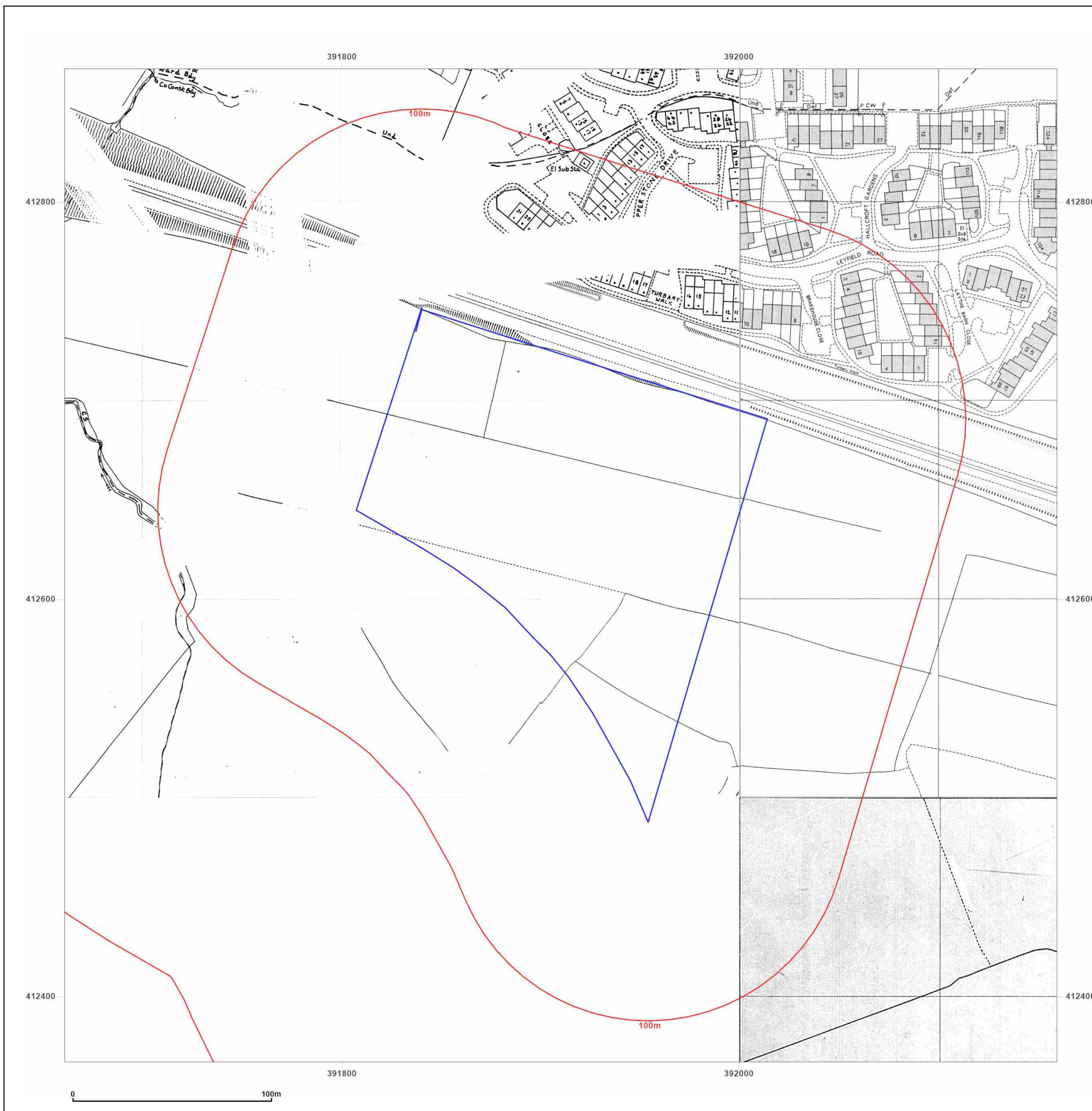


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Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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4FW

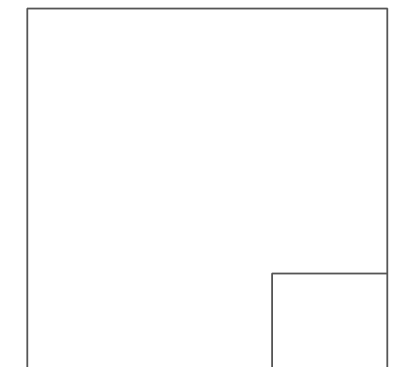
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Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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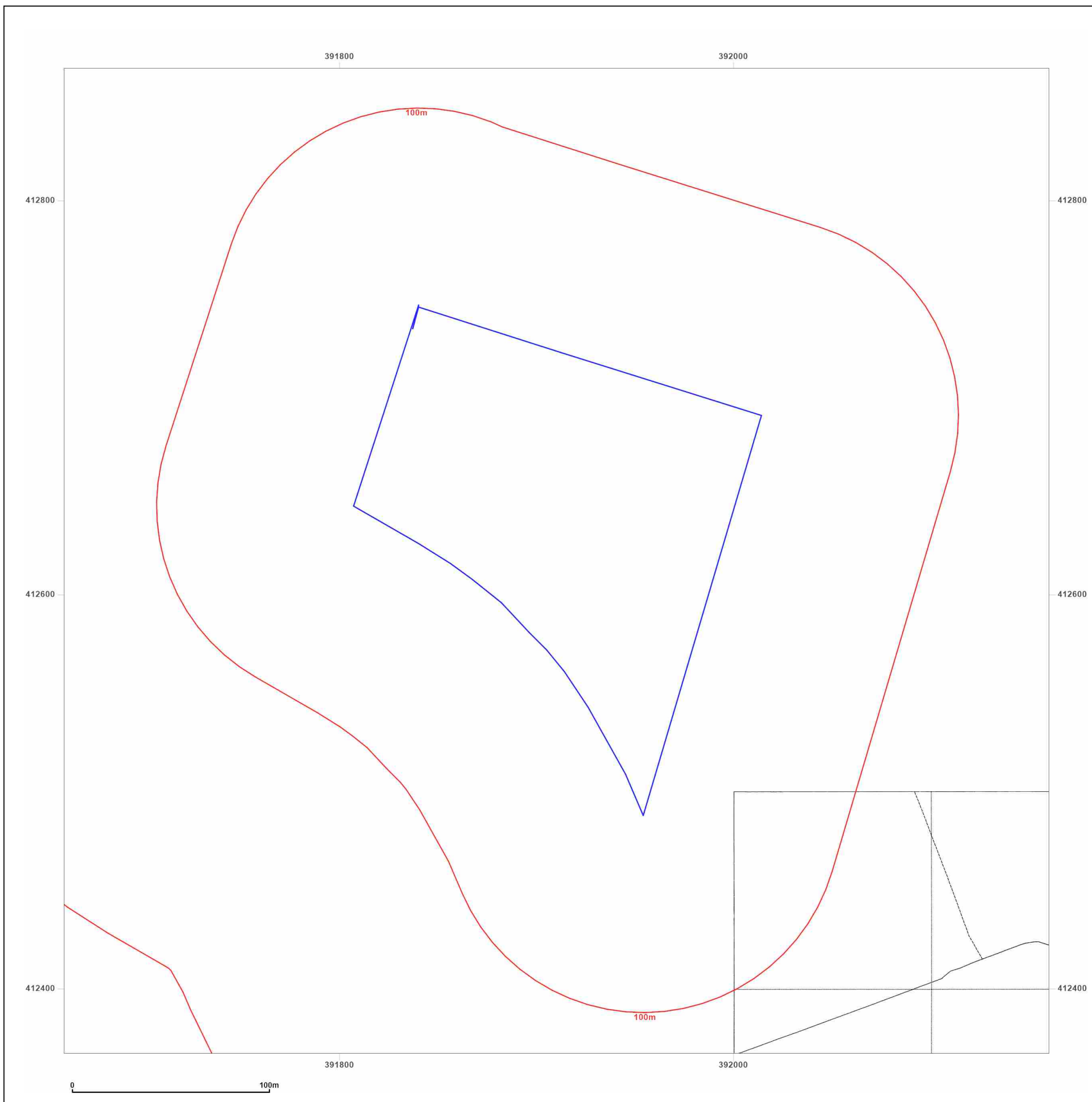


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Client Ref:

210939_PO_1762

Report Ref:

HMD-214-8800196

Grid Ref:

391910, 412617

Map Name:

National Grid

Map date:

1994

Scale:

1:1,250

Printed at:

1:2,000

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Edition N/A
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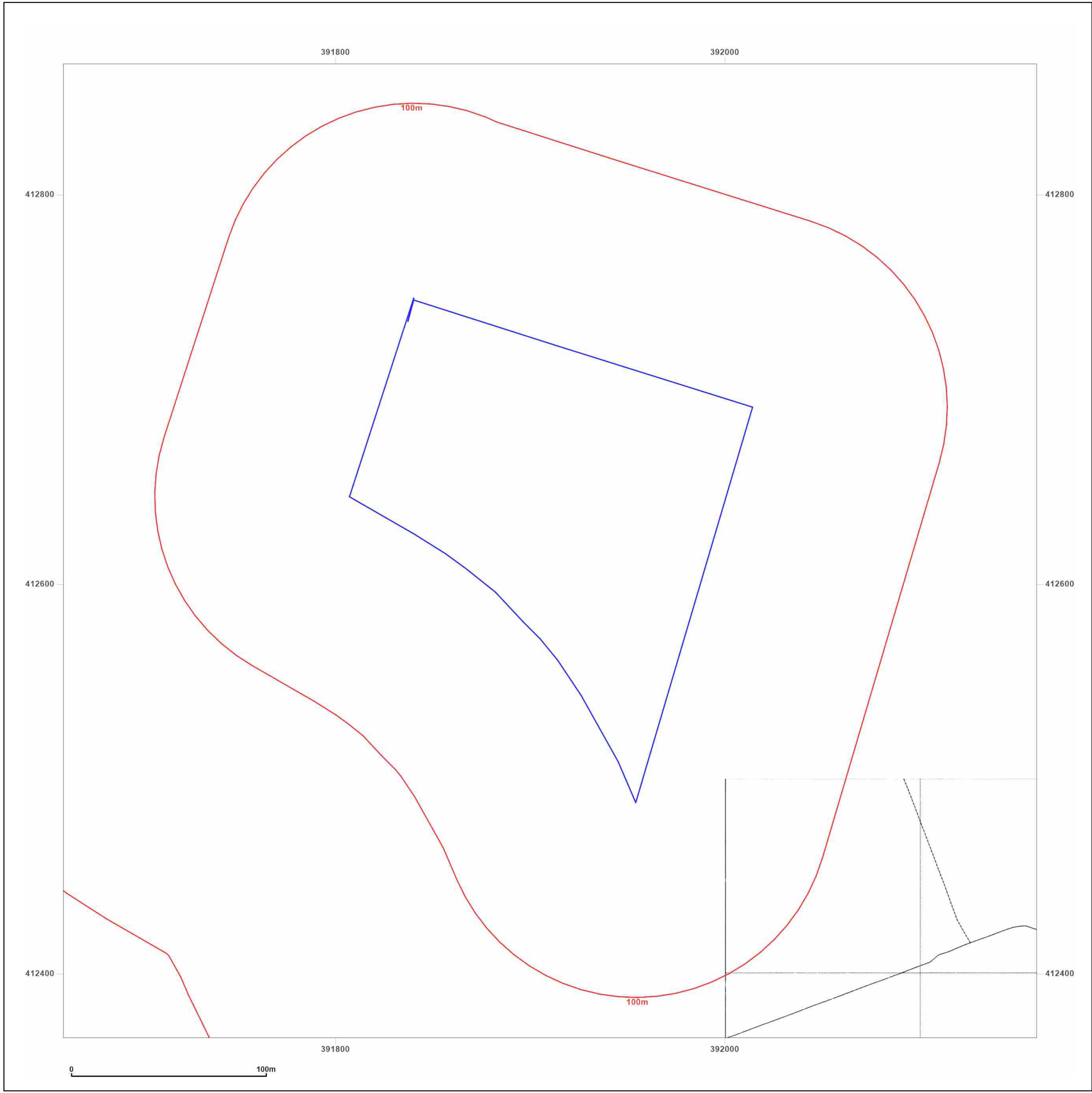


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4FW

Client Ref:

Report Ref:

Grid Ref:

210939_PO_1762

HMD-214-8800196

391910, 412617

Map Name:

Map date:

Scale:

Printed at:

National Grid

1995

1:1,250

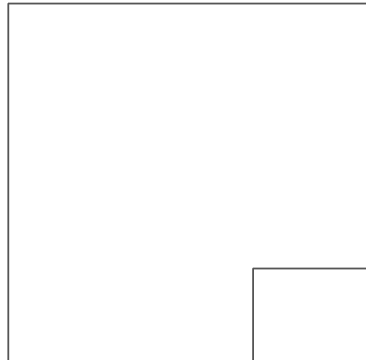
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Surveyed 1995

Revised N/A

Edition N/A

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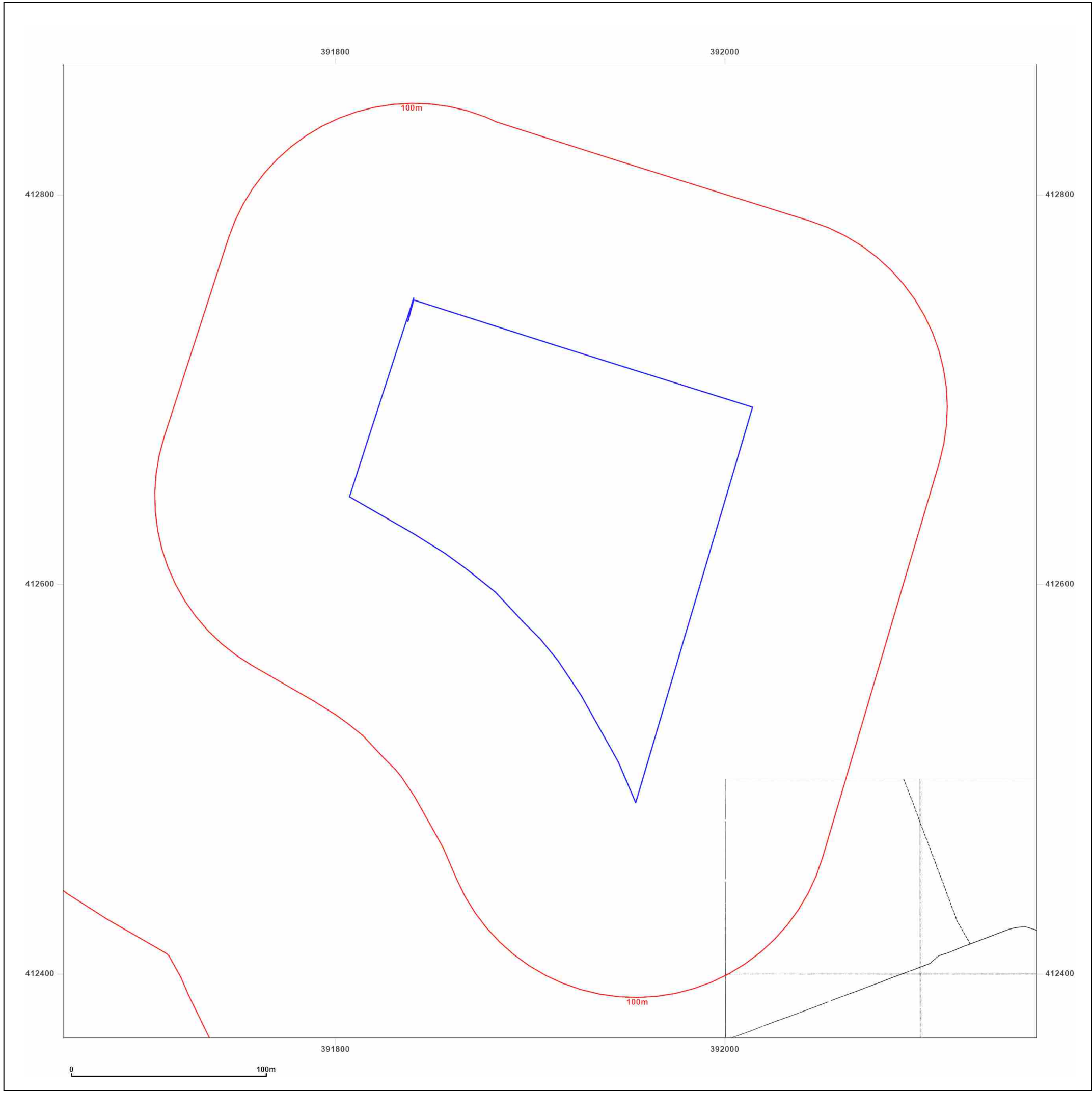
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4FW

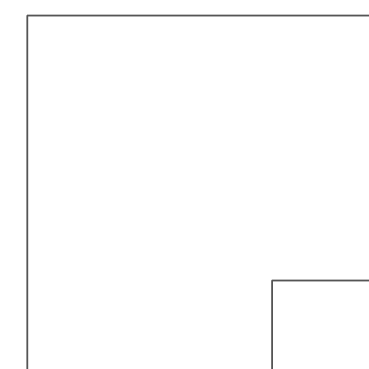
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Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: National Grid

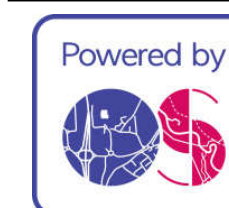
Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1995
Revised 1995
Edition N/A
Copyright N/A
Levelled N/A

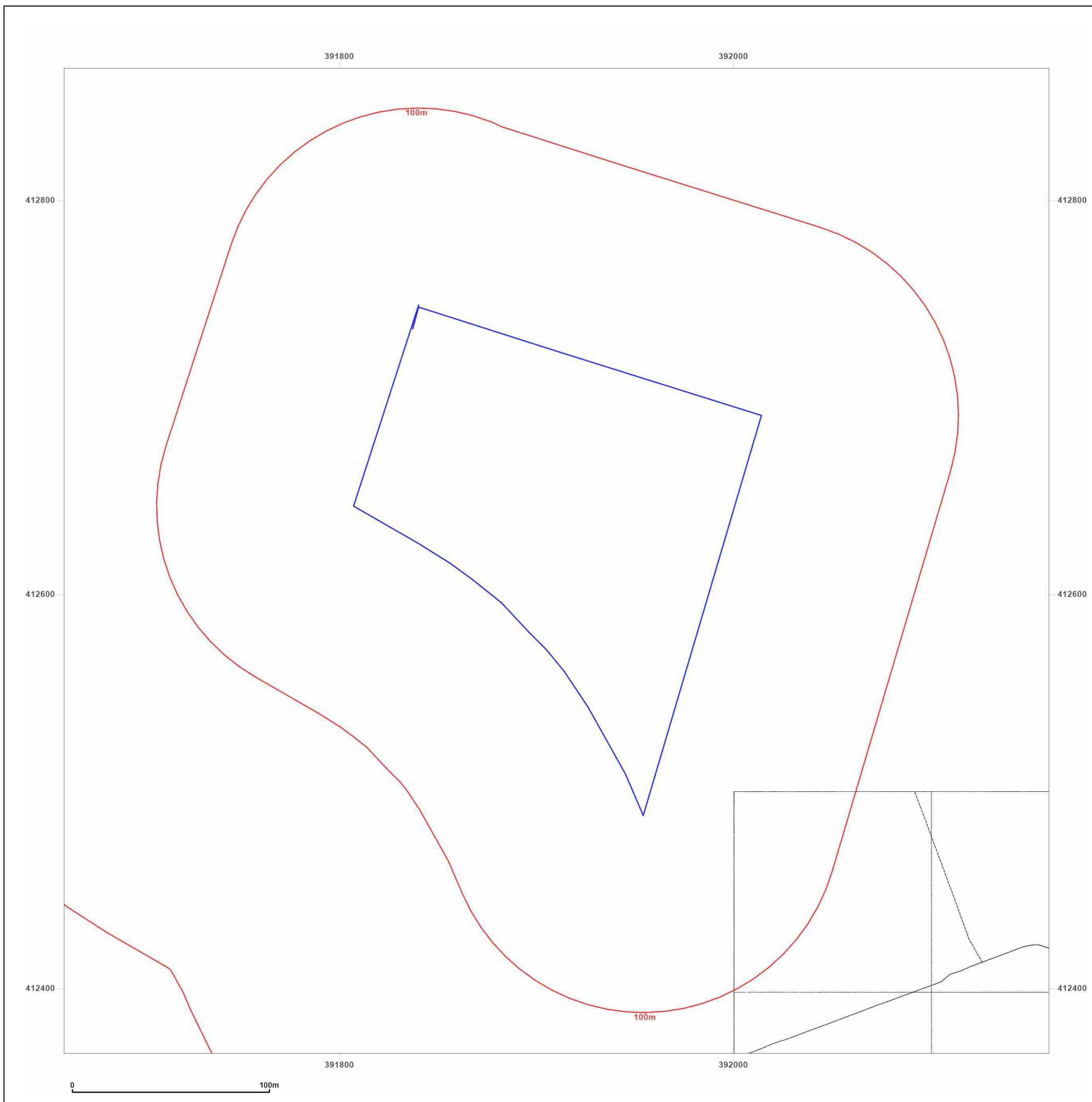


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4FW

Client Ref: 210939_PO_1762
Report Ref: HMD-214-8800196
Grid Ref: 391910, 412617

Map Name: LandLine

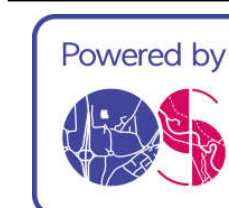
Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

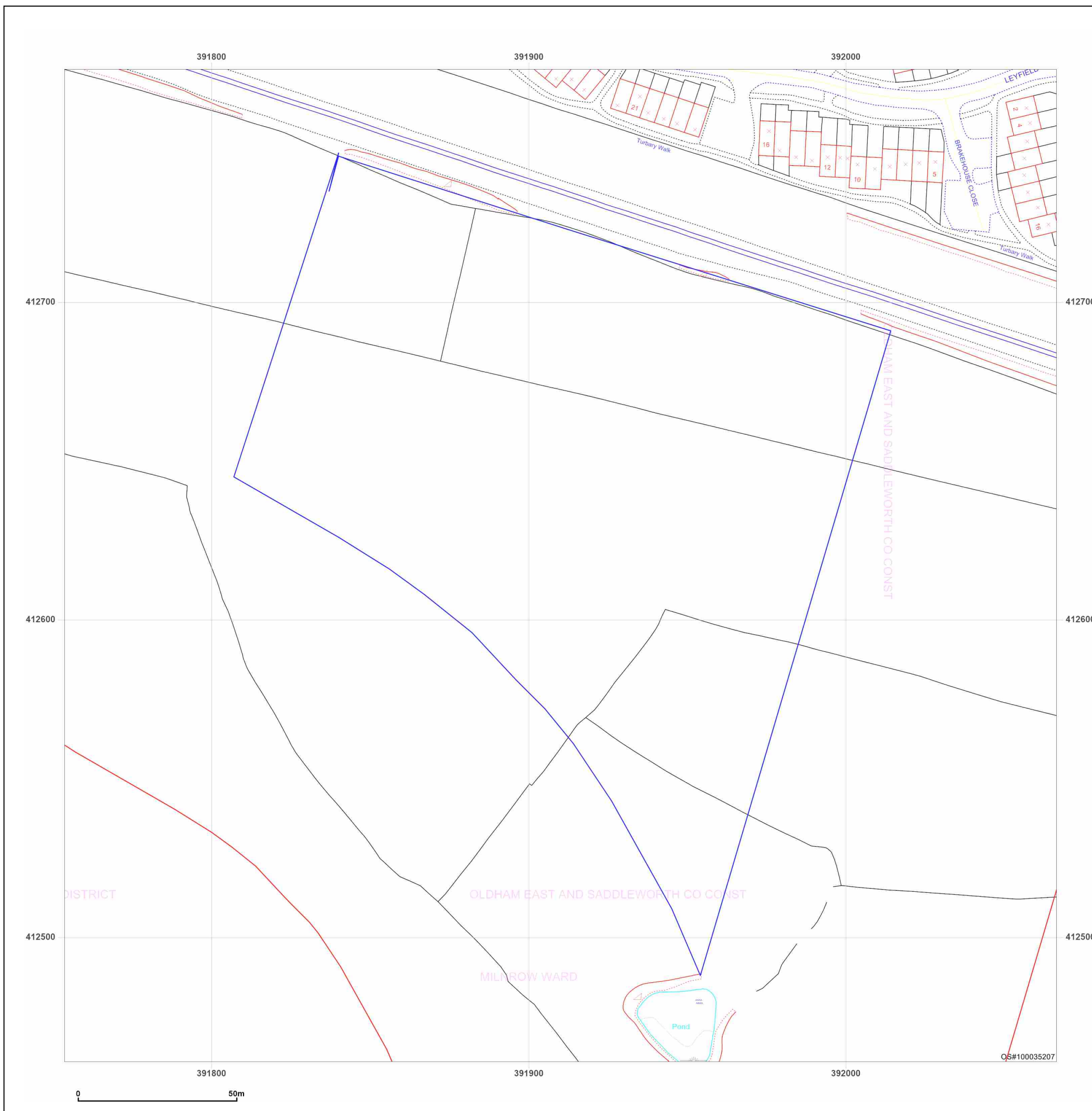


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Appendix 5: Rochdale Council Correspondence

Oliver Stewart

From: Michael Moore P <Michael.Moore@rochdale.gov.uk>
Sent: 21 June 2022 09:57
To: Oliver Stewart; Contaminated Land
Subject: RE: Possible Landfill - Kingsway Business Park

This email originated from outside of our organisation. Please exercise caution with content, links and attachments.

Good morning Oliver,

According to our records there is no landfill outlined in red below.

Regards

Michael Moore P

Environmental Health Senior Officer (Environment Prot)
Place



☎ 01706 924107

📠 07976 059366

✉ michael.moore@rochdale.gov.uk

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

To access our services go to www.rochdale.gov.uk

For news, events and social media updates go to www.rochdale.gov.uk/newsandevents

Please consider the environment before printing this email.

From: Oliver Stewart <Oliver.Stewart@bwbconsulting.com>
Sent: 13 June 2022 12:28
To: Contaminated Land <Contaminated.Land@Rochdale.Gov.UK>
Subject: Possible Landfill - Kingsway Business Park

:CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

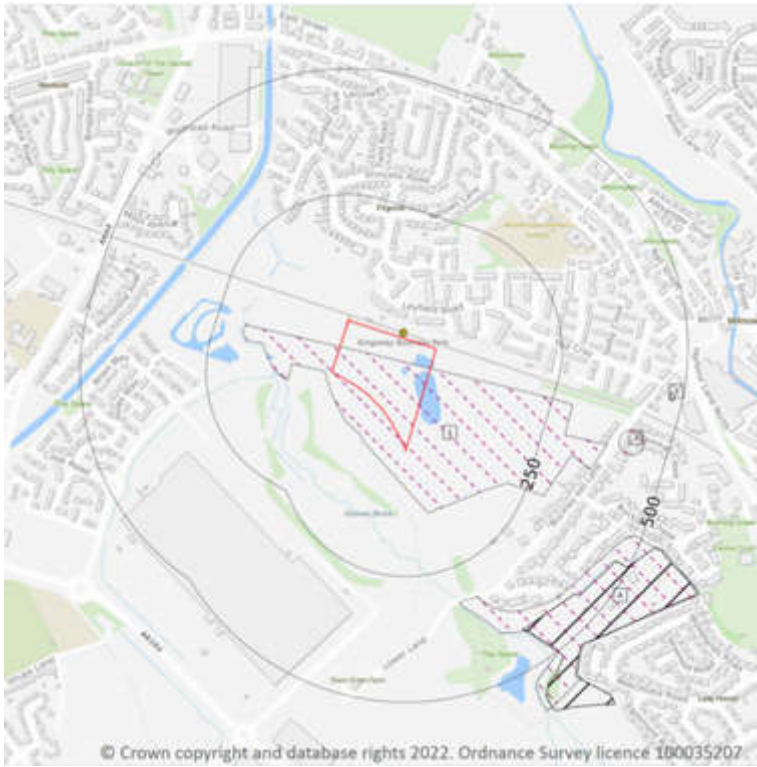
To Contaminated Land team,

I'm writing to enquire into an area of land situated just south of Kingsway Business Park tram station, postcode OL16 4JN.

There seems to be a discrepancy between data provided to us from a third party source and information gained through separate historical mapping and council records.

The third party data is showing a landfill recorded on site, sourcing local authority records, whereas the public council records and historical mapping are vacant of any development on this area of land entirely minus agriculture.

I have attached the relevant image provided, listing the dashed zone as Buckley Hill Lane.

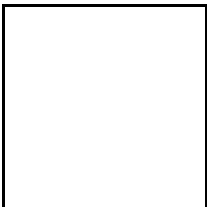


Please let us know of any charges this may incur.

Thank you for any assistance,

Oliver Stewart BSc (Hons) MSc
Graduate Geoenvironmental Consultant | BWB Consulting Limited

Whitehall Waterfront, 2 Riverside Way, Leeds LS1 4EH
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Appendix 6: Coal Mining Report



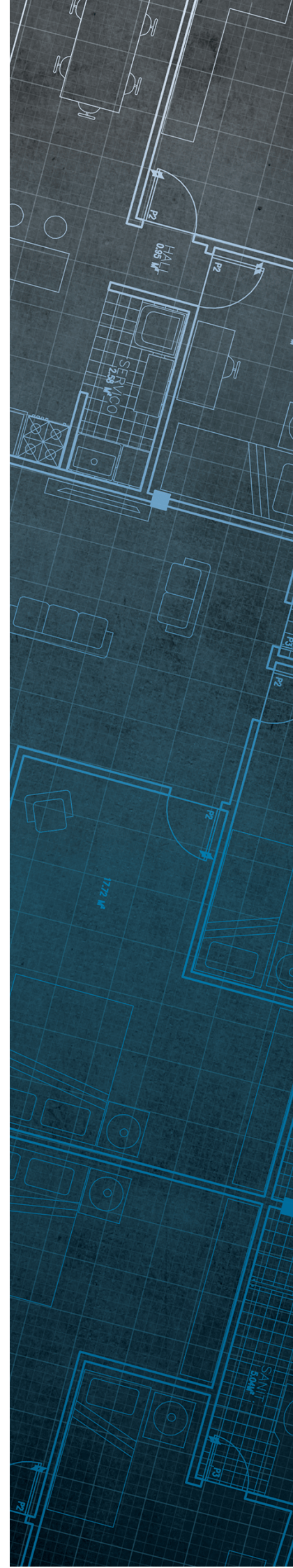
The Coal
Authority

Consultants Coal Mining Report

Plot P, Kingsway Business Park,
Michael Faraday Avenue, Rochdale,
OL16 4fw
Greater Manchester

Date of enquiry:	7 June 2022
Date enquiry received:	7 June 2022
Issue date:	7 June 2022

Our reference:	51003165344001
Your reference:	HMD-214-8800197



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

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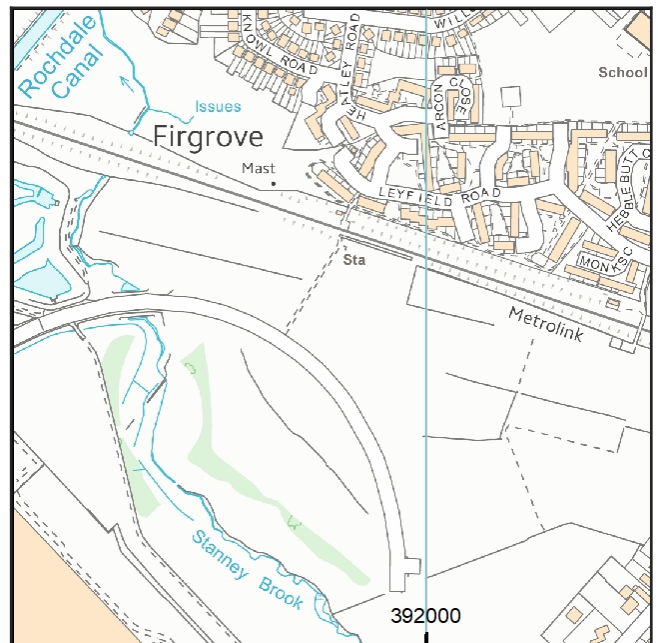
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOWER MOUNTAIN	Coal	3XBO	97	West	5.2	South	60	1907
unnamed	LOWER MOUNTAIN	Coal	3XB1	102	Beneath Property	5.2	South	60	1905
unnamed	LOWER MOUNTAIN	Coal	A0DR	107	Beneath Property			60	1915

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

NW1260	6600	NW1261
--------	------	--------

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

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

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

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

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

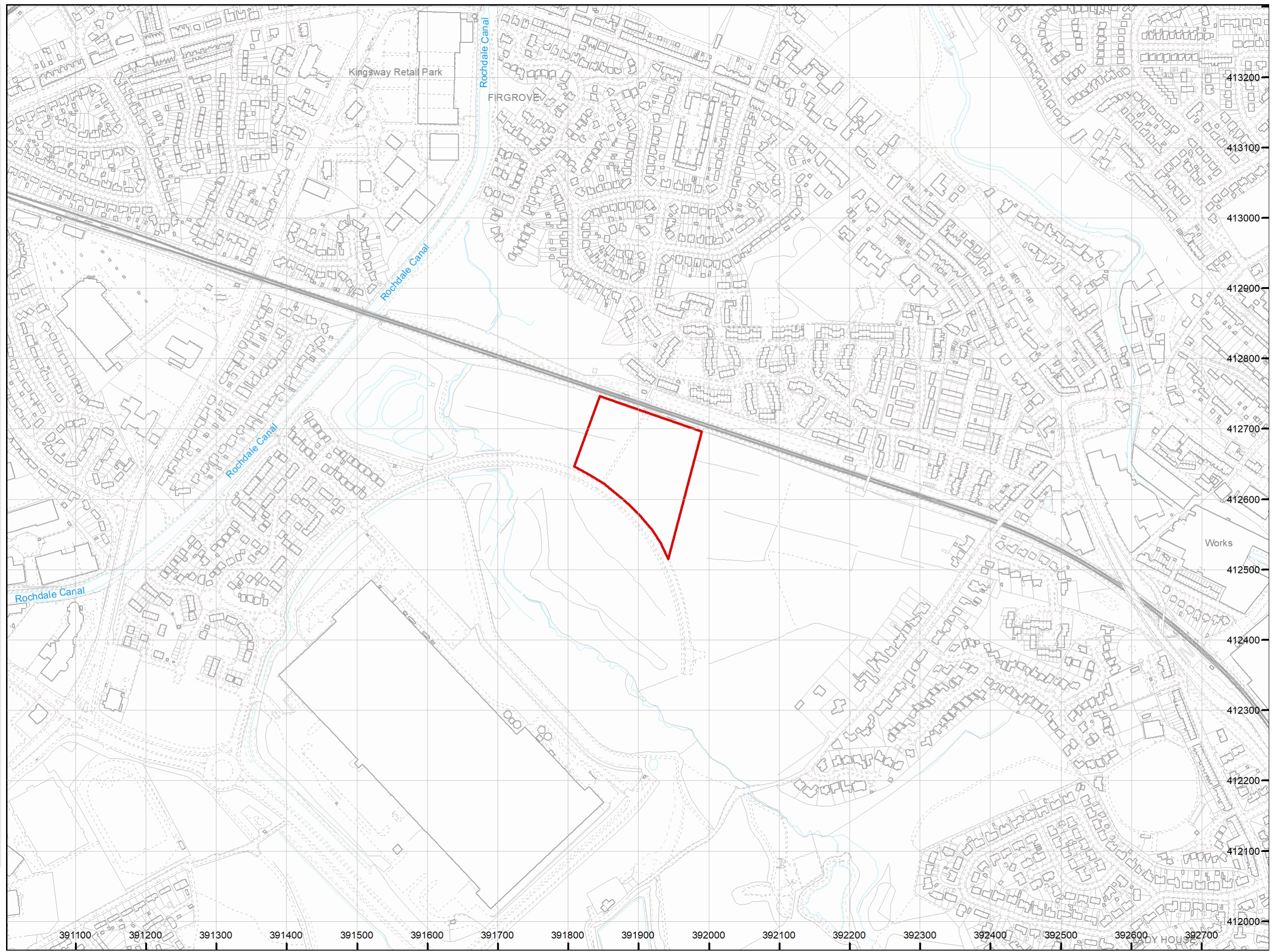
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

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



Appendix 7: Classification of Risk

BWB RISK ASSESSMENT CLASSIFICATION (REFERENCE CIRIA C552, CONTAMINATED LAND RISK ASSESSMENT: A GUIDE TO GOOD PRACTICE, 2001)

CIRIA C552, *Contaminated Land Risk Assessment A Guide to Good Practice*, 2001 sets out a methodology for estimating risk. The methodology for risk evaluation is a qualitative method for interpreting the output for the risk estimation stage of the assessment. It involves the classification of the:

- Magnitude of the potential consequence (severity) of risk occurring; and
- Magnitude of the probability (likelihood) of the risk occurring.

The classification of consequence and probability are replicated in **Table 1** and **Table 2**, respectively.

Table 1: Classification of Consequence

Classification	Definition	Examples
Severe (Sv)	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem.	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium (Md)	Chronic damage to Human Health ("significant harm"). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentrations of a contaminant from site exceeding the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of species within a designated nature reserve.
Mild (Mi)	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor (Mr)	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by measures such as protective clothing etc.). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentration that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

The classification of consequence does not take into account the probability of the consequence being realised. Therefore, there may be more than one consequence for a particular pollutant linkage. Both a severe and medium classification can result in death.

Severe relates to short term (acute) risk while medium relates to long term (chronic) risk. Mild relates to significant harm but to less sensitive receptors. Minor classification relates to harm which is not significant but could have a financial cost.

Table 2: Classification of Probability

Classification	Definition
High likelihood (Hi)	There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.
Likely (Li)	There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood (Lw)	There is a pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely (Ui)	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

The classification gives a guide as to the severity and consequence of identified risk when compared with other risk presented on the site. It should be noted that if a risk is identified it cannot be classified as “no risk” but as “very low risk”. Differing stakeholders may have a different view on the acceptability of a risk.

Once the consequence and probability have been classified these can be compared using a matrix to identify an overall risk category, as shown in **Table 3**. These categories and the actions required are categorised in **Table 4**.

Table 3: Risk Evaluation Matrix

Consequence		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High likelihood (Hi)	Very High Risk (VH)	High Risk (H)	Moderate Risk (M)	Mod/Low Risk (M/L)
	Likely (Li)	High Risk (H)	Moderate Risk (M)	Mod/Low Risk (M/L)	Low Risk (L)
	Low likelihood (Lw)	Moderate Risk (M)	Mod/Low Risk (M/L)	Low Risk (L)	Very Low Risk (VL)
	Unlikely (Ui)	Mod/Low Risk (M/L)	Low Risk (L)	Very Low Risk (VL)	Very Low Risk (VL)

Table 4: Risk Categorisations

Very High Risk (VH)	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk (H)	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate Risk (M)	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term.
Low Risk (L)	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk (VL)	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Reference:

CIRIA C552 *Contaminated land risk assessment. A guide to good practice*. Rudland, D J, Lancefield, R M, Mayell, P N, 2001.

