



TAYLOR WIMPEY UK LTD

DEVELOPMENT AT SMITHY BRIDGE ROAD, ROCHDALE

MINERAL RESOURCE ASSESSMENT

JANUARY 2022

DATE ISSUED: JANUARY 2022

JOB NUMBER: ST16721

REPORT NUMBER: 001

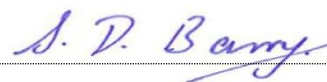
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MINERAL RESOURCE ASSESSMENT

PREPARED AND APPROVED BY

Stephen Barry Technical Director &
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ST16721-001	Bedrock Geology
ST16721-002	Superficial Geology & Mineral Safeguarding Areas

EXECUTIVE SUMMARY

This report is a Mineral Resource Assessment commissioned by Taylor Wimpey UK Ltd. It relates to a proposed residential development on land at Smithy Bridge Road, Littleborough, in Rochdale. The site is located approximately 3km north of Rochdale, on the south side of the A58. It comprises approximately 14.2 ha of land in agricultural use with residential properties adjoining much of its boundary.

The superficial deposits on the surface of the site are boulder clay and alluvial sand, which are not safeguarded minerals on this site. The solid geology comprises Pennine Lower Coal Measures and Milnrow Sandstone. The Greater Manchester Joint Minerals Plan contains policies dealing with mineral safeguarding and the site lies within a Mineral Safeguarding Area identified in the Minerals Plan for “Brick clay with surface mined shallow coal”. The Minerals Plan states that the safeguarded brick clay is actually fireclay which, where present, occurs immediately below coal seams. The sandstone on the site is also a safeguarded mineral resource.

The Coal Authority coal outcrop plan for this area shows that there are no coal seams outcropping in, or in the vicinity of, the site. The site is separated from the nearest outcrop of coal seams approximately 500m to the east by a road and several properties. We therefore conclude that there is no shallow coal or associated brick clay present on the site. The proximity of residential property to the site means that the sandstone resource has no realistic prospect of ever being extracted. Consequently, the proposed development would be compatible with the Greater Manchester planning policies relating to mineral safeguarding.

1 INTRODUCTION

- 1.1 This report has been prepared in accordance with instructions received from Taylor Wimpey UK Ltd to prepare a mineral resource assessment report in support of a proposed development on a 14.2 ha site on Smithy Bridge Road, Littleborough. The site is located approximately 3km north of Rochdale, on the south side of the A58. The site boundary is shown edged red on the site boundary plan attached at **Appendix 1**. We understand that the site is used for agricultural purposes.
- 1.2 As shown on the plan attached at **Appendix 2**, the proposed development site is located in a mineral safeguarding area (MSA) that has been identified in the Greater Manchester Joint Minerals Plan (“the Plan”) prepared by the ten Greater Manchester Councils. The applicant is required by the Plan’s mineral safeguarding policy to submit a mineral resource assessment to demonstrate that the proposed development is compatible with the Council’s mineral safeguarding policy.

2 GEOLOGY

- 2.1 Geologically, a distinction is made between “superficial deposits” and “solid geology”. Superficial deposits such as sand and gravel are found at, or close to, the surface. The solid bedrock beneath the superficial deposits is called the “solid geology”.

Superficial deposits

- 2.2 The British Geological Survey (BGS) online geological plan at 1:50,000 scale indicates that the superficial geology of the site consists of two different deposits which are shown on drawing ST16721-002. There are Devensian till deposits of boulder clay which were deposited during the last ice age. There are also alluvial deposits which comprise clay, silt, sand and gravel which follow the course of the river Roch. The superficial deposits are not safeguarded mineral resources. However, there is a sand and gravel safeguarding area beyond the southern boundary of the site.

Solid Geology

- 2.3 The BGS online geological plan at 1:50,000 scale indicates that the solid geology comprises Pennine Lower Coal Measures and Milnrow Sandstone, which is shown on drawing ST16721-001. The Lower Coal Measures are of Carboniferous age and consist of interbedded grey mudstone, siltstone, and pale grey sandstone with mudstones containing marine fossils in the lower part and more numerous and thicker coal seams

in the upper part. The Joint Minerals Plan states that one of the safeguarded mineral resources is brick clay with shallow coal, which is treated as a single combined resource in the Minerals Plan.

- 2.4 The Coal Authority's interactive website viewer shows that there are no coal seams outcropping on the site and that the nearest shallow coal seam outcrops 500m to the east of the site. This is shown on the image of the Coal Authority's website attached at **Appendix 3**. The safeguarded brick clay is described as fireclay in the Minerals Plan. Fireclay is the seatearth which underlies coal seams and since there are no shallow coal seams outcropping on or in the vicinity of the site, it can safely be assumed that there is no fireclay at shallow depth on the site.
- 2.5 The bedrock geology also comprises Milnrow Sandstone of Carboniferous age. The sandstone is a safeguarded resource of building stone. The working of local sandstones for block stone, flagstone and roofing 'slate' was very widespread in the past and almost every Carboniferous sandstone outcrop shows evidence of quarrying.

3 MINERAL PLANNING

- 3.1 The current planning policy relating to minerals in Rochdale is contained in the Greater Manchester Joint Minerals Plan (JMP), which was prepared for the 10 Greater Manchester councils. The JMP was adopted in April 2013 and covers the period until 2027. Mineral resources and minerals infrastructure are safeguarded through the provisions of the JMP. This is an important consideration for non-mineral developers and planning authorities when non-mineral developments are proposed in a Mineral Safeguarding Area. As shown on the plan attached at **Appendix 2**, the proposed development site is located in two mineral safeguarding areas, which can be seen in greater detail on drawing ST16721-002.
- 3.2 Mineral safeguarding is dealt with in Chapter 4 of the Minerals Plan as shown in the attached **Appendix 4**. Footnote 9 on page 40 of the Minerals Plan states that it is not viable to extract fireclay without coal, so the safeguarding area for these resources (ie fireclay and coal) has been combined. The Coal Authority's interactive website viewer shows that there are no coal seams outcropping on, or in the vicinity of, the site. This means that shallow coal and its associated brick clay is not present on the site.
- 3.3 The mineral safeguarding policy is set out in Policy 8 of the Plan which is attached at **Appendix 4**. It 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:

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.

4 COMPLIANCE WITH MINERAL SAFEGUARDING POLICY (POLICY 8)

- 4.1 This chapter will outline the compatibility of the non-minerals development with MSA exemption criterion 3 in Policy 8 of the GMJMP:
- 4.2 *Criterion 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.'*
- 4.3 The safeguarded sandstone is present on a large part of the site. However, it is unlikely that the sandstone would ever be extracted from the proposed development site. The site is constrained on numerous sides by housing and roads and the impact of mineral extraction on residential properties adjoining the site would be unacceptable. Even if the impact could be mitigated to an acceptable level, after allowing for appropriate standoffs from existing residential property, and a reasonable standoff from the River Roche, the land parcel within which the site lies would be too small to constitute an economically viable resource.
- 4.4 The other safeguarded minerals are shallow coal and associated brick clay. The plan published by the Coal Authority shows that there are no outcrops of shallow coal on the site, so the safeguarded brick clay is also absent. Consequently, these two safeguarded minerals are not present on the site. It is possible that coal exists at depth but that is not a safeguarded mineral.

5 CONCLUSION

- 5.1 The geological sequence on the site comprises superficial deposits of boulder clay on the surface underlain by solid strata comprising Milnrow Sandstone and Lower Coal Measures of Carboniferous age. The boulder clay is not a safeguarded mineral. The site is in the mineral safeguarding area for “Brick clay with surface-mined shallow coal” but those minerals are not present at or near the surface of the site. The safeguarded sandstone is present on the site but there is no realistic prospect of it ever being worked. Since the safeguarded minerals are either absent or will clearly never be worked, the mineral resource is of no economic value. Consequently, the site meets the exemption criterion 3 specified in Policy 8. The proposed residential development is therefore compliant with the mineral safeguarding policy set out in the Greater Manchester Joint Minerals Plan.

APPENDICES

Appendix 1
Site Boundary Plan

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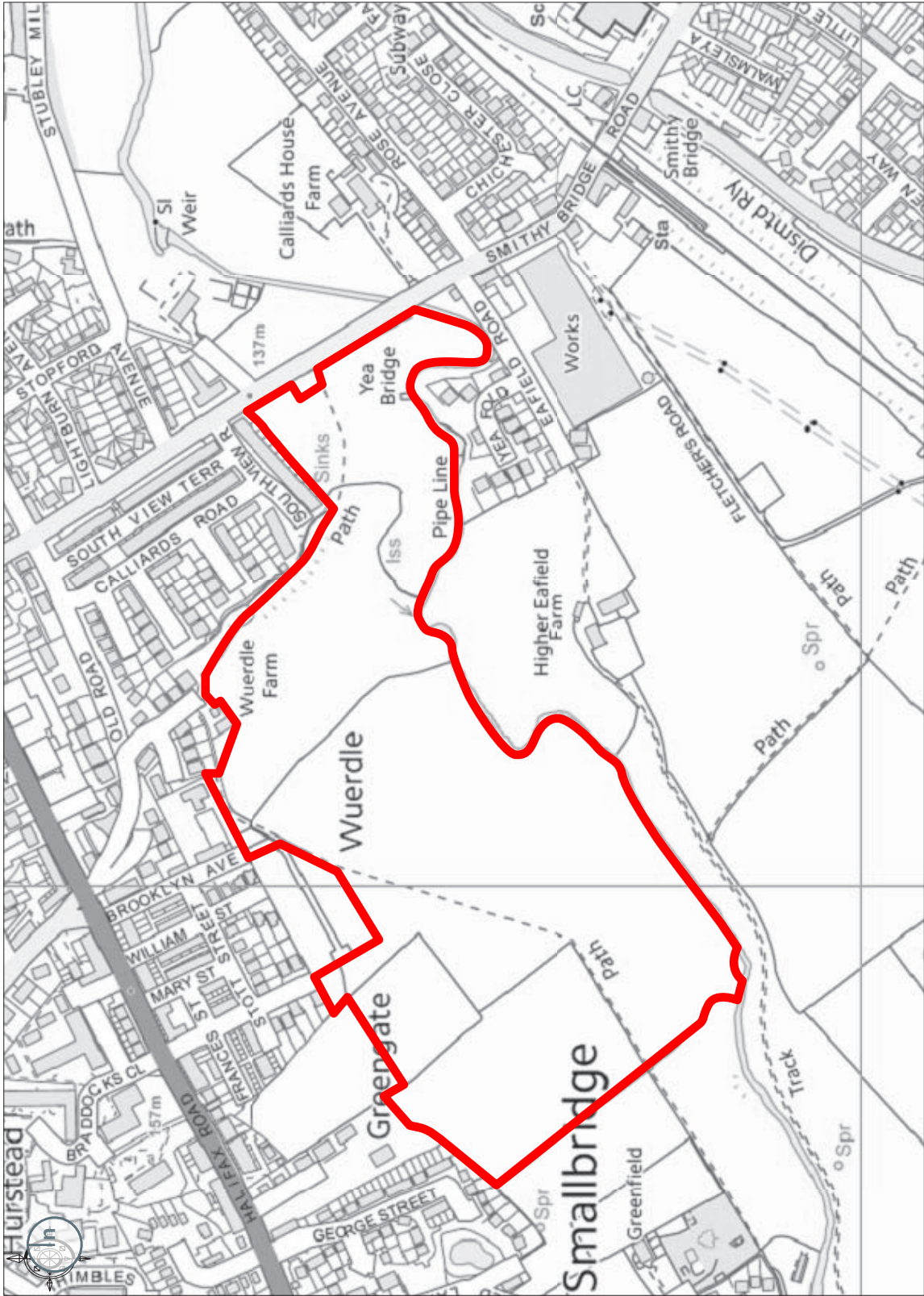
No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.



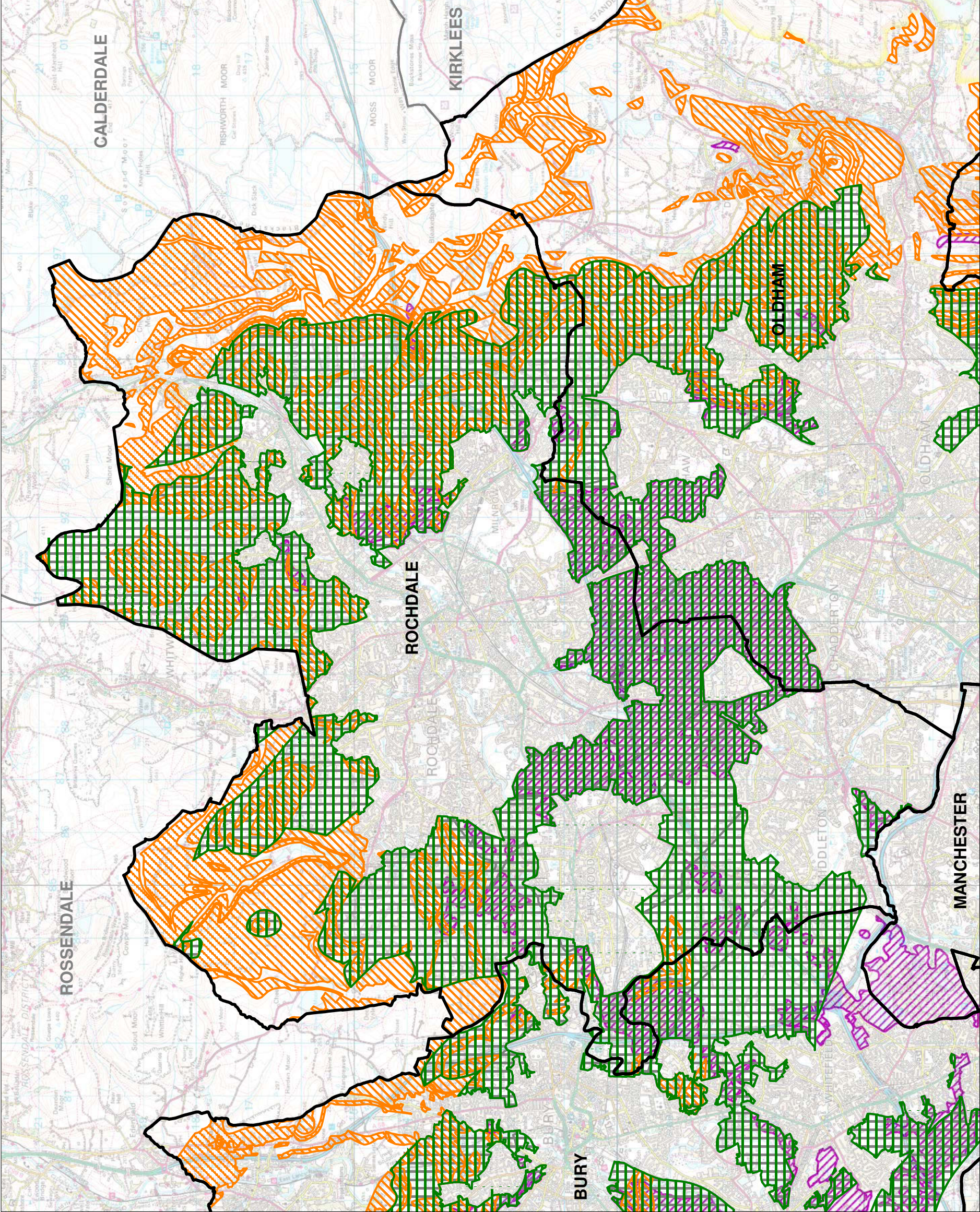
Site boundary

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Client:	Taylor Wimpey UK Ltd
Project:	Land at Smithy Bridge Road
Drawing:	Site Location Plan
Project Number:	TAYM2017
Drawing Number:	TAYM2017_01
Revision:	00
Status:	Final
Date:	January 2016
Scale:	1:5000 @ A4



Appendix 2
Rochdale Safeguarded Areas Map



Map 24 ROCHDALE

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Scale @ A3
1cm = 0.75km

All Mineral Safeguarding Areas
in Rochdale

Appendix 3

Coal Seam Outcrops



The Coal Authority

Interactive Map



Planning

Change Theme

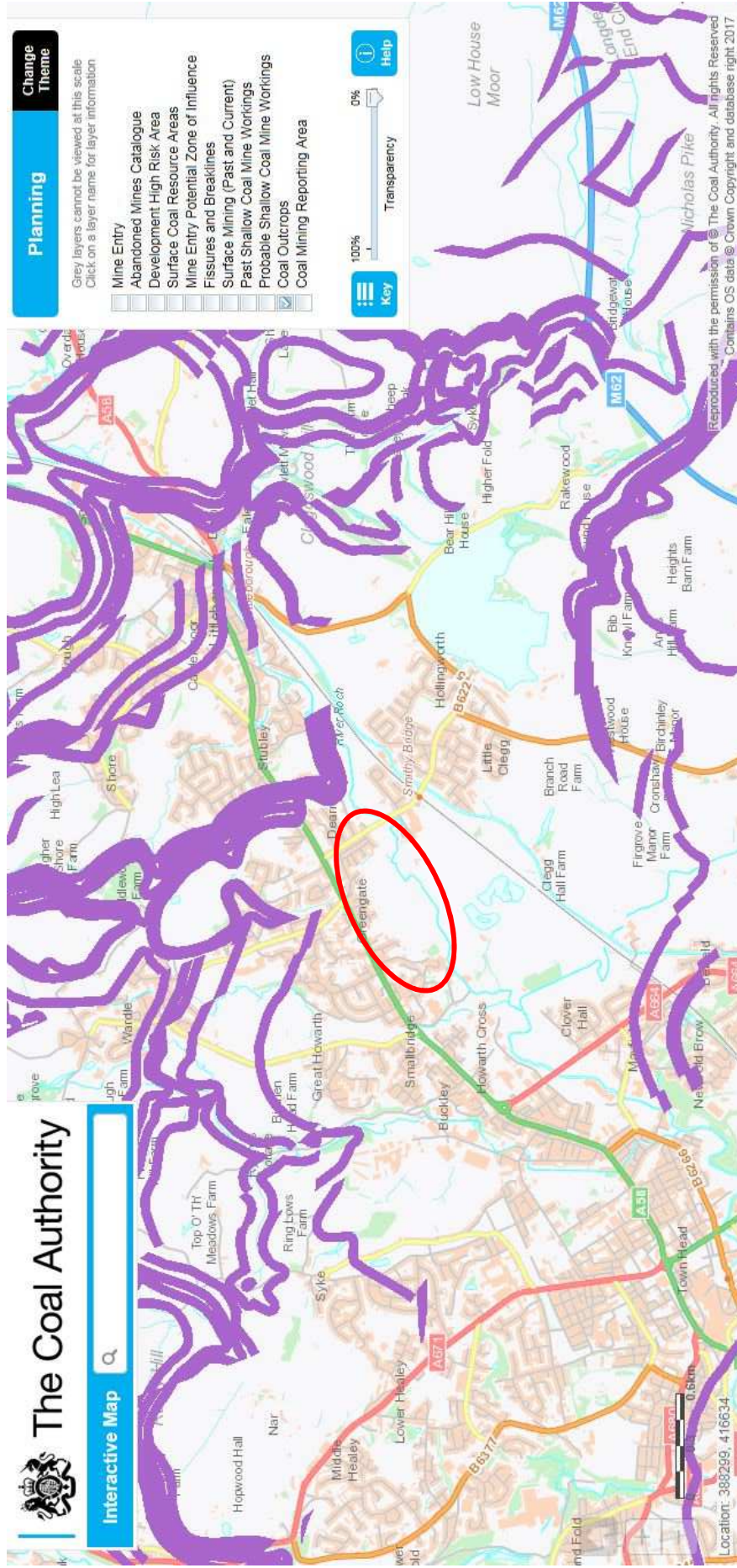
Grey layers cannot be viewed at this scale
Click on a layer name for layer information

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

0% 100% Transparency



Help



Appendix 4

Planning Policy 8 “Prior extraction of mineral resources within mineral safeguarding areas”

Policy 8

Prior Extraction of Mineral Resources

Within Mineral Safeguarding Areas

All non-mineral development proposals within the Mineral Safeguarding Area (see maps 4, 5, 6 & 7) 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 ⁽¹⁰⁾ or temporary and would not prevent minerals extraction taking place in the future.

Exemptions

This policy does not apply to the following:

- i. Applications for Householder development
- ii. Applications for extension to commercial developments similar in scale to householder developments
- iii. Applications for Conservation Area Consent
- iv. Applications for Listed Buildings Consent
- v. Applications for Advertisement Consent
- vi. Applications for Tree Works
- vii. Prior notifications (telecommunications; forestry' agriculture; demolition); or
- viii. Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUDs and CLOPUDs)

Outside Mineral Safeguarding Areas

10 limited being proposals which retain existing infrastructure, such as foundations, buildings and utilities

All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified⁽¹¹⁾ should seek to 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 outside the Mineral Safeguarding Areas as referred to in footnote¹¹ that do not allow for the prior extraction of minerals will only be permitted where they accord with points 1 to 4 above.

Justification

- 4.10** The policy aims to take a balanced approach to protecting minerals resources in Greater Manchester against the need to attract investment and urban regeneration to a primarily built up area.
- 4.11** The exclusion of the urban area does not mean that prior extraction of minerals is wholly unsuitable in this location, but recognises the fact that there have been few instances of developers seeking to extract minerals in the past. Identifying locations within the urban area where such development could occur was also considered but due to lack of qualitative and quantitative evidence of mineral resources without borehole data, this was considered to be an unviable option.
- 4.12** Applications which come forward within the urban area which may be suitable for prior extraction of minerals will be considered by the relevant authority on a case by case basis.
- 4.13** Proposals for non-minerals development within an MSA are only required to meet one of the 4 criteria identified in Mineral Safeguarding Areas.

Prior Extraction Requirements

- 4.14** Where prior extraction is proposed, applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed. Account will be taken of whether a partial working of the deposit would be appropriate, together with the potential use of the mineral within the proposed development. The Local Planning Authority will also require restoration of the site to allow proposed development to proceed and that the restoration time scales do not delay primary development.
- 4.15** A prior extraction scheme for mineral extraction must contain a level of detail commensurate with those submitted for a minerals extraction scheme. This should include details on:

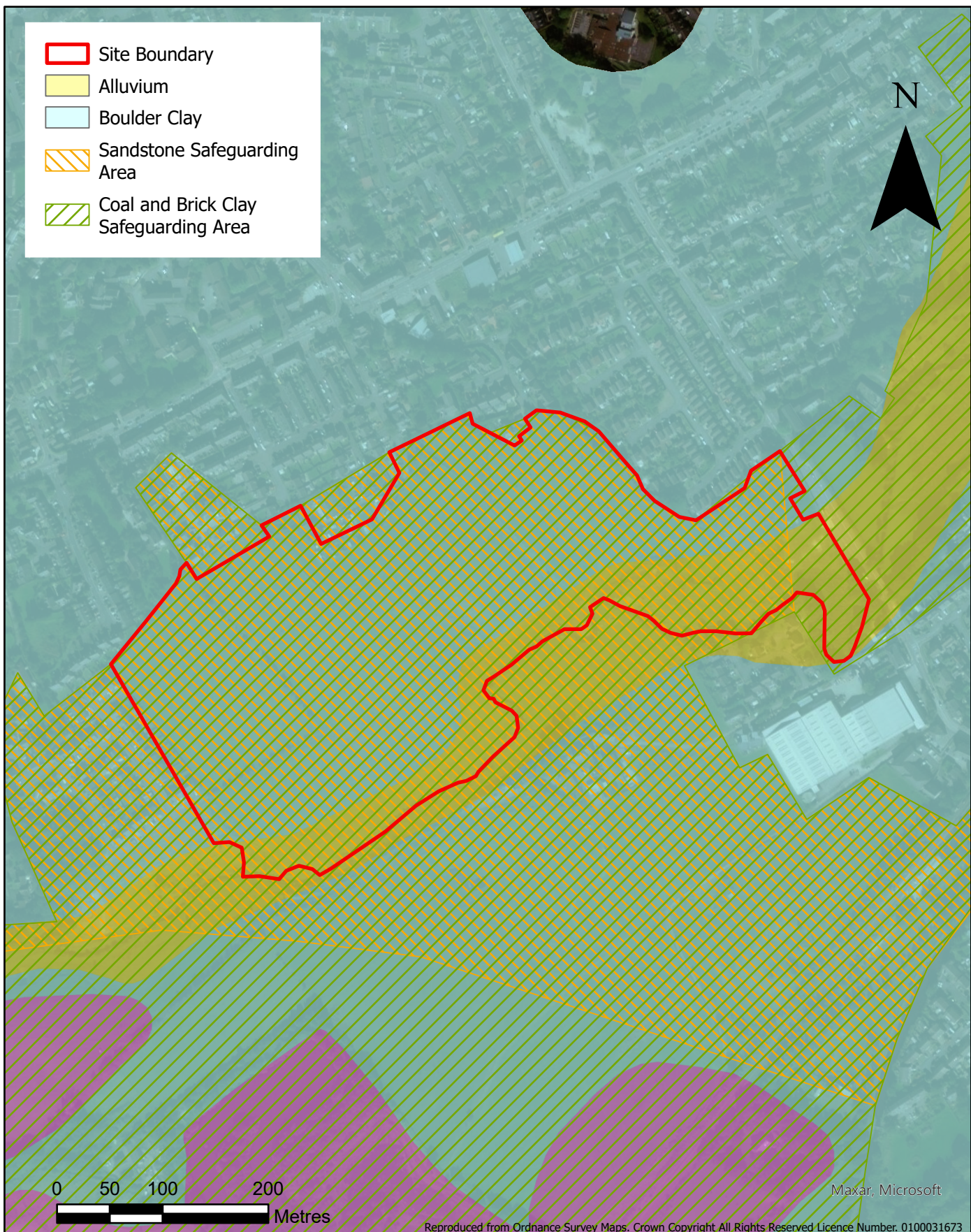
11 Either through Site Allocation DPDs, other Local Plan Documents or by the developer

DRAWINGS



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CLIENT	Taylor Wimpey UK Ltd	DRG No		ST16721-001		REV	V1	
		SIZE	A4	SCALE	1:5,000	DATE	31/01/2022	
PROJECT	Land at Smithy Bridge Road	DRAWN BY		CHECKED BY		APPROVED BY		
		BVC		SDB		SDB		
DRAWING TITLE						 STROKE ON TRENT TEL 01782 276700 WWW.WARDELL-ARMSTRONG.COM		
Bedrock Geology						☐ BIRMINGHAM ☐ BOLTON ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LONDON ☐ MANCHESTER ☐ NEWCASTLE UPON TYNE ☐ SHEFFIELD		



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CLIENT	Taylor Wimpey UK Ltd	DRG No	ST16721-002		REV	V1	
		SIZE	A4	SCALE	1:5,000	DATE	31/01/2022
PROJECT	Land at Smithy Bridge Road	DRAWN BY	BVC	CHECKED BY	SDB	APPROVED BY	SDB
		DRAWING TITLE					

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