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BLOOR HOMES NORTH WEST

**PROPOSED DEVELOPMENT AT LAND OFF HOLLNGWORTH ROAD,
SMITHY BRIDGE, ROCHDALE**

MINERAL RESOURCE ASSESSMENT

SEPTEMBER 2022

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BLOOR HOMES NORTH WEST

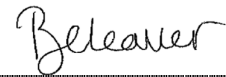
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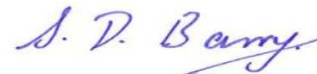
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APPENDICES

Appendix 1	Adopted Policy 8 “Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas”
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DRAWINGS	TITLE	SCALE
ST19749-001	Solid Geology	

EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Bloor Homes North West for proposed development at land off Hollingworth Road, Smithy Bridge, Rochdale. The site has been reviewed in relation to the policies of the Greater Manchester Joint Minerals Plan.

The proposed development site comprises approximately 16.5 ha of agricultural land including Cleggs Wood Building Services which is located in the centre of the site. Published geological maps for the area indicate that the superficial geology on the site comprises glacial till and a head deposit. Neither of these are safeguarded mineral resources. The solid geology comprises two geological formations, namely the Pennine Lower Coal Measures Formation and the Milnrow Sandstone Formation. Both of these formations are safeguarded for their potential to contain a commercially viable quantity of coal, brick clay or sandstone.

There has been historic mining in the vicinity of the proposed development site during the 19th and 20th centuries. During this time, it is likely that the coal and brick clay underlying the site were worked. Even if the coal is present, it is highly unlikely that it will ever be worked due to the decline of the UK's coal mining industry. It is also highly unlikely that the brick clay will ever be worked as brick manufacturers usually have a dedicated supply of brick clay for quality control purposes.

The sandstone underlying the western part of the site has already been sterilised by the pre existing residential development to the west of the site. The remaining quantity of sandstone on the site is small to be a commercially viable resource.

This report provides evidence that there is no realistic prospect that the minerals underlying the site will ever be worked, so they are of no economic value. The site therefore meets the requirements of Criterion 3 of the adopted mineral safeguarding policy "Policy 8 – Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas" for proposed development to be acceptable in a Mineral Safeguarding Area.

1 INTRODUCTION

- 1.1 This report has been prepared in accordance with instructions from Bloor Homes North West to prepare a Mineral Resource Assessment in support of a planning application for proposed development on land off Hollingworth Road, Smithy Bridge, Rochdale. The site is located approximately 5 km to the north east of Rochdale town centre. The site boundary is shown edged red on drawing ST19749-001. The proposed development site comprises approximately 16.5 ha of agricultural land including Cleggs Wood Building Services which is located in the centre of the site. The site is bounded by a railway line and Rochdale Canal to the north, Hollingworth Road (B6225) to the east, and Lake Bank Road and residential properties to the south and west.
- 1.2 The proposed development site is located in a Mineral Safeguarding Area for brick clay, coal and sandstone, so a planning application for development must include a mineral resource assessment to determine whether the proposed development would be compatible with the relevant mineral safeguarding policies.

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 Geology

- 2.2 The British Geological Survey (BGS) online map shows that the proposed development site is covered by two superficial deposits, namely glacial till and a head deposit. Till covers the eastern part of the proposed development site and a head deposit is also located on the eastern part of the site. Neither of these is a safeguarded mineral resource.

Solid Geology

- 2.3 The BGS online geological map indicates that the solid geology comprises two geological formations, namely the Pennine Lower Coal Measures Formation and the Milnrow Sandstone Formation. The Pennine Lower Coal Measures covers the eastern part of the site and comprises mudstone, siltstone and sandstone with seams of coal and fireclay. The Pennine Lower Coal Measures Formation is shaded grey on the attached drawing ST19749-001. This formation is safeguarded for its potential to contain a resource of coal and brick clay which is of economic value. The Milnrow Sandstone covers the western part of the site, and a small area of the northern and eastern parts of the site. The sandstone is shaded green on the attached drawing ST19749-001. The Milnrow Sandstone is a part of the Carboniferous Millstone Grit (sandstone) which is safeguarded by the Mineral Planning Authority (MPA).
- 2.4 The Pennine Lower Coal Measure Formation has been extensively worked in and around Rochdale with Cleggswold Colliery being located approximately 500m east of the proposed development site. Cleggswold Colliery was operational for over 100 years from 1820 until it was closed in 1928. The colliery worked coal and fireclay from seams beneath the surface of the land. The depth and location of the mine workings is not known but given that the colliery was operational for over 100 years it is quite possible that the coal and fireclay beneath the proposed development site have already been worked.

3 MINERAL SAFEGUARDING POLICY

- 3.1 The Greater Manchester Joint Minerals Plan (GMJMP) was jointly developed by the ten Greater Manchester Councils including Rochdale Metropolitan Borough Council. The GMJMP was prepared to provide a minerals spatial planning framework which takes into account the unique features of Greater Manchester and contains the current adopted mineral safeguarding policy.
- 3.2 The adopted “Policy 8 – Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas”, which is attached in full at Appendix 1, 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.

Compliance with the adopted safeguarding Policy 8

Criterion 3

- 3.3 Criterion 3 would be satisfied if the minerals are either not present, or of no economic value or are too deep to extract. Given the history of the proposed development site and its location close to Cleggswood Colliery it is likely that the coal and fireclay underlying the site have already been worked, which would result in the minerals no longer being present.
- 3.4 In any event, even if the minerals were present beneath the proposed development site, there is no realistic prospect of them being worked in the future. There are no active coal mines remaining in Greater Manchester and the UK government has committed to closing all coal mines by 2050, so it is highly unlikely that any remnant coal will ever be worked, even by opencast methods. It is highly unlikely that the brick

clay will ever be worked as brick manufacturers usually have a dedicated supply of brick clay for quality control purposes. Consequently, it is highly unlikely that any remnant coal or brick clay would ever be worked, so they are of no economic value.

- 3.5 The Milnrow Sandstone underlies the western part of the site, and a small section of the northern and eastern parts of the site. However, the northern and eastern outcrops of sandstone are too small to be a commercially viable mineral resource, so it is highly unlikely that the sandstone will ever be worked. The western part of the site is underlain by sandstone, but there are residential properties adjoining the western boundary, so if the mineral were to be worked, then a 100m standoff would be required to protect the amenity of the residents. A standoff of that size would cover almost all of the sandstone on the site, so it would not be commercially viable to extract the remaining sandstone. Consequently, the sandstone on the proposed development site is of no economic value.
- 3.6 Prior extraction would not be feasible on the proposed development site due to the depth of the minerals. If prior extraction were to take place, then the proposed development could not be built which defeats the purpose of the planning application.

4 CONCLUSION

- 4.1 There are three safeguarded minerals on the proposed development site, namely coal, brick clay and sandstone. However, given the history of the proposed development site and the surrounding area, it is highly likely that coal and brick clay have already been worked during the 100 years that the local colliery was in operation. Even if the minerals were present beneath the proposed development site, there is no realistic prospect of them being worked in the future. It is highly unlikely that the coal will ever be worked, even by opencast methods, due to the closure of the UK's coal mining industry. It is also highly unlikely that the brick clay will ever be worked as brick manufacturers usually have a dedicated supply of brick clay.
- 4.2 The quantities of sandstone underlying the northern and eastern parts of the proposed development site, are too small to be a commercially viable resource. The sandstone underlying the western part of the site has already been indirectly sterilised by the pre-existing residential development to the west of the site. The remaining quantity of sandstone on the site is too small to be a commercially viable resource.
- 4.3 As a consequence of the mining history of the local area, the indirect sterilisation by residential properties and the decline of the UK coal industry, there is no realistic prospect that the minerals will ever be worked, so they are of no economic value. The site therefore meets the requirements of Criterion 3 of the adopted mineral safeguarding policy "Policy 8 – Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas" for proposed development to be acceptable in a Mineral Safeguarding Area.

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APPENDICES

Mineral Safeguarding Areas

- Carboniferous Millstone Grit (sandstone)
- Brickclay with Surface Mined Coal (Shallow Coal) ⁽⁹⁾

4.5 Mineral safeguarding Areas have been identified for each of the above. However, following the consultation on Defining Mineral Safeguarding Areas and responses to the Preferred Approach, the MSA's has been drawn to exclude the urban area as defined by each district. The reasons for doing so are set out below.

- Applying the MSA based on the geological occurrence of minerals only would cover almost the entire area of Greater Manchester;
- There have been limited examples of extraction taking place in the urban area in Greater Manchester, with no examples of coal or brickclay;
- Identifying the full extent of the resources available may place onerous requirements on developers and Councils to provide/assess data on mineral resources when applications for non-minerals development are made in the urban area when the encouragement of regeneration and economic development is one of Greater Manchester's priorities. Excluding the urban area and allowing proposals to be considered as they happen removes this burden;
- Prior extraction could result in delay to essential development in the urban area;
- The policy in no way prevents the extraction of minerals, in appropriate circumstances, in the Greater Manchester urban area.

Application of the Mineral Safeguarding Area

4.6 Although MSAs exclude the Urban Areas, Policy 8 allows for Prior Extraction of Minerals to be considered outside the MSAs. This would enable all developments where there is the potential for prior extraction to be considered against the same criteria.

4.7 As a result of excluding the urban area from the Mineral Safeguarding Area, the safeguarded area remaining largely coincides with the Greater Manchester Green Belt and adjacent areas of open land that sit outside the urban area. Even within this smaller safeguarded area there are a range of circumstances in which prior extraction of minerals will be inappropriate. These could relate to the quality or value of the minerals present, their absence from the site, the nature of the development and the practicality of extraction having regard to a range of considerations such as viability of the primary development, environmental considerations, the geology or stability of the site.

9 It is not viable to extract fireclay without coal, therefore the MSA for these resources has been combined

Exemptions

- 4.8** Exempting certain developments from the requirements of the Mineral Safeguarding Policy is based on the practicality of working minerals prior to certain types of development and the likely impact such developments may have on the sterilisation of mineral resources. A list of exempt developments is provided in the policy.

Co-ordination of the MSA policy

- 4.9** Policy recognition of the Mineral Safeguarding Area and provision of the maps is given in two separate ways:
1. The Minerals Plan defines the Mineral Safeguarding Area boundaries and contains a policy indicating how the safeguarded area will be taken in to account when determining planning applications. The mineral resources to be included within the Mineral Safeguarding Area are very extensive and cover large areas of land outside the urban area. The extent of each individual mineral included within the Mineral Safeguarding Area is shown on 4 separate 'Minerals Safeguarding Area' maps found in Appendix 2.
 2. Each of the ten Greater Manchester Authorities Local Plan Core Strategies will include an overarching policy on minerals that will recognise the importance of safeguarding. For each of the ten Greater Manchester Local Plan Core Strategy Proposals Maps one composite MSA will be shown incorporating all the mineral types listed above and not identifying individual minerals types. This is because the mineral resources cover almost the whole of Greater Manchester and are too complex to show alongside all the other designations on a Core Strategy map and maintain an acceptable degree of clarity.

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

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DRAWINGS



CLIENT	BLOOR HOMES NORTH WEST		DRG No		ST19749-001	REV	V1
			SIZE	A4	SCALE	1:5,000	DATE
PROJECT	LAND OFF HOLLINGWORTH ROAD, SMITHY BRIDGE		DRAWN BY		BVC	CHECKED BY	SDB
			DRAWING TITLE		SOLID GEOLOGY		

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