



Coal Mining Risk Assessment for Proposed development at, 615 Edenfield Road, Rochdale, OL11 5XE.

Prepared for

Prepared for:

Building Design Services
418 Bury Road
Rochdale
OL11 5EU.

March 2024



Summary

This report consists of a coal mining risk assessment produced in support of planning application for a proposed mixed retail and residential development on land at 625 Edenfield Road, Rochdale, OL11 5XE.

Following a review of available historic mapping, geological data and purchased Coal Mining Data a risk assessment of the potential risk of mining activity on the proposed development has been undertaken.

It has been concluded that the historic shallow mining underneath the site poses a potential risk to the stability of the development and as such further investigation is required in order to confirm the presence of shallow >30m coal mining on site.



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Introduction

Martin Environmental Solutions has been commissioned, to carry out a coal mining risk assessment report in relation to a proposed mixed use retail and residential development on land at 615 Edenfield Road, Rochdale, OL11 5XE.

Aims and Objectives of the report

The aims and objectives of this report are as follows:

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

Scope of works

This report has been written with regard to *'The Coal Authority, Risk based approach to development management, Guide for Developers, 2017'*

The Site:

Site Address: 615 Edenfield Road, Rochdale, OL11 5XE.

Grid Reference: 386314; 414446

An aerial photograph of the site is included in Figure 1.

Current Site use:

The site currently consists of a single-storey brick building used as a taxi office which lies to the west for the site. The east slopes up from the roadside and is covered in asphalt..



Research

Sources of Information

The assessment has been based upon the following sources of information;

- A Coal Mining Report, attached in Appendix A.
- Published geological maps of the area from British Geological Survey (BGS),
- Historic Ordnance Survey Plans;
- The Coal Authority interactive maps

Identification and assessment of site-specific coal Mining

Historic Mapping:

A review of the historic ordnance survey maps has been undertaken from 1848 through to present day maps, the findings are summarised below:

Year	Findings
1849	Edenfield Road is present to the north of the site and the site has a small building to the northwest corner. A smithy is shown to the east of the site. A sandstone quarry is located to the rear, south of the site with mills in the area. Shawfield Colliery is identified ~450m to the northeast, with two shafts present.
1890	Two old shafts are shown on the map. Clap Gate Colliery is labelled to the southwest of the site. The site is clear of buildings
1909-10	Little change some residential development the quarries are no longer operational and one of the shafts to the north is labelled as an air shaft.
1928-30	A small building is shown on site, Clap gate colliery no longer shown.
1956-90	Further residential development in the area, no significant changes. The building on site has been extended towards the rear.
1990-2000	More residential development in the area, the building has been expanded across the northeast corner of the site.
2000-20	Mapping suggests the presence of a building to the east of the site but aerial photography from 2000 disputes this.



Coal Mining Report

The Coal Authority has identified past underground mining activities, last mined in 1892 running beneath the property. This related to the Sand Rock seam of coal at 80cm thickness at a depth of 29m dipping at 6.3 degrees. The coal authorities interactive mapping confirms the presence of shallow coal and coal mining, with an Adit located 45m to the west of the site. An Adit being a horizontal access point to a mine working. Although there is no evidence of this on historical mapping.

A coal out crop know as “Six Inch” is also located 20m north of the site.

Abandoned mine plan catalogues are present intersecting with the site.

The British Geological Society does not identify any borehole records for the immediate area.

There are no opencast mines, tips, faults or break lines recorded.

There are no reports of site investigations or remediation within 50m of the site and no records of any mining subsidence or claims have been received. No mine gas issues have been recorded within 500m of the site, or mine water treatment.

There are no future underground mining activity in the vicinity, no licences recorded within the search area of 200m surrounding the property and no risk of subsidence has been identified.

The coal board has not identified any potential risks to the site.

Coal Mining Issue	Site Affected (Yes/No)	Recommended Mitigation
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Underground coal mining (recorded at shallow depths)	Yes	Further investigation
Underground coal mining (probable at shallow depths)	Yes	No evidence on historical mapping.
Mine entries (shafts and adits)	Yes	Adit 45m to southwest heading away from site
Coal mining geology (fissures)	No	N/A
Record of past mine gas emissions or potential	No	N/A
Recorded coal mining surface hazard	No	N/A
Surface mining (opencast workings)	No	N/A

Risk Assessment

Coal mining risks have been identified from the purchased information, historical mapping and research undertaken. Historic shallow mining activity has been identified below the site and this is potentially within 30m depth bgl and as such poses a risk of collapse. Further investigation to confirm the presence of shallow workings is required.

The mine entrance and surface outcrops are outside the typical buffer zone of influence and are unlikely to affect the property.

Conclusion

On the basis of the work undertaken and the gathered information on the mining activity in the area, age of the property and surrounding properties, there is a potential for shallow coal workings to be present below the property and as such it is recommended that further intrusive works are undertaken to confirm the presence of a worked seam. A borehole should be sunk on site to 30m to confirm the presence of the worked seam. If found this needs to be taken into account when designing the structure of the property to prevent any future movement of the property.

Figure 1 – Aerial Photograph





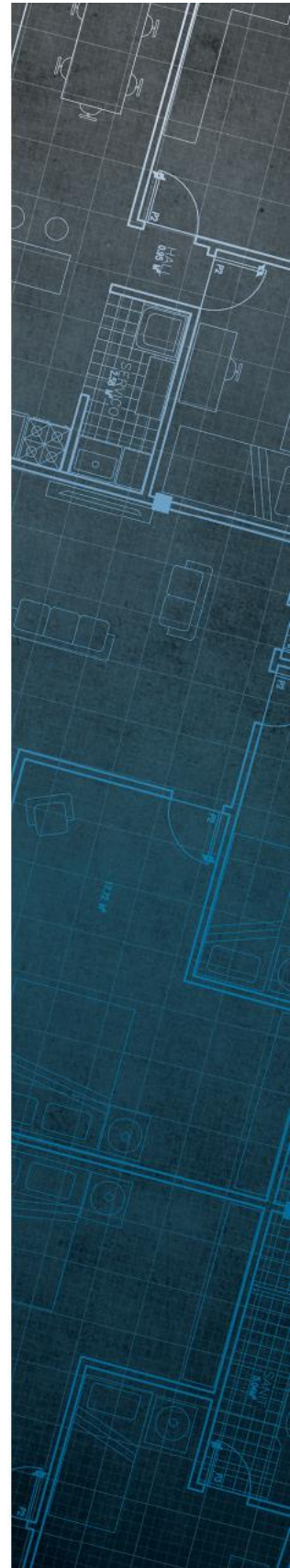
Appendix A – Coal Mining Report



Consultants Coal Mining Report

Norden Intime
615 Edenfield Road
Rochdale
Rochdale
OL11 5XE

Date of enquiry:	18 March 2024
Date enquiry received:	18 March 2024
Issue date:	18 March 2024
Our reference:	51003412326001
Your reference:	Farooq



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

Neil Martin

Enquiry address

Norden Intime
615 Edenfield Road
Rochdale
Rochdale
OL11 5XE

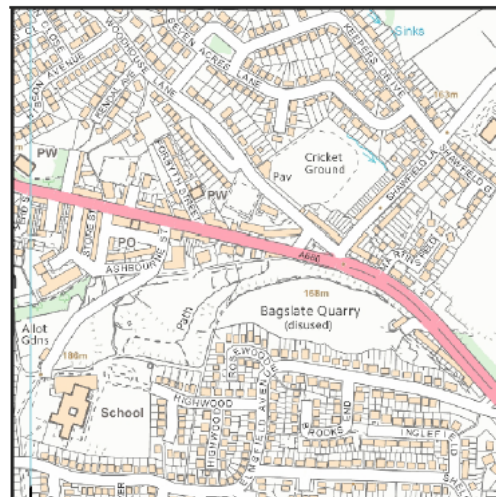
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Approximate position of property



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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	SAND ROCK	Coal	3VR4	29	Beneath Property	6.3	South	80	1892

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Adit	386414-007	386268 414441		Coal	

Abandoned mine plan catalogue numbers

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

2748	16820	0
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Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
SIX INCH	Coal	Yes	20.1	North	268

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.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

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. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.



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

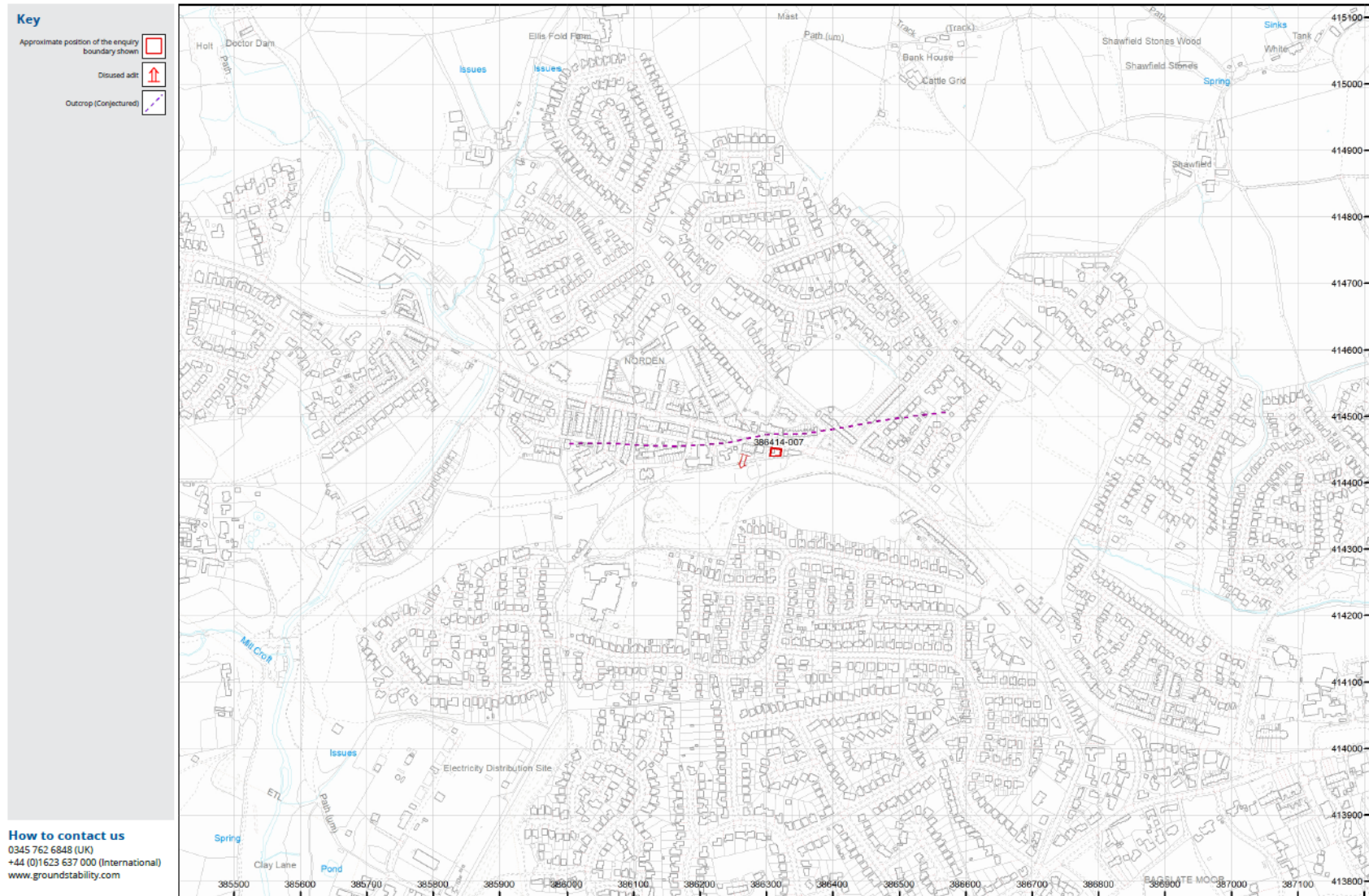
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.



Summary of findings

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





Appendix B – Potential shallow mining affected area

