

THE ARLEY CONSULTING COMPANY LIMITED

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Our Ref: AB/18846/180410

10 April 2018

FAO Jason Dugdale
Millson Associates
Byron House
10 Kennedy Street
Manchester
M2 4BY

By e-mail

jd@wiplow.co.uk

Dear Jason

Stakehill Business Park, Middleton

TACCL has been instructed by Jason Dugdale on behalf of Milson Associates to prepare a coal mining risk assessment for the above site.

The coal mining risk assessment is required to support a planning application for the proposed redevelopment of the site with the construction of a mixed use industrial and commercial development which will form an extension to the existing Stakehill Business Park. A proposed site layout plan is presented as Millson Associates Drawing No 2299-PL-700-01 in Annex 5.

TACCL has been provided with some specific information for the site and the proposed development and has accessed other data via web based searches.

TACCL has produced this assessment using the Coal Authority's model report template.

1. INTRODUCTION

1.1 Site Location and Description

The site comprises an area of 26 Hectares and is located to the north of Bentley Avenue and the north-east of Stakehill Lane in Middleton, Greater Manchester. The centre of the site is approximately located at NGR SD 89247 08413.

The site is currently largely comprised of undeveloped agricultural land with a number of reservoirs located in the east of the site (to be retained). An existing nursery and part of a poultry farm are located off Stakehill Lane in the east of the site and these also form part of the development area.

A site location plan is presented in Annex 5 with the proposed development area outlined in red.



1.2 Description and Layout of Proposed Development

The application is for outline planning permission for the development of the site with industrial, commercial, leisure and open space use as an extension to the existing Stakehill Business Park which is located immediately to the south of the site.

An indicative site layout is presented in Annex 5.

1.3 Scope

The purpose of this Coal Mining Risk Assessment Report is to:

- 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.

2. SOURCES OF INFORMATION

TACCL has been supplied with the following information:

- (a) A Coal Mining Report (Ref 51001811208001, dated 26 March 2018).
- (b) 1:10,560 scale geological map for the area (Lancs 88 SE)

In addition TACCL has accessed information contained on the Coal Authority and British Geological Survey (BGS) websites in preparation of this assessment.

From the available information TACCL makes the following observations:

2.1 The Coal Authority Website

From the Coal Authority's interactive web viewer it can be seen that:

- (i) The site is in a defined '*coal mining reporting area*'.



- (ii) A '*development high risk area*' is located trending roughly north to south across the eastern part of the site (associated with a coal seam which subcrops beneath the site). However the remainder of the site is not located in a '*development high risk area*'.
- (iii) There are no mine entries within influencing distance of the development site.
- (iv) There is no record of '*past surface mining*' in the vicinity of the site.
- (v) There are no '*past shallow coal mine workings*' at the site.
- (vi) There are no '*probable shallow coal mine workings*' at the site.
- (vii) A '*coal seam*' subcrops beneath the site running north-south beneath the eastern part of the site.

Copies of the Coal Authority images are presented in Annex 1.

2.2 BGS Website

From BGS records, available via the web viewer, it can be seen that the geological conditions at the site include thick superficial deposits, mainly comprising glacial till (Boulder Clay) with glacial sand and gravel on the northern edge, south-eastern corner and western corner of the site.

Solid strata comprise mudstone, siltstone and sandstone of the Pennine Lower Coal Measures formation. The Royley Sandstone is located in the north of the site splitting into two outcrops.

No specific coal seams are shown on the interactive map.

The BGS website includes records of boreholes drilled in the vicinity of the site.

The nearest historical borehole (Ref SD80 NE4) is located approximately 150 m to the west and encountered drift comprising clay and sand to a depth of 95 m bgl with bedrock not proven.

Borehole (Ref SD80 NE5) is located approximately 300 m to the south-west and records clay, sand and gravel to a depth of approximately 55 m where 'hard sandy bind' was encountered. Black shale was encountered at a depth of 59 m bgl.

An historic borehole (Ref SD80 NE3) is located approximately 300 m to the north-west of the site and records boulder clay, sand and clay to a depth of 80 m bgl where 'broken shale with coal was encountered to 81 m bgl. The Arley Mine seam was recorded from 120.3 to 122.0 m bgl.

Copies of the BGS website images are presented at Annex 2.



2.3 Coal Mining Report

The Coal Authority (CA) reports that:

- The property *'is not within a surface area that could be affected by past underground mining'*.
- The property *'is not with a surface area that could be affected by present (or future) underground mining. However, reserves of coal exist in the local area which could be worked at some time in the future'*.
- *'There are no known coal mine entries within, or within 20 m of, the boundary of the property'*.
- *'The property is not within the boundary of an opencast site from which coal has been removed by opencast methods'*.
- *'The Coal Authority has no record of a mine gas emission requiring action'*.
- *'The Coal Authority has not received a damage notice or claim for the subject property or any property within 50 metres since 31 October 1994'*.

A copy of the Coal Mining Report is presented in Annex 4.

2.4 Geological Maps

The 1:10,560 scale geological map for the area (Lancs 88 SE) shows that the western part of the site is underlain by glacial sand and gravel with clay to the north.

Solid strata comprise sandstone and shale of the Pennine Lower and Middle Coal Measures. The Arley Mine Seam is shown to subcrop beneath the east of the site running north to south.

The solid strata in the local area are indicated to dip to the south-west at an angle of approximately 13 °.

2.5 Other Information

Reference to the Rochdale BC planning portal did not identify any intrusive ground investigations that have been conducted as part of planning applications for the site or within the surrounding area.

3. IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISKS

A summary of the potential risks associated with coal mining legacy at the proposed development site, identified from *the available information* is presented in the following table:



Coal Mining Issue	Yes/No	Risk Assessment
Underground coal mining (recorded at shallow depths)	No	No evidence of shallow underground coal mining (<30 m) beneath the site, however 1 seam of coal (Arley Mine) is indicated to be present beneath the site at unknown depth. Boreholes drilled close to the site prove thick superficial soils in the area to depths ranging from 55 to 95 m. However none of the available boreholes are located on the actual development site. One borehole drilled 300 m to the north-west records the Arley Mine seam at a depth of 120 to 122 m bgl which is not within influencing distance of the ground surface.
Underground coal mining (probable at shallow depths)	No	No evidence of probable shallow coal mining. Although a coal seam (Arley Mine) is indicated to subcrop beneath the eastern part of the site which may have been worked, this is believed to be at a depth far in excess of shallow coal mining depth (>30 m).
Mine entries (shafts and adits)	No	
Coal mining geology (fissures)	No	
Record of past mine gas emissions	No	
Recorded coal mining surface hazard	No	
Surface mining (opencast workings)	No	

Based on the information obtained and reviewed as part of this assessment TACCL considers that shallow underground coal and/or coal mine workings are not likely to be present beneath the site and therefore the risk to the stability of the proposed development is low.

4. CONCLUSIONS

TACCL considers that the presence of any unrecorded shallow coal mine workings at the site is very unlikely based on the available evidence. However given the lack of data within the site it may be prudent to undertake an investigation in the vicinity of the coal seam in order to confirm the depth of drift and depth to rockhead.



We trust that this is acceptable, however if you have any queries or want to discuss these findings please contact me.

Yours sincerely

ANDREW BAIN
Senior Engineer

Enc

Annex 1

Coal Authority Web Images



The Coal Authority

Interactive Map

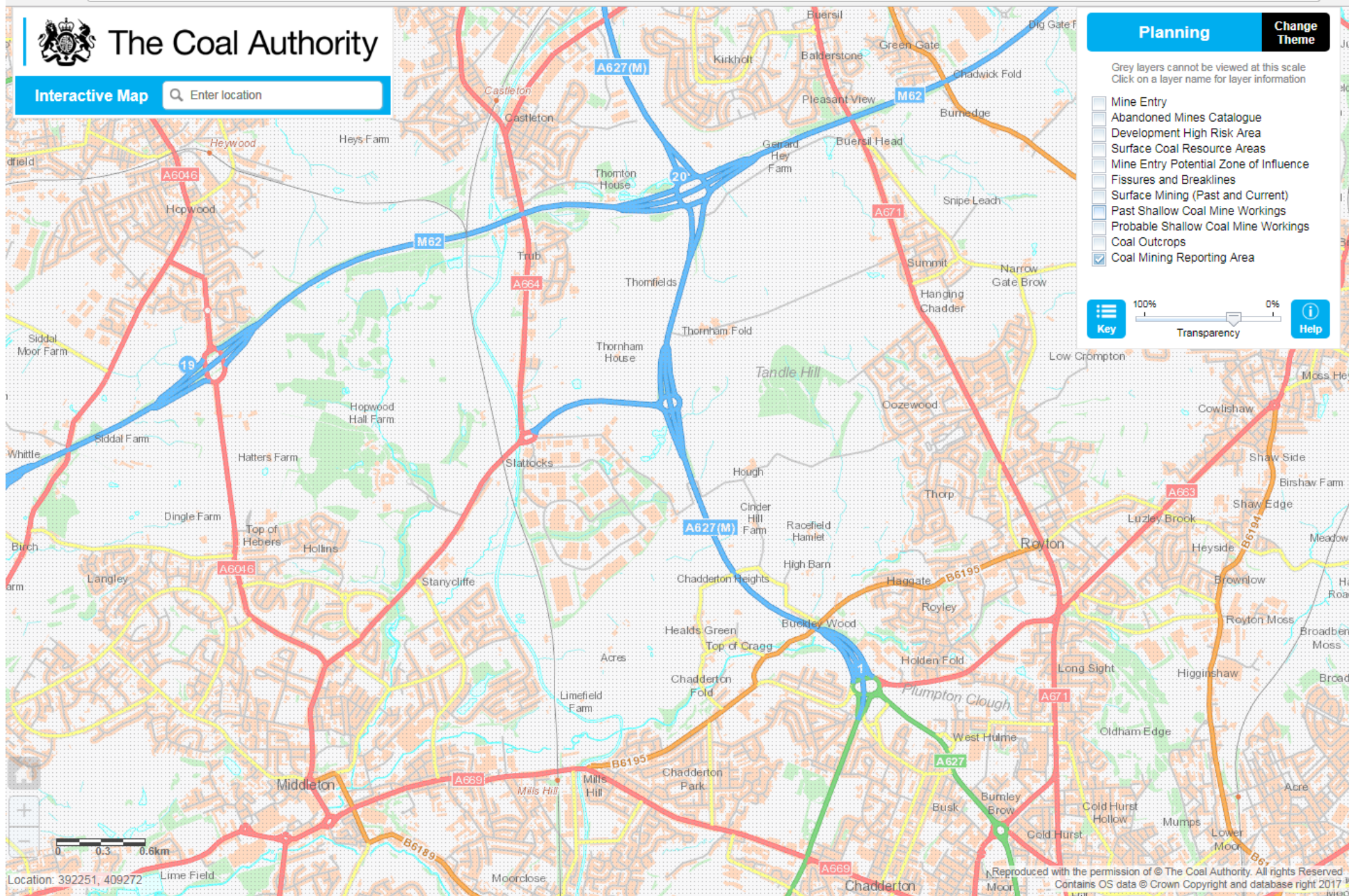
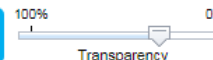
Enter location

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

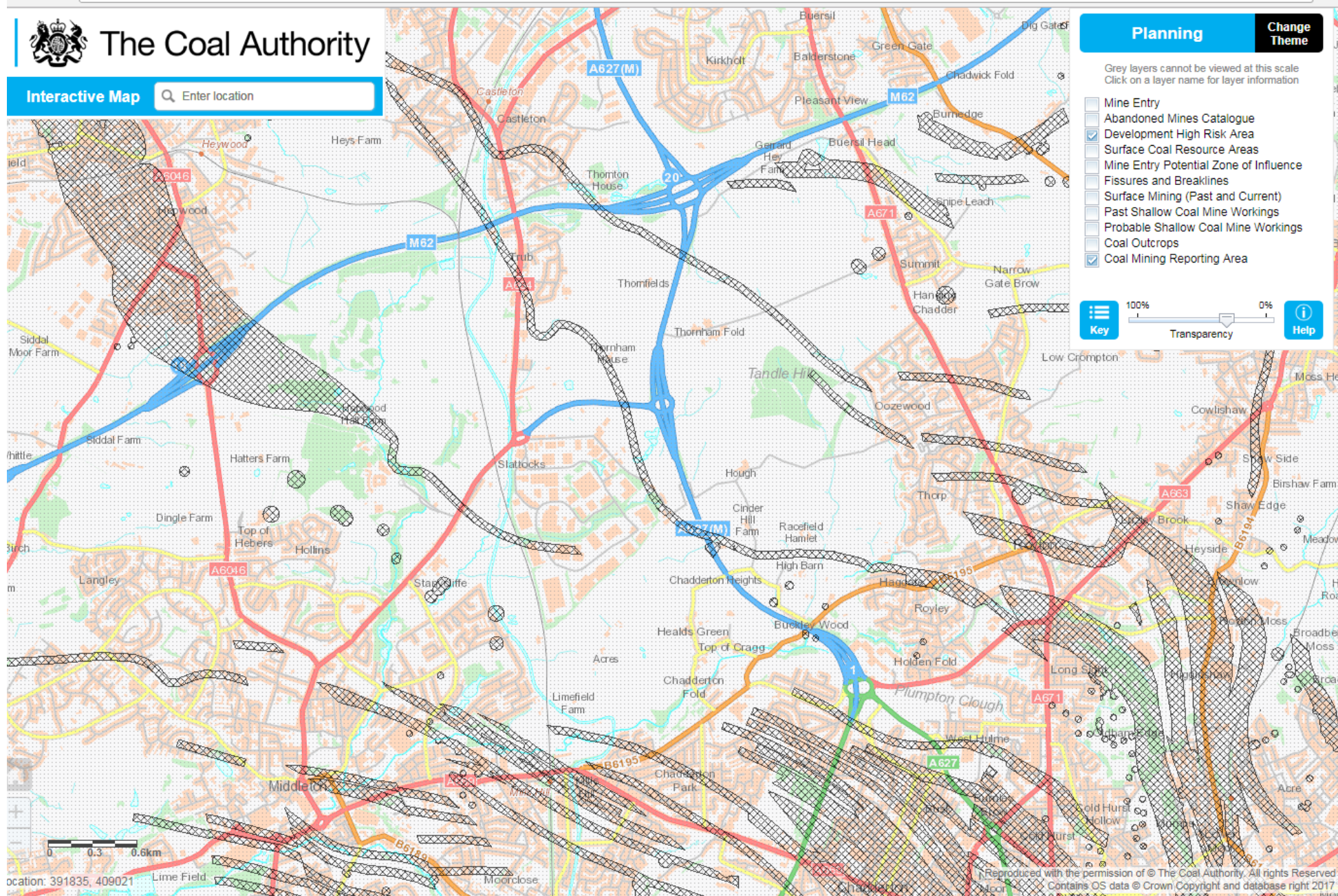


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Interactive Map

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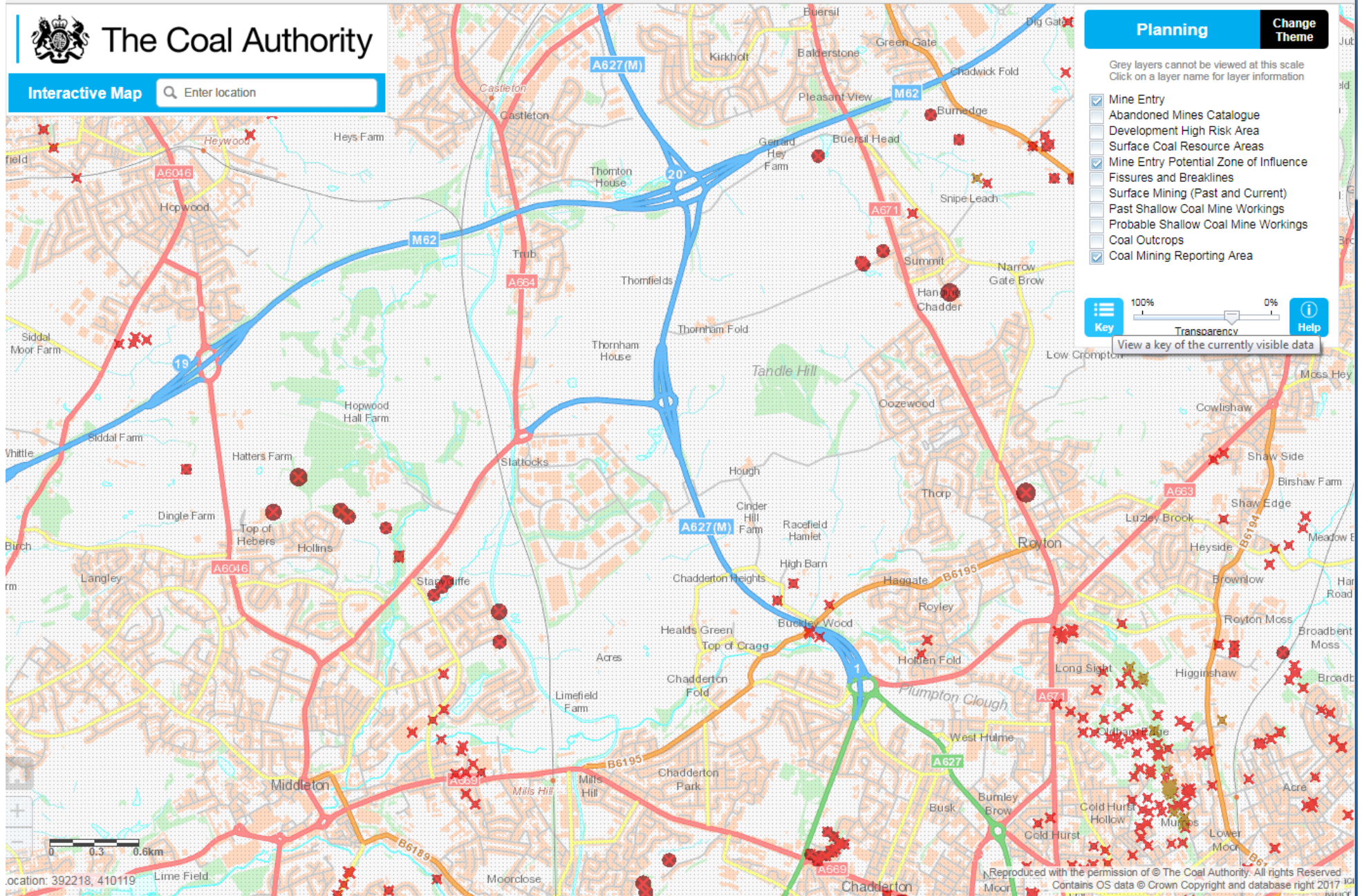
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- ☐ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☒ Coal Mining Reporting Area



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View a key of the currently visible data

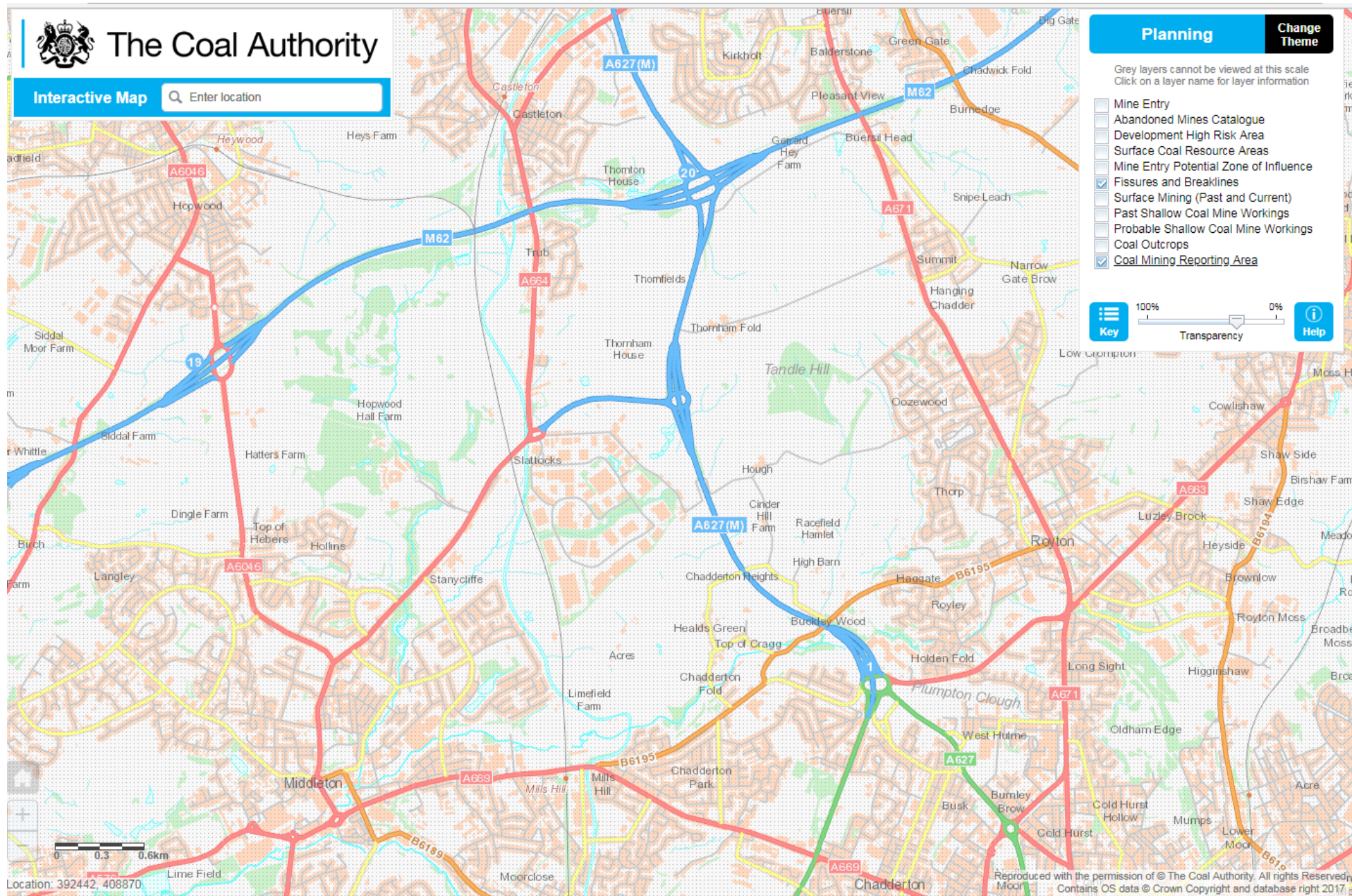
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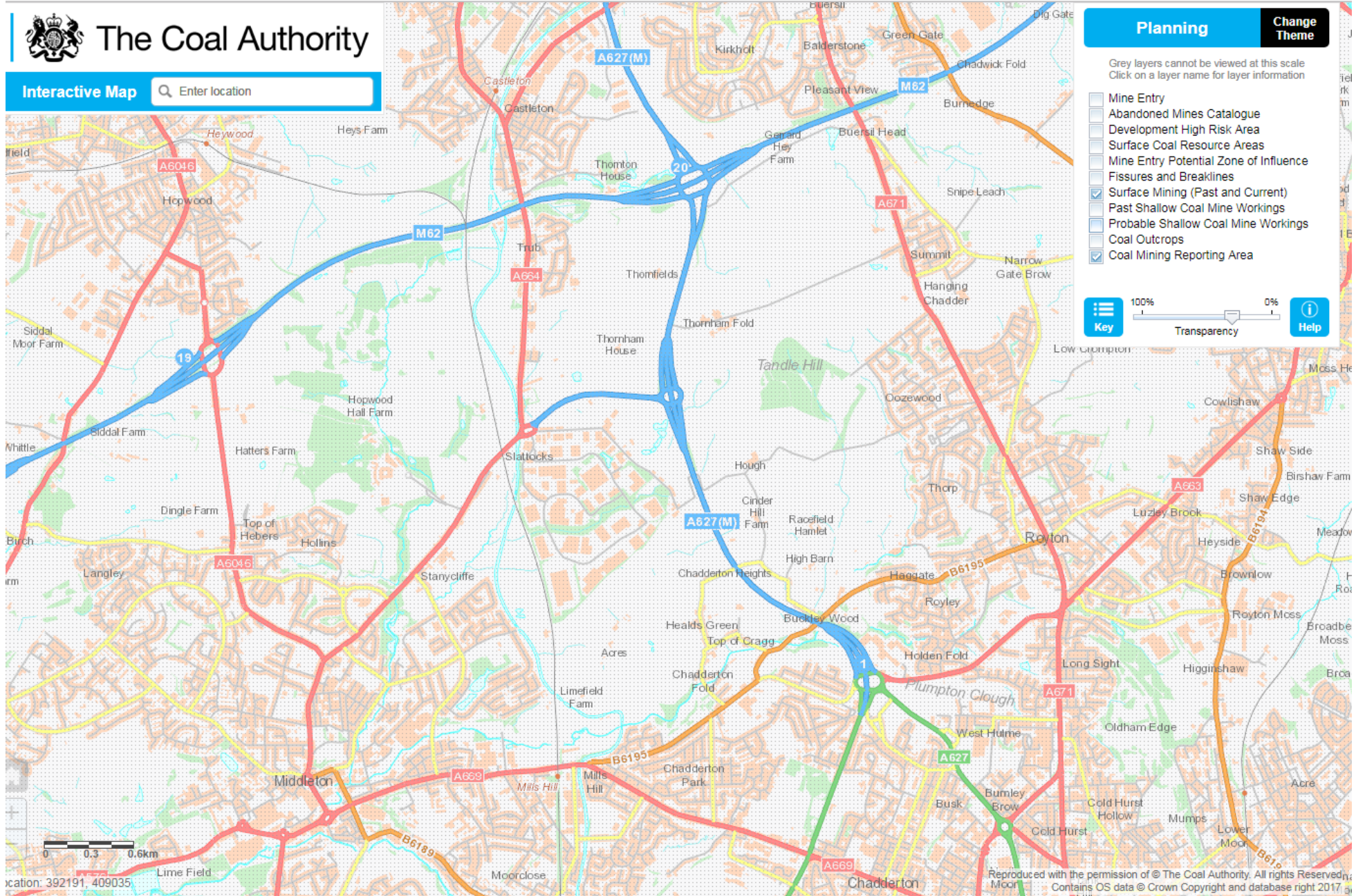
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The Coal Authority

Interactive Map

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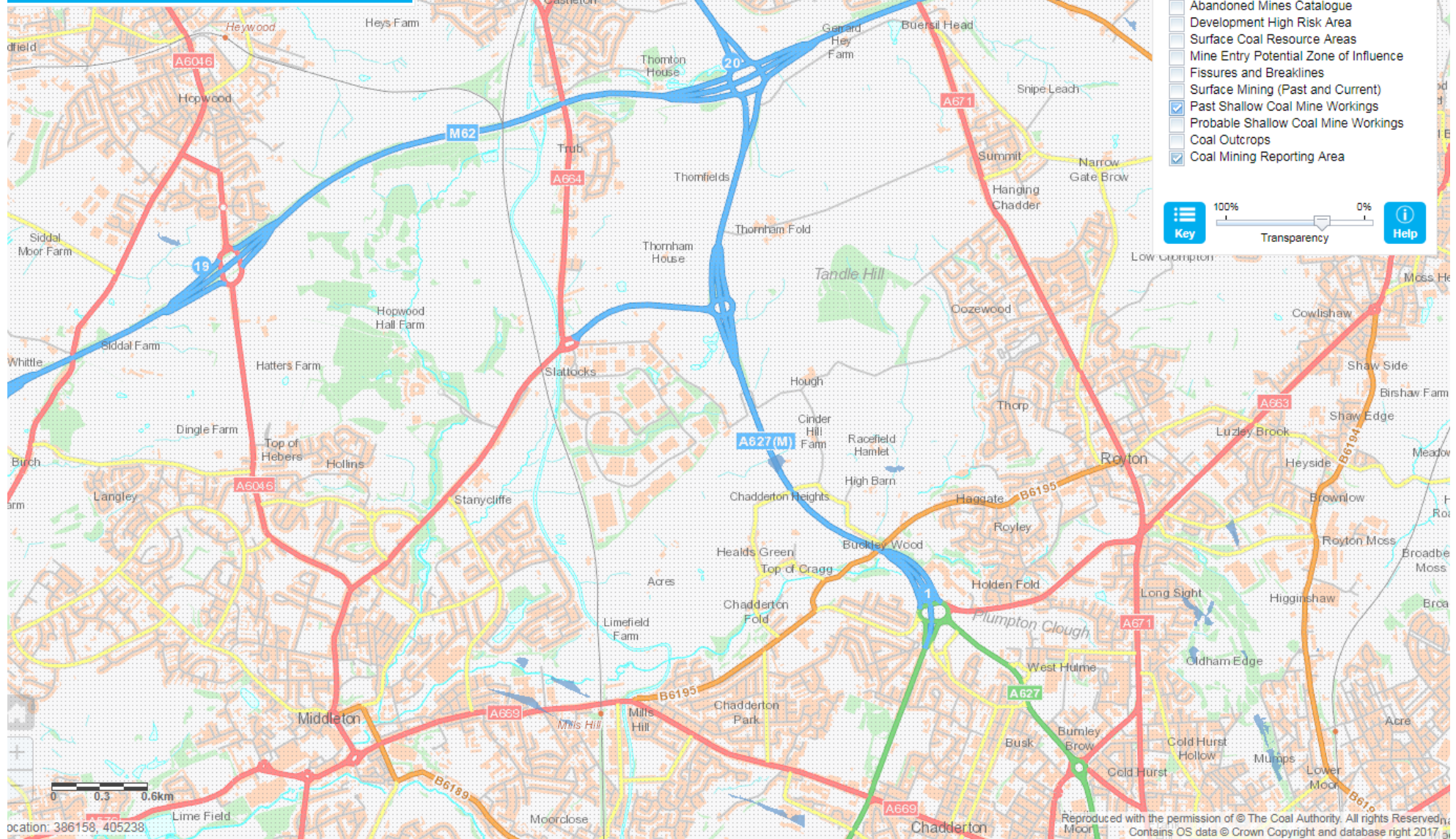




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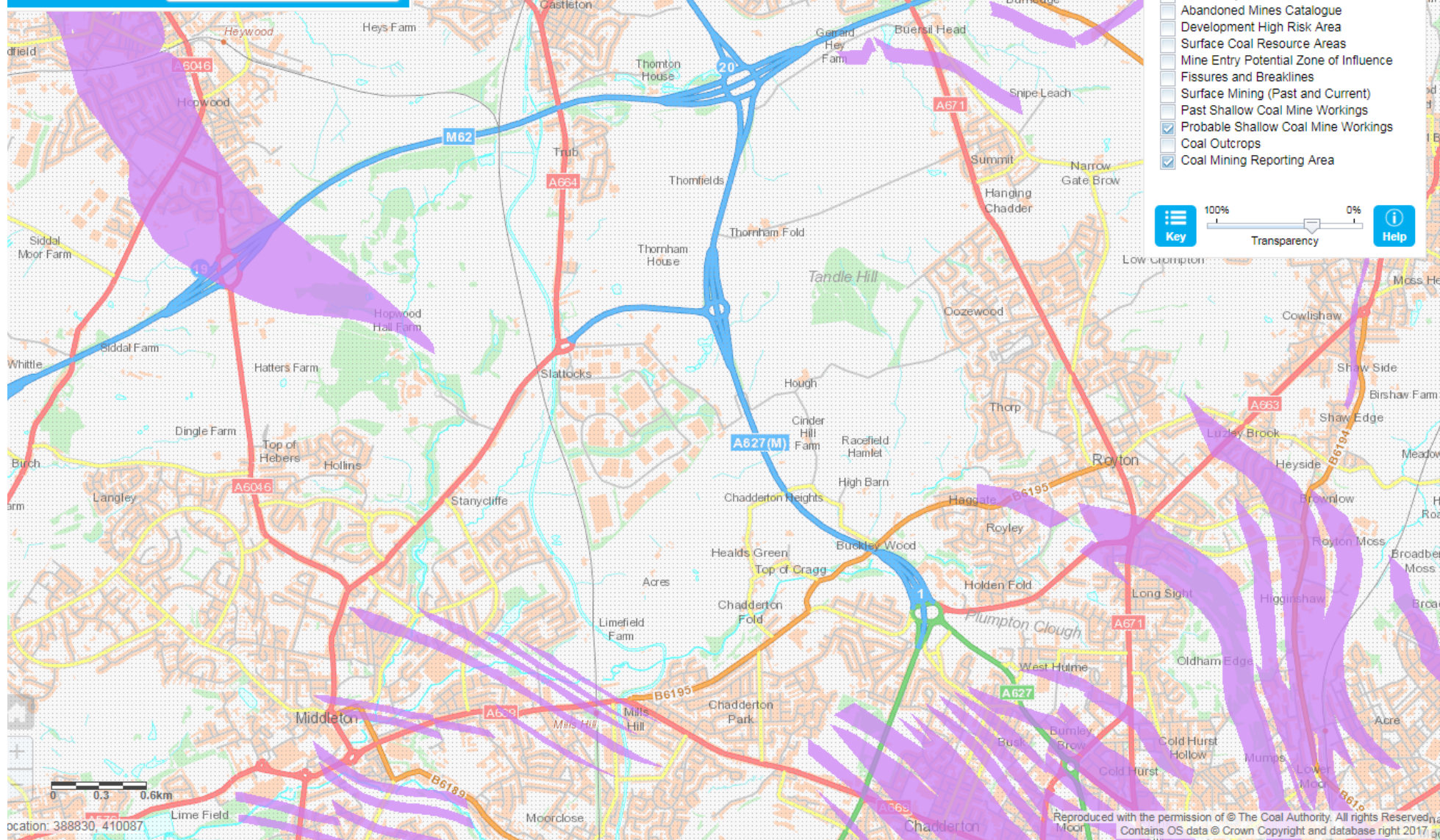


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Interactive Map



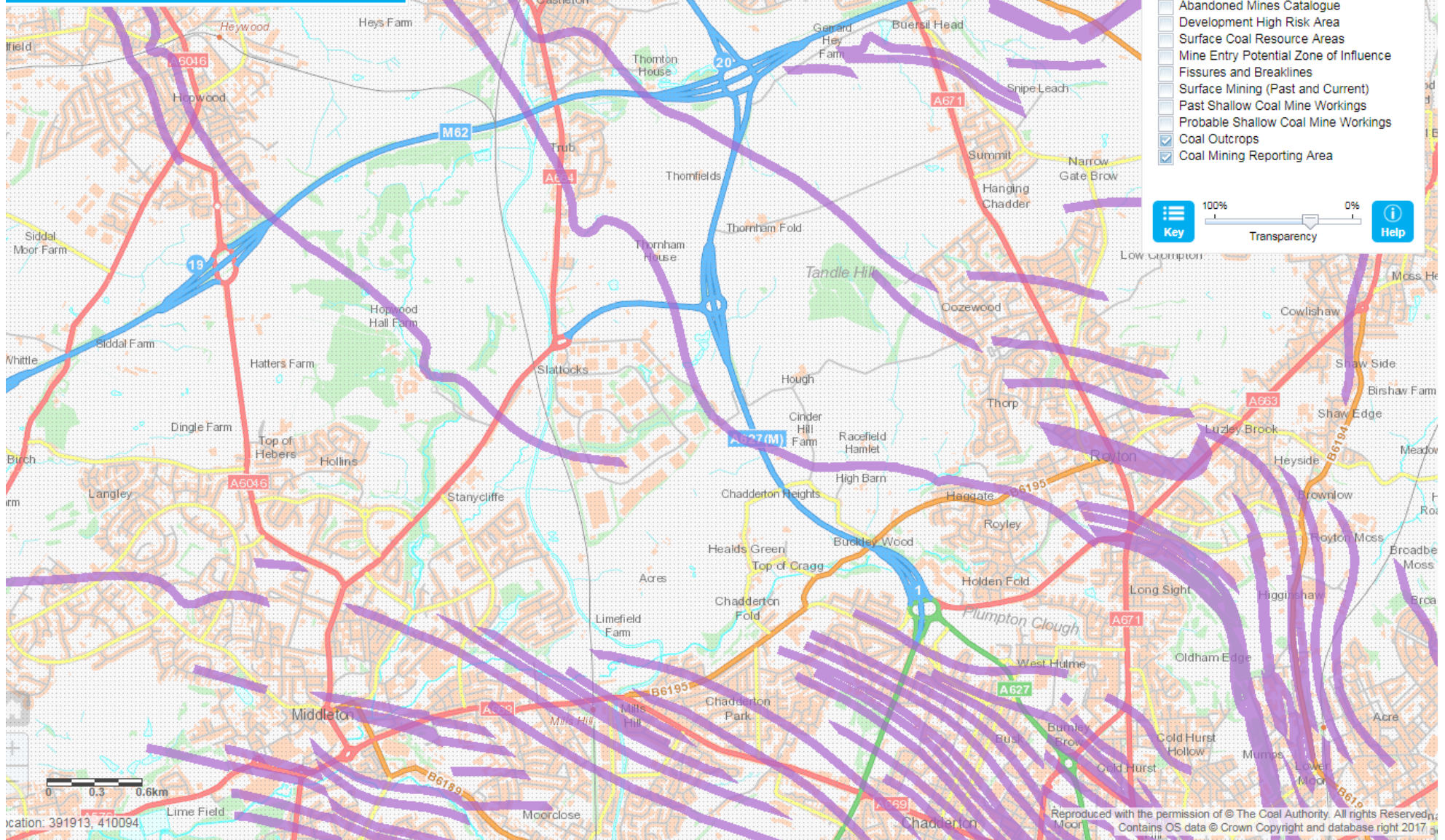
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Annex 2

Geological Maps



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Geology of Britain viewer

[Try the Beta version of our 3D Geology of Britain viewer](#)



[More BGS map viewers](#)



Surface
Geology



3D
Models



Borehole
Scans



Earthquake
Timeline

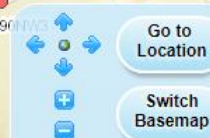
Borehole Scans

Click on a borehole to view scan.

Borehole depth

- 0 - 10m
- 10 - 30m
- 30m+
- Unknown
- Confidential or Restricted

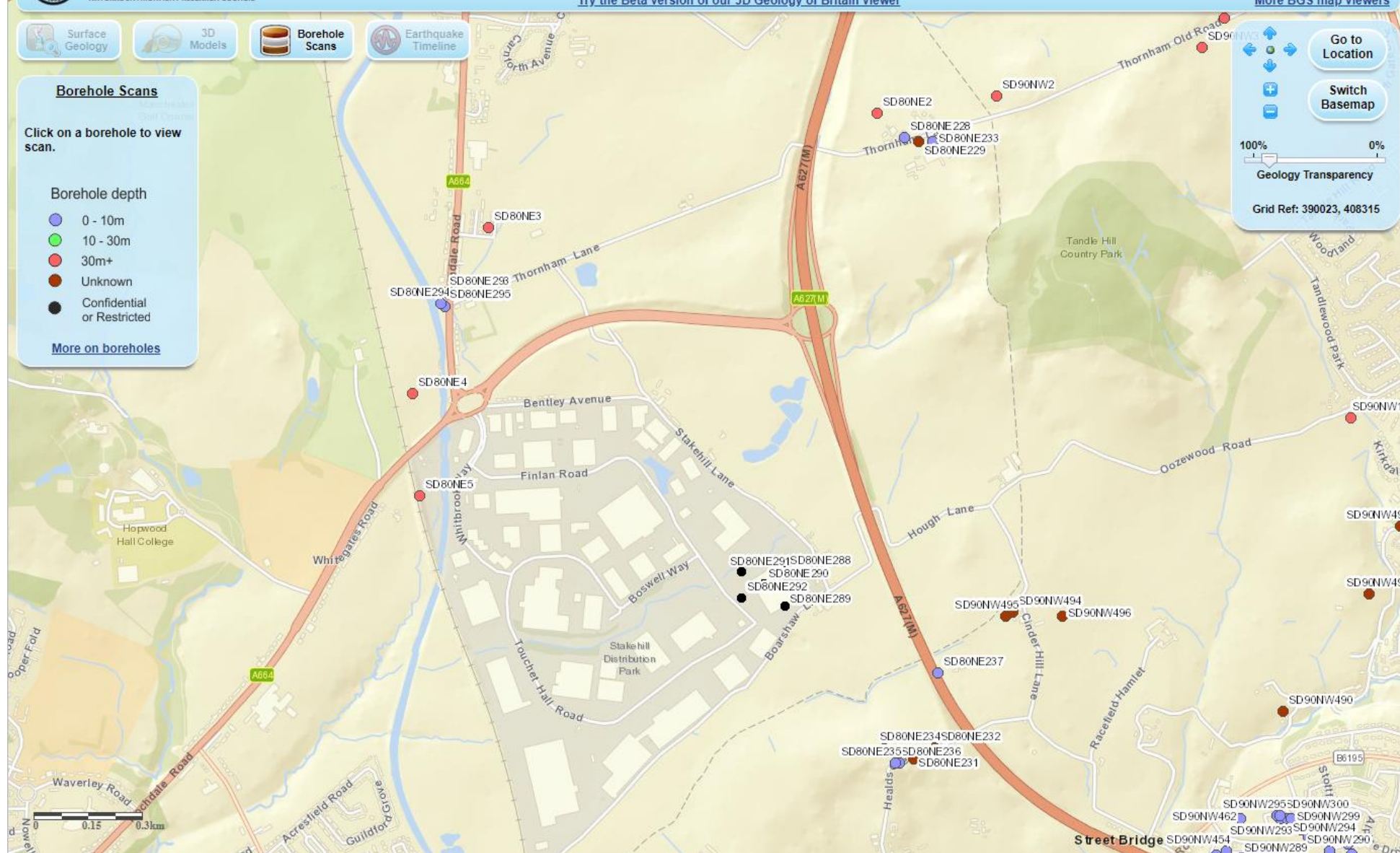
[More on boreholes](#)



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Geology Transparency

Grid Ref: 390023, 408315





British Geological Survey
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[More BGS map viewers](#)



Surface Geology



3D Models



Borehole Scans



Earthquake Timeline

Surface Geology

- ☒ Superficial only
- ☐ Bedrock only
- ☐ Bedrock and Superficial

Visible geology:
1:50 000 scale

Geology Key

[More on digital geology.](#)



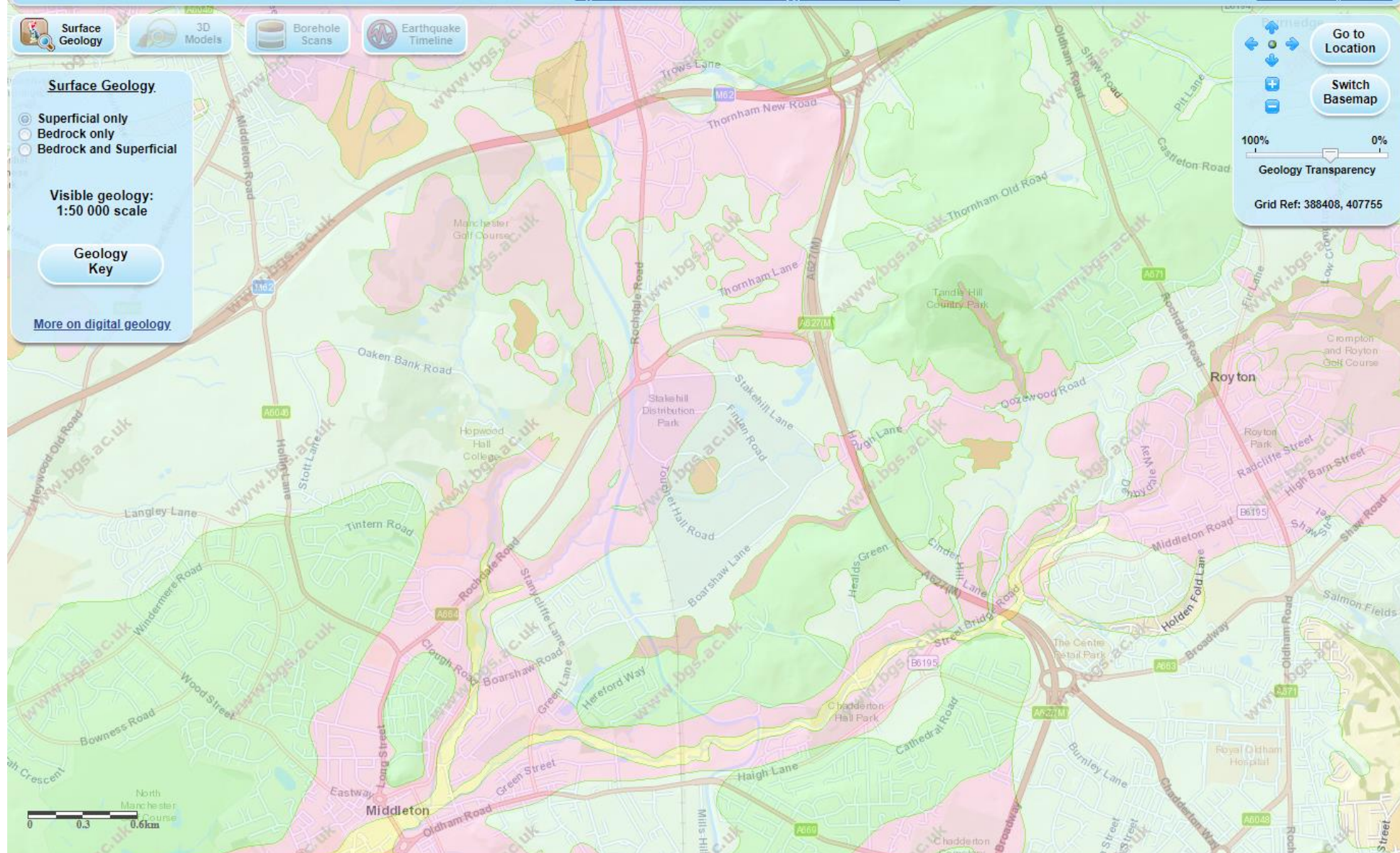
Go to Location

Switch Basemap

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Geology Transparency

Grid Ref: 388408, 407755





British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Geology of Britain viewer

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[More BGS map viewers](#)



Surface
Geology



3D
Models



Borehole
Scans



Earthquake
Timeline

Surface Geology

- ☐ Superficial only
- ☒ Bedrock only
- ☐ Bedrock and Superficial

Visible geology:
1:50 000 scale

Geology
Key

[More on digital geology.](#)



Go to
Location

Switch
Basemap

100% 0%
Geology Transparency

Grid Ref: 391576, 408695

Bedrock geology

1:50 000 scale bedrock geology description:
Royley Sandstone - Sandstone. Sedimentary Bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.

Setting: swamps, estuaries and deltas. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

[Further details](#)

[What is Bedrock Geology?](#)

[To purchase detailed geological reports for this area, try our GeoReports service](#)

0 0.3 0.6km
North
Manchester
Course

Annex 3

BGS Historical Borehole Records



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 26958 : BGS Reference: SD80NE3

British National Grid (27700) : 388591,408861

[Report an issue with this borehole](#)

<<

< Prev

Page 1 of 6

Next >

>>

SD 80 NE 3 10

RECORD OF WELL (SHAFT OR BORE)

Station Slattscocks No.1 Borehole. British Geological Survey

Town or Village Middleton County Lancs. Six-inch quarter sheet 88 SE.E.

Exact site _____ (A rough sketch-map or a tracing from a map is very desirable)

Level of ground surface above sea-level (O.D.) _____ ft. If well starts below ground surface, state how far _____ ft.

Shaft _____ ft., diameter _____ ft. Bore _____ ft. Diameter of bore: at top _____ ins.; at bottom _____ ins.

Details of permanent lining tubes (internal diameters preferred) _____

Water struck at depths of (feet) _____

Rest-level of water below top of well _____ feet. Suction at _____ feet. Yield on _____ hours' test _____ days' _____

gallons per _____ (with pump of capacity _____ g.p.h.); depressing water level to _____ feet below top. Time of recovery _____ hrs. Amount normally pumped daily _____ g.p.h. for _____ hours.

Quality (attach copy of analysis if available) _____

Sunk by _____ for Mr. _____ Date of well 1913

Information from Chamber Colliery Co. Ltd.

GEOLOGICAL CLASSIFICATION.	NATURE OF STRATA (and any additional remarks).	THICKNESS		DEPTH		T/m	D/c
		Feet.	Inches.	Feet.	Inches.		
Soil		1	6	1	6		0 45
Boulder Clay		38	6	40	-		12 19
Sand		12	-	52	-		15 84
Iron clay		11	-	63	-		19 20
Sand		192	-	255	-		77 72
Blue clay with pebbles (base of drift)		9	6	264	9		80 69
Broken shale with COAL		4	6	265	-		80 77
Blue shale		4	-	269	-		81 99
Grey sandstone		23	-	292	-		89 00
Blue shale		6	-	298	-		90 83
Blue shale with ironstone balls		18	10	316	10		96 58
Soft blue shale		6	6	323	4		98 55
Grey sandstone		11	-	334	4		101 40
Broken blue shale with ironstone balls		9	-	343	4		104 64
Dark blue shale		12	4	355	8		108 40
Blue shale		12	-	367	8		112 06
Blue shale with broken bands		7	-	374	8		114 19
Dark blue shale with iron bands		9	-	383	8		116 94
Black shale		1	6	385	2		117 39
Soft black shale		6	6	385	8		117 55
Black shale		8	9	394	5		120 21
COAL		6	6	394	11		120 37
Parting) ARLEY MINE: 5 ft. 10 1/2 ins.		1	11 1/2	396	11 1/2		120 38
COAL		1	11 1/2	396	11 1/2		120 98
Parting) et 400 ft. 3 1/2 ins.		3	4	400	3 1/2		120 99
COAL		2	2 1/2	402	6		122 00
Fireclay		5	6	408	-		122 68
Blue and grey shale with iron bands		2	3	411	6		124 35
Broken black shale		2	3	413	9		125 42
Fireclay		7	-	414	4		126 11
COAL inferior		1	6	415	10		126 28
Fireclay with iron nodules		5	2	421	-		126 74
Strong grey bind with iron balls		3	-	424	-		128 32
Blue and grey sandstone		11	6	435	6		129 23
Strong grey bind		5	-	440	6		132 74
Broken shale & spar		17	6	458	-		134 26
Blue sandy shale with MUSSELS		10	6	468	6		139 59
Blue shale with iron bands							142 79
Bottom of hole							

For Survey use only

GEOLOGICAL SURVEY AND MUSEUM.
British Geological Survey, SOUTH KENSINGTON,
LONDON, S.W.7.

Date received _____ G.S.M. Office File No. _____ Site marked on 1" map (use symbol) _____

Survey (*11910) W129051/0,369 10,000 9/39 A.D. E.W.Ltd. Cp-486

transferred to SD80 Ref 29.2.00

SD81/49B+C

RECORD OF WELL (SHAFT OR BORE)

SD80/115 + 116

At **Thornham Estate Boreholes Nos. 2 & 3, Slattons.**

1" N.S. 85

1" O.S. Gold 11-12

Ref. 11-12

Town or Village _____ County **Leos** Six-inch quarter sheet **88 SE.E.**

Exact site _____

_____ in parish of _____ (A rough sketch-map or a tracing from a map is very desirable)

Level of ground surface above sea-level (O.D.) **425** ft. If well starts below ground surface, state how far _____ ft.

Shaft _____ ft., diameter _____ ft. Bore _____ ft. Diameter of bore: at top _____ ins.; at bottom _____ ins.

Details of permanent lining tubes (internal diameters preferred) _____

Water struck at depths of (feet) _____

Rest-level of water below top of well _____ feet. Suction at _____ feet. Yield on _____ hours' test

_____ gallons per _____ (with pump of capacity _____ g.p.h.); depressing water level to _____ feet

below top. Time of recovery _____ hrs. Amount normally pumped daily _____ g.p.h. for _____ hours.

Quality (attach copy of analysis if available) _____

Sunk by **Messrs. John Thom** for Mr. _____ Date of well **1913**

Information from **Messrs. Winstanley & Ashworth.**

(For Survey use only). GEOLOGICAL CLASSIFICATION.	NATURE OF STRATA (and any additional remarks).	THICKNESS		DEPTH	
		Feet.	Inches	Feet.	Inches.
SD80/115	No.2. 425 ft. SD 8637 0839				
Sandy clay	SD 80 NE/4	4	-	4	-
Sand		6	6	10	6
Boulder clay		62	-	62	6
Sand		22	6	85	-
Loamy sand		25	-	110	-
Clay		10	-	120	-
Sand		90	-	210	-
	SD 8839 0811				
SD80/116	No.3. 400 ft. SD 80 NE/5				
Soil		1	6	1	6
Sharp sand		2	-	3	6
Soft loamy clay		3	-	6	6
Boulder clay		18	6	25	-
Sand & gravel		7	9	32	9
Sand		6	-	38	9
Sand & gravel		7	3	45	-
Soft clay with stones in it		2	6	48	0
Loamy sand		15	6	64	-
Soft sandy clay		23	6	87	6
Strong clay		6	-	93	6
Hard sandy clay		11	6	105	-
Loamy sand		60	-	165	-
Sharp sand		5	-	170	-
Clay & broken shale		3	-	173	-
Hard sandy bind		7	-	180	-
Gray bind		9	-	189	-
Black shale with rock bands		4	-	193	-

GEOLOGICAL SURVEY AND MUSEUM.
SOUTH KENSINGTON.
LONDON, S.W.7.

For Survey use only

Date received	G.S.M. Office File No.	Site marked on 1" map (use symbol)
---------------	------------------------	------------------------------------

(11815) Wt 29051/0.509 10,000 9/89
A.E.B.W.Ltd. Gp. 695

Annex 4

Coal Mining Report



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

SITE AT 385000, 400000
GREATER MANCHESTER

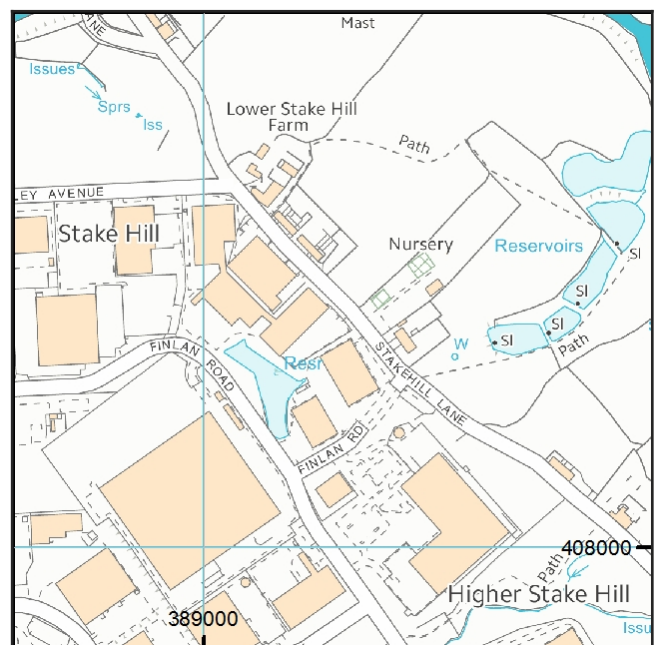


Date of enquiry: 26 March 2018
Date enquiry received: 26 March 2018
Issue date: 26 March 2018

Our reference: 51001811208001
Your reference: 160643010_1 |



This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.



Map data

Ordnance Survey Licence number: 100020315

Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	No
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. 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 31st 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.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

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.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. 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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

The map image is too large for this page and will be sent in a separate document

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Enquiry boundary

Key

Approximate position of enquiry boundary shown

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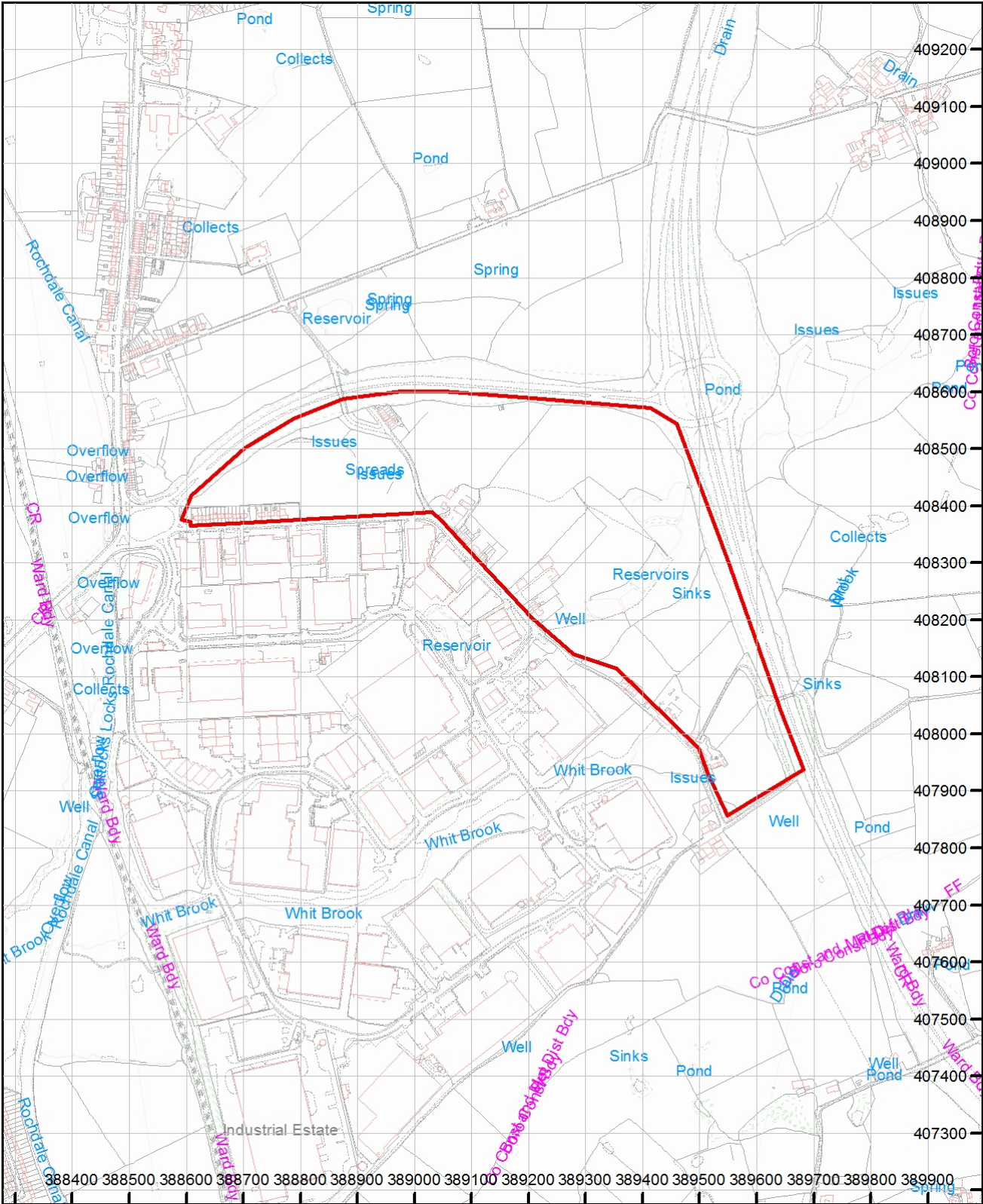
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Annex 5

Drawings

Enquiry boundary

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Approximate position of enquiry boundary shown

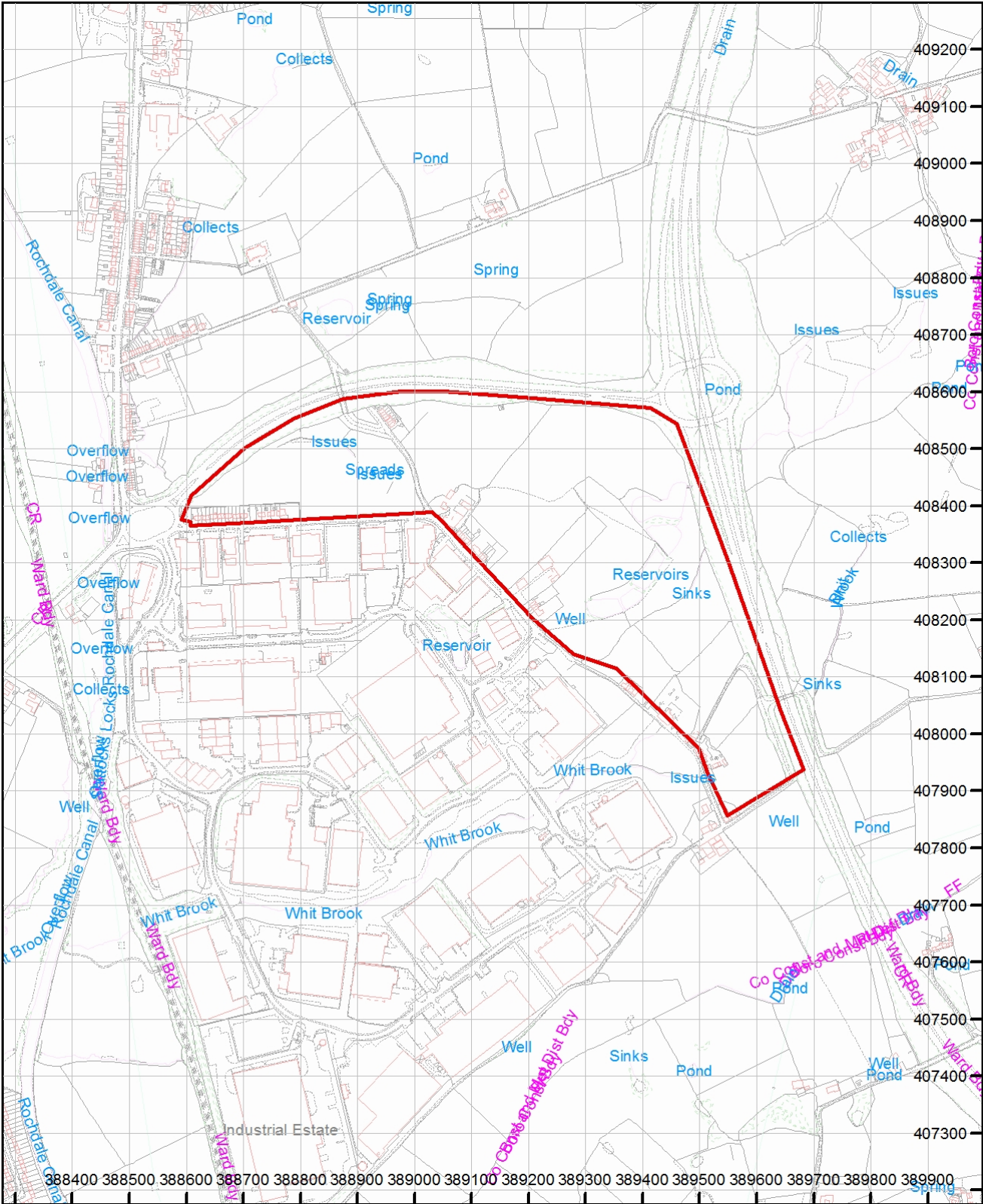
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Site Development Zones

- Existing Agricultural
- Large Industrial
- Mixed Commercial / Leisure Use
- Open Space
- Small Industrial
- Upgrade To Existing Residential

Development Area Schedule			
Name	Area (m²)	Area (ha)	Area (ac)

Open Space			
Amenity Space	26207.40	2.62	6.48

Upgrade To Existing Residential			
New Garage Access	1863.88	0.19	0.46

Existing Agricultural			
Poultry Farm	7629.12	0.76	1.89

Mixed Commercial / Leisure Use			
Proposed Zone 1	16730.24	1.67	4.13

Small Industrial			
Proposed Zone 2	26014.22	2.60	6.43

Large Industrial			
Proposed Zone 3	109977.21	11.00	27.18

Large Industrial			
Proposed Zone 4	73019.22	7.30	18.04

 Proposed Site Development Areas
1 : 2000



Drawing Information:
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Drawing: Proposed Zoning Plan				Drawing Number: 2299-PL-700-01			
Client: Stakehill				Status: PRELIMINARY			
Drawn: LS		Scale: 1 : 2000		Date: 02/13/18		Rev:	
Approved: PJM		Size: A1					
Revision History				By Date			



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