

APPENDIX C - COAL AUTHORITY COAL MINING REPORT



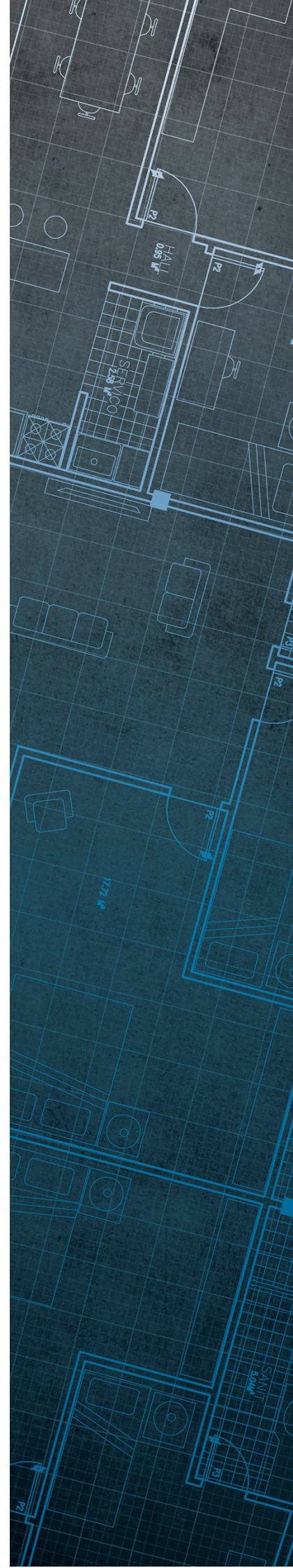
The Coal
Authority

Consultants Coal Mining Report

Hopwood Hall College Rochdale
Campus, St Marys Gate, Rochdale
Greater Manchester
OL12 6R

Date of enquiry:	28 October 2024
Date enquiry received:	28 October 2024
Issue date:	28 October 2024

Our reference:	51003459604001
Your reference:	GS-Z9P-DHX-8MF-EKP



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

Hopwood Hall College Rochdale Campus, St Marys
Gate, Rochdale
Greater Manchester
OL12 6R

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

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

No past mining recorded.

Probable unrecorded shallow workings

Yes.

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:

16820		
-------	--	--

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
ARLEY	Coal	Yes	31.4	North-East	126
ARLEY	Coal	Yes	31.2	North-East	300

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

Based on the responses in this report, no further information has been highlighted.

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.

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.

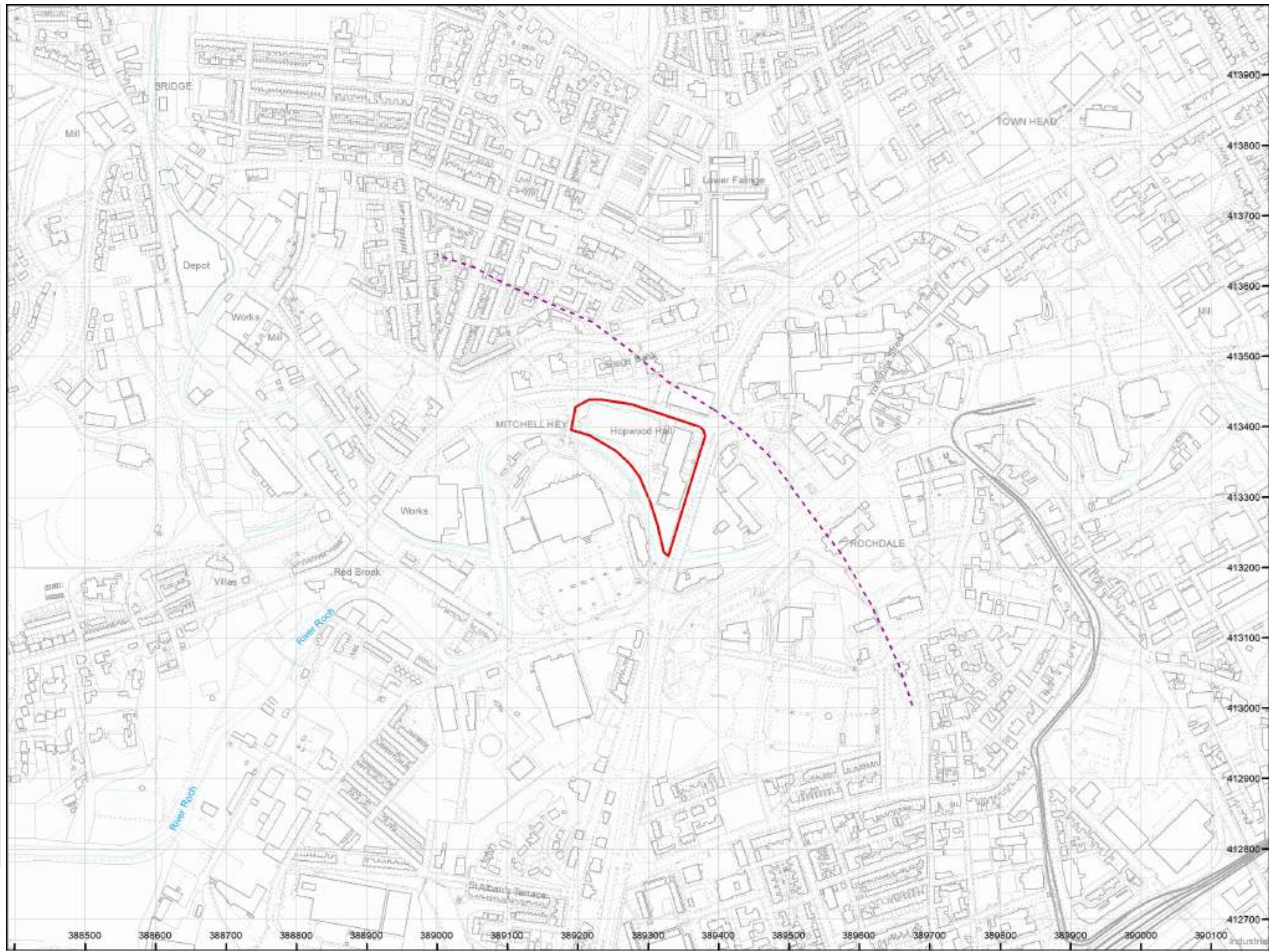
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

Outcrop (Conjectured) 

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



NW1178

LEACH COLLIERY NE. ROCHDALE

DATE 20 MAY 1808

SCALE 20 YDS - ONE INCH

LOCATION: LANCs. 88 NE. C11/12;
D11/12.

- REF. 1 ENGINE PIT.
2 B PIT
3 BYE PIT.

COPY OF A PLAN HELD IN
BOLTON LIBRARY.

WR.

TRACED BY K.K. 1-4-83

812.

APPENDIX D - REGULATOR PROVIDED INFORMATION

From: [GMMC Info Requests](#)
To: [Christina Shannon](#)
Subject: GMMC382504AB Response attached from the Environment Agency
Date: 05 November 2024 10:31:26
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[EA Environmental Search request Letter TE1880.pdf](#)
[Easimap Extract Historical Landfills.pdf](#)
[HOPWOOD HALL COLLEGE Pollution Incidents.csv](#)

Dear Christina,

Re: EA_ Environmental Search request Letter_TE1880

Thank you for your enquiry which was received on 28/10/24.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Our records report there are two historical landfills located within 500m of the site as detailed below.

An historical landfill is located ~197m west of the site boundary as documented on the attached Easimap extract. The only information we hold on record is that the former landfill was known as 'Central Tip' and was located at Eden Street and Grimble Street Rochdale Greater Manchester.

An historical landfill is located ~494m west of the site boundary as documented on the attached Easimap extract. The only information we hold on record is that the former landfill was known as 'Sandy Brow' and was located at Sandy Brow Rochdale Manchester.

Both sites are reported to have been infilled before the controls imposed under the Control of Pollution Act 1974.

There were no odour or other pollution sites directly on the site, but there were 3 pollution incidents in the Rive Roch which forms the southern boundary of the site in the 2000's.

Our GWCL team have previously been consulted on the following planning applications for Hopwood Hall College.

Planning Reference number: 08/D51561: Erection of new sixth form college.

Planning Reference number: 09/D51750: Review of validation report

Planning Reference Number: 12/D55197. Construction of new student / staff visitors carpark and associated landscaping.

We have reviewed land quality reports submitted in support of the above planning applications. You can obtain copies by searching on Rochdale's Local planning portal which can be accessed here [Simple Search](#) using the relevant planning application numbers above. If they are unable to find copies of the land quality reports we would advise you contact Rochdale Local Authority

Information not held by us

We hold no information pertaining to known geotechnical issues such as sinkholes, subsidence, mining related issues etc

We hold no information with regards to asbestos. In this case, the information you have requested is not held by the Environment Agency, and we are therefore refusing your

request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

Information held by

We suggest that you contact the HSE regarding asbestos.

Telephone: [0300 003 1747](tel:03000031747)

Website link [Control of Asbestos Regulations 2012 \(hse.gov.uk\)](https://www.hse.gov.uk/controlofasbestos/)

Rights of appeal

If you are not satisfied with our response to your request for information, you can contact us within 2 calendar months to ask for our decision to be reviewed. If you are still not satisfied following this, you can make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information. The address is: Office of the Information Commissioner, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

Tel: 01625 545700.

Fax: 01625 524 510.

E-mail: mail@ico.gsi.gov.uk.

Website: <http://www.informationcommissioner.gov.uk>

Kind regards,

Anne Ball

Customer and Engagement Officer

Greater Manchester, Merseyside and Cheshire

From: Christina Shannon <christina.shannon@tieruk.com>

Sent: 28 October 2024 14:46

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: 291024/ZM01 EA_ Environmental Search request Letter_TE1880

Good afternoon,

Please find the attached environmental search letter request.

Kind regards,
Christina



Christina Shannon

Office Manager | Tier Environmental

Unit 5 Office Village, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

t: [01925 818388](tel:01925818388) | e: christina.shannon@tieruk.com | w: [tieruk.com](http://www.tieruk.com)



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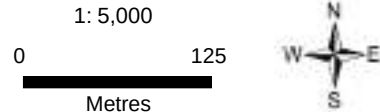
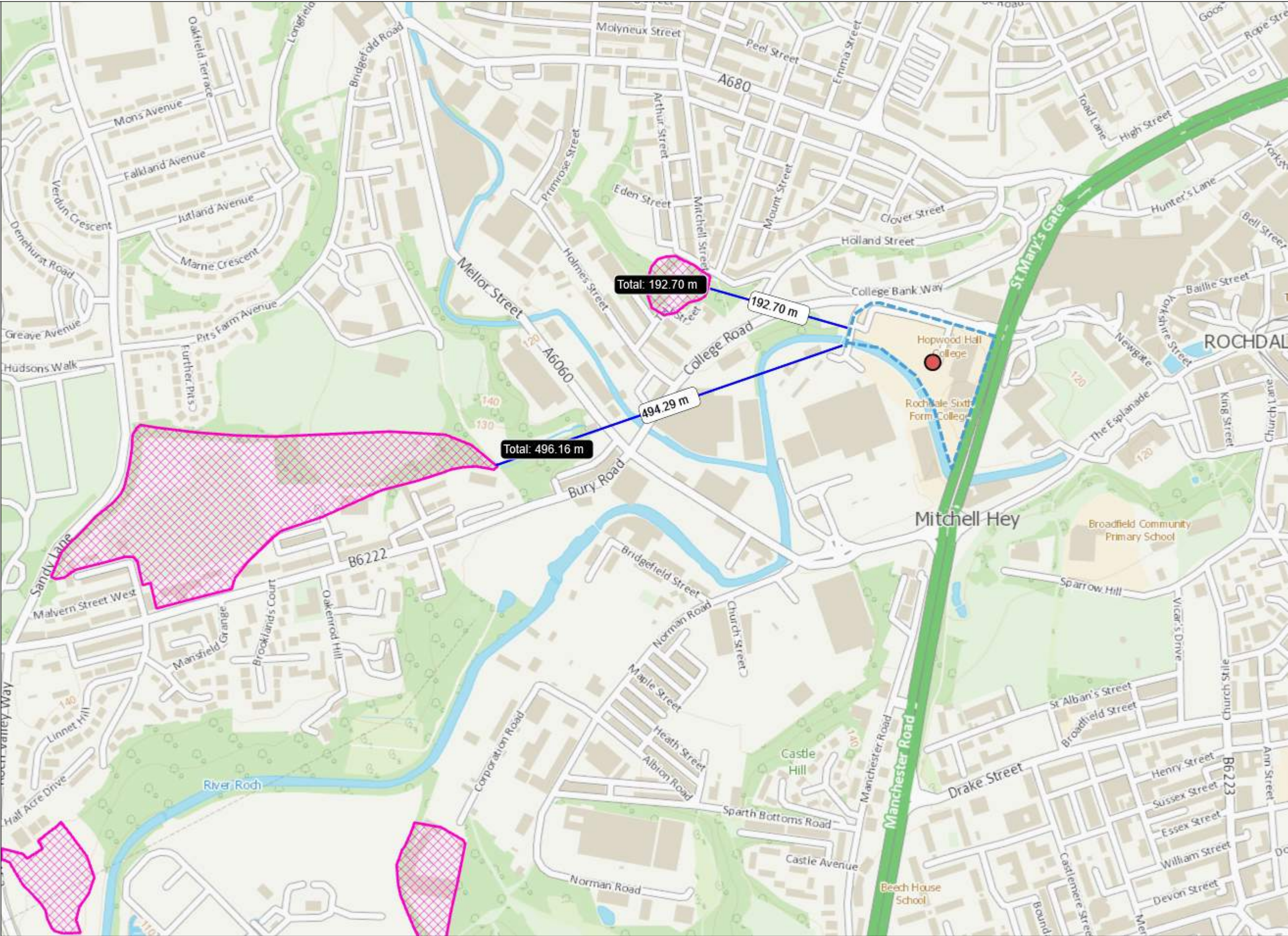
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Hopwood Hall College Rochdale Campus



Legend

- Abstraction licence points
- Authorised Landfill sites
- Historic Landfill sites



Notification ID	Notification date	Location	District Council	National Grid Reference	Easting	Northing	Environment Protection incident	Substantiated	Incident status	Air - Incident category	Land - Incident category	Water - Incident category	Cause type	Incident cause	Premises type	Premises	Pollutant type	Pollutant
340322	22/08/2005	Toad Lane,	ROCHDALE DISTRICT	SD 89267 13347	389267	413347	Yes	Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 3 (Minor)	Cause Not Identified	Not Identified			Pollutant Not Identified	Not Identified
171469	07/07/2003	R.Roch bel	ROCHDALE DISTRICT	SD 89263 13347	389263	413347	Yes	Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 3 (Minor)	Containment and Control Failure	Sewer Failure or Overflow	Water Industry	Combined Sewer Overflow	Sewage Materials	Crude Sewage
476652	13/03/2007	College C:	ROCHDALE DISTRICT	SD 89305 13257	389305	413257	Yes	Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 3 (Minor)	Other Cause	Other (Supermarket Trolleys in River)	Retail Sector	Food	Inert Materials and Wastes	Other Inert Material or Waste

Reference: 10596460

Contact: Information Governance Team
foi.officer@greatermanchester-ca.gov.uk

Date: 18 November 2024

Ms Christina Shannon

Information Governance Team
Greater Manchester Combined Authority
Churchgate House
56 Oxford St
Manchester
M1 6EU
foi.officer@greatermanchester-ca.gov.uk
www.greatermanchester-ca.gov.uk

Dear Ms Shannon,

Freedom of Information Act 2000

I am writing in response to your Freedom of Information Act 2000 ("FOIA") request submitted to GMCA on date 28 October 2024. Your request asked for the following information:

We are looking to undertake a search of relevant information pertaining to any historical fires at the below site as part of a Geoenvironmental desk study we are conducting.

Site Address: HOPWOOD HALL COLLEGE ROCHDALE CAMPUS, ST MARYS GATE, ROCHDALE, OL12 6RY

Grid Reference: 389299.43 413363.04

Please find below the site location plan for the above enquiry. We would be obliged if you could supply the following information:

** Details of any fires reported at the address, including the following:*

- Dates of the fire(s)*
- Reference numbers associated with the incidents;*
- Nature and scale of the fire(s); and,*
- Cause of the fire(s)*

** Details of the fire fighting fluids or materials used, including:*

- Whether PFAS containing fire fighting foams were used (please note that this is an important consideration for our

desk study);

- Whether just water was used;
- The volumes used to put out the fires
- Details of any reported run-off into drains or the ground etc

GMCA Response

I can confirm that the Greater Manchester Combined Authority can provide some of the information on the attached spreadsheet.

If you have any queries or concerns then please do not hesitate to contact us, quoting your reference number: 10596460

If you are not satisfied with this response you may ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to:

foi.officer@greatermanchester-ca.gov.uk

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information
Wycliffe
Water
Wilmslow
Cheshire
SK9 5AF

Commissioner's

Office
House
Lane

If you need further clarification with regards to Freedom of Information you can go to the Information Commissioners website www.ICO.org.uk

Yours sincerely,

Information Governance Team
Greater Manchester Combined Authority

BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

Incident Address	Time/Date of call	Incident category	Cause/Motive	Property type	Number appliances in attendance	Type of equipment used	Were PFAS containing fire fighting foams were used?	The volumes used to put out the fires	Reported run-off into drains or the ground	Estimated fire damage (sq/m)	What was the main action taken by FRS personnel?
HOPWOOD HALL COLLEGE ROCHDALE CAMPUS 37 MARYS GATE ROCHDALE OLD BRY	24/09/2010 21:48	Fire	Deliberate - unknown owner	Property/Outdoor/Other outdoors (including tennis courts etc in garden)	2	Water Delivery - Hoses reel - high pressure	No	Not Recorded	Not Recorded	Up to 5	Not Recorded
ROCHDALE CAMPUS HOPWOOD HALL COLLEGE COLLEGE ROAD ROCHDALE ROCHDALE OHFRS	02/12/2009 13:30	Fire	Accidental	Property/Building/Non Residential/Education/College/University	3	None	No	Not Recorded	Not Recorded	Not Recorded	None - No firefighting
ROCHDALE CAMPUS HOPWOOD HALL COLLEGE COLLEGE ROAD ROCHDALE ROCHDALE OHFRS	08/01/2010 10:40	Fire	Accidental	Property/Building/Non Residential/Education/College/University	2	None	No	Not Recorded	Not Recorded	Not Recorded	None - No firefighting

From: [Michael Moore](#)
To: [Christina Shannon](#)
Subject: FW: LA_ Environmental Search request Letter_TE1880
Date: 05 January 2025 19:52:41
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image010.jpg](#)
[image011.png](#)

Hello Christina,

I hope you had a good Xmas and happy new year.

- **Records of any landfills on or within the vicinity of the site**

There are no registered landfills on or within close proximity to the site.

- **Any information pertaining to historic contaminated land uses or contamination concerns**

The site has a history of previous use but has not been prioritised for further inspection.

- **Any records of odour complaints or similar evidence of historic contamination**

None within the contaminated land information database.

- **Information of any asbestos**

No

- **Information associated with any historic site investigations**

The department has no records of previous ground investigations.

- **Information associated with any previous remediation**

As above.

- **Any pertinent information regarding the site and the environmental setting surrounding the site**

None.

- **Any pertinent information pertaining to known geotechnical issues such as sinkholes, subsidence, mining related**

None known.

Regards

Michael Moore
Contaminated Land Officer
Public Protection



☐ 01706 924130

☐ michael.moore2@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: Christina Shannon <christina.shannon@tieruk.com>

Sent: 20 December 2024 14:41

To: Michael Moore <Michael.Moore2@Rochdale.Gov.UK>

Cc: FOI <foi@rochdale.gov.uk>; Stefani Ellis <stefani.ellis@tieruk.com>; Adrian Read <adrian.read@tieruk.com>

Subject: FW: LA_ Environmental Search request Letter_TE1880

: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.

Hi Michael,

Are you able to assist with the attached please?

I haven't received a response from the FOI team.

Kind regards,
Christina



Christina Shannon

Office Manager | Tier Environmental

Unit 5 Office Village, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

t: [01925 818388](tel:01925818388) | e: christina.shannon@tieruk.com | w: www.tieruk.com



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From: Christina Shannon

Sent: 27 November 2024 11:59

To: foi@rochdale.gov.uk

Subject: FW: LA_ Environmental Search request Letter_TE1880

Good morning,

Please can we have a response to the below/attached?



Christina Shannon

Office Manager | Tier Environmental

Unit 5 Office Village, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

t: [01925 818388](tel:01925818388) | e: christina.shannon@tieruk.com | w: [tieruk.com](http://www.tieruk.com)



Please Note : All of Tier Environmental staff will have no access to emails or mobile phones on Thursday 5th December. Staff will respond to any queries as soon as possible on their return.

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From: Christina Shannon

Sent: 28 October 2024 14:49

To: foi@rochdale.gov.uk

Subject: LA_ Environmental Search request Letter_TE1880

Good afternoon,

Please find the attached environmental search letter request.

Kind regards,

Christina



Christina Shannon

Office Manager | Tier Environmental

Unit 5 Office Village, Sandpiper Court, Chester Business Park, Chester, CH4 9QZ

t: [01925 818388](tel:01925818388) | e: christina.shannon@tieruk.com | w: [tieruk.com](http://www.tieruk.com)



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As a public body, Rochdale Borough Council may be required to disclose this email (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions within the Act.



Your Reference

Our Reference PE1003930

Contact Nicola Leech
Petroleum@manchesterfire.gov.uk

Chief Fire Officer
Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester
M27 8US

Tel: 0161 736 5866
www.manchesterfire.gov.uk

Christina Shannon
Tier Environmental Ltd
Unit 5 Office Village
Sandpiper Business Park
Chester
CH4 9QZ

9th March 2025

Dear Christina Shannon ,

Request for historical petroleum storage information under the Environmental Information Regulations 2004

Re Site Address: Hopwood Hall College, St Marys Gate, Rochdale OL12 6RY

I am writing on behalf of Greater Manchester Combined Authority (the Authority) which is the Fire Authority for Greater Manchester and the enforcing authority for the Petroleum (Consolidation) Regulations 2014 and the Dangerous Substance and Explosives Atmosphere Regulations 2002. Greater Manchester Fire and Rescue Service (GMFRS) carries out these functions on behalf of the GMCA.

The Authority has reviewed the site historical files and records for any past or current licensed storage of petroleum within the site address above. The review has not identified any evidence that petroleum spirit was stored at this site.

However, if whilst undertaking future works and at any time it becomes apparent to contractors that above or underground petroleum tanks are present, which may not have been rendered permanently safe, the Authority must be informed immediately.

Please be aware that disused petrol tanks that have been certified as having been made safe by the use of resin generated foam may still be in an unsafe condition. It has been proven that foam filled underground tanks may be dangerous if disturbed due to the foam degrading over time and the risk of ullage spaces in the tanks filling with explosive, flammable and hazardous atmospheres. Any work being carried out on or near to tank(s) or the tank removed, should only be carried out by people that are competent to carry out this type of work and who have the necessary skills and knowledge to take the appropriate precautions necessary to deal with potential flammable atmospheres.

It should also be noted that the Authority only took over responsibility for petroleum licensing in 1986. Prior to this date the licensing was carried out by the Local Authority Trading Standards. Whilst every endeavour has been made to search back, we cannot guarantee that there was no storage prior to 1986. The Authority only has responsibility for petroleum and related products that are legally required to be licensed. Any diesel tanks in the area would not have required notification, therefore no records of such tanks may be available.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'Leech'.

Nicola Leech
Protection Manager – Investigations & Enforcement
Petroleum & Explosives Lead

Greater Manchester Fire and Rescue Service
on behalf of the Greater Manchester Combined Authority

APPENDIX E - DEFINITIONS OF TERMS USED IN QUALITATIVE AND QUANTITATIVE RISK ASSESSMENTS

CIRIA C552 Terminology

For the qualitative and quantitative assessment of risks posed by potential pollutant linkages have been undertaken using the risk matrix adapted from CIRIA C552 and outlined in the table below.

	Category	Definition
Potential severity	Severe	Acute (short term) risk to human health, Major pollution of sensitive controlled waters, ecosystems or habitat. Catastrophic damage to buildings or property or crops.
	Medium	Chronic (Medium / long term) risk to human health Pollution of sensitive controlled waters, ecosystems or species, Significant damage to crops, buildings or structures
	Mild	Easily preventable permanent health effects on humans. Pollution of non-sensitive controlled waters. Minor damage to buildings or structures.
	Minor	Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soil. Easily repairable damage to buildings or structures.
Probability of risk	High Likelihood	Pollutant linkage may be present, and the risk is almost certain to occur , or there is evidence of harm already occurring.
	Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
	Low Likelihood	Pollutant linkages may be present and there is a possibility of the risk occurring, although there is no certainty that it will do so.
	Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur are improbable.

		Potential Severity			
		Severe	Medium	Mild	Minor
Probability of risk	High Likelihood	Very high risk	High risk	Moderate risk	Moderate / low risk
	Likely	High risk	Moderate risk	Moderate / low risk	Low risk
	Low Likelihood	Moderate risk	Moderate / low risk	Low risk	Very low risk
	Unlikely	Moderate / low risk	Low risk	very low risk	Very low risk

APPENDIX F - CONTROLLED WATERS RISK ASSESSMENT

CURRENT GUIDANCE FOR CONTROLLED WATERS RISK ASSESSMENT

Regulatory Context

Government policy is based upon a “suitable for use approach,” which is relevant to both the current use of land and also to any proposed future use. When considering the current use of land, Part IIA of the Environment Protection Act 1990 (EPA 1990) provides the regulatory regime, which was introduced by Section 57 of the Environment Act 1995, which came into force in England on 1 April 2000. The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health, controlled waters or the wider environment given the current use and circumstances of the land. Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

“any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that:

(a) Significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) Pollution of controlled waters is being, or is likely to be, caused.”

Part IIA provides a statutory definition of the pollution of controlled waters under Section 78A(9) as:

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter”

Controlled Waters are defined Section 104 of the Water Resources Act 1991. In summary, they comprise relevant territorial waters which extend seaward for three miles from the low-tide limit from which the territorial sea adjacent to England and Wales is measured.

The Environment Agency has powers under Part 7 of The Water Resources Act (1991) to take action to prevent or remedy the pollution of controlled waters, including circumstances where the pollution arises from contamination in the land. This is reinforced in The Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, 2012) which came into force in early April 2012.

Part IIA introduces the concept of a contaminant linkage; where for potential harm to exist there must be a connection between the source of the hazard and the receptor via a pathway. Risk assessment in contaminated land is therefore directed towards identifying the contaminants, pathways and receptors that can provide contaminant linkages. This is known as the contaminant-pathway-receptor link (CPR or contaminant linkage).

Part IIA places contaminated land responsibility as a part of the planning and redevelopment process, rather than Local Authority or Environment Agency directly, except in cases of very high pollution risk or where harm is occurring. In the planning process, guidance is provided by National Planning Policy Framework (NPPF) of March 2012. The NPPF requires that a site which has been developed shall not be capable of being determined “contaminated land” under Part IIA. Therefore, appropriate risk-based investigation is required to identify the contaminant linkages that can then be assessed, and then mitigated using methods that can be agreed with the planners.

Source Protection Zones

Source Protection Zones (SPZs) are defined by the Environment Agency (for England and Wales), SEPA (Scotland) and the Environment and Heritage Service (Northern Ireland) for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.

SPZs are classified into four categories:

- **Zone 1 (Inner protection zone).** Any pollution that can travel to the abstraction point within 50 days from any point within the zone is classified as being inside Zone 1. This applies at and below the groundwater table. This zone also has a minimum 50 m protection radius around the abstraction point. These criteria are designed to protect against the transmission of toxic chemicals and water-borne disease.
- **Zone 2 (Outer protection zone).** The outer zone covers pollution that takes up to 400 days to travel to the abstraction point, or 25% of the total catchment area, whichever area is the largest. This travel time is the minimum period over which the Environment Agency considers that pollutants need to be diluted, reduced in strength or delayed by the time they reach the abstraction point.
- **Zone 3 (Total catchment).** This is the total area needed to support removal of water from the abstraction point, and to support any discharge from this.
- **Zone of special interest.** This may occasionally be defined as a special case. This is usually where local conditions mean that industrial sites and other potential sources of contamination could affect the groundwater source, even though they are outside the normal catchment area.

Groundwater Vulnerability Assessments

From 1 April 2010 The Environment Agency Groundwater Protection Policy began to use aquifer designations which are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The aquifer designation data is based on geological mapping provided by the British Geological Survey. It is updated regularly to reflect their ongoing programme of improvements to these maps. The maps are split into two different types of aquifer designation:

- Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels.
- Bedrock - solid permeable formations e.g. sandstone, chalk and limestone.

The maps display the following aquifer designations:

Table 1. Aquifer Classification (“Geological Classification”).

Classification	Definition
Principal Aquifers (Highly Permeable)	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
Secondary A Aquifers	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
Secondary B Aquifers	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
Secondary Undifferentiated Aquifers	This has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Environment Agency Guidance

The Environment Agency's stance on groundwater resources is:

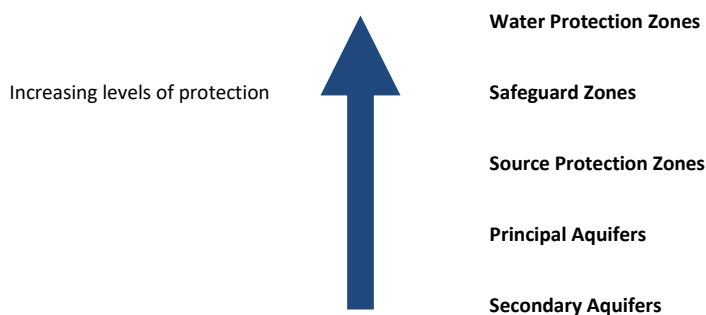
“to protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks we identify”
(Groundwater Protection: Policy and Practice GP3, 2012).

At present, the legislation and guidance pertaining to the protection of controlled waters in the UK is complex; however, the core objectives seek to enforce the position given above.

In 1992, the National Rivers Authority published their Policy and Practice for the Protection of Groundwater (PPPG), this document introduced areas of focus for developments such as Source Protection Zones (SPZs) and Groundwater Vulnerability Maps. The Policy was revised in 1998, since which there have been substantial changes in legislation, driven by key European Directives relating to groundwater include the Groundwater Directive (80/68/EEC) and the Water Framework Directive (2000/60/EC). Aspects of these directives are controlled by primary UK legislation such as the Water Resources Act 1991 as amended by the Water Act 2003. Gaps in the 1998 PPPG that emerged as the result of further legislative changes were addressed in the Environment Agency Policy document Groundwater Protection: Policy and Practice (GP3), Version 1 of November 2012. The three main parts of GP3 were:

- Groundwater principals;
- Position statements and legislation; and
- Technical information.

The Environment Agency has a tiered risk based approach to drinking water protection as summarised below:



APPENDIX G - COMPLYING WITH CONTROL OF ASBESTOS REGULATIONS 2012

Complying with Control of Asbestos Regulations (CAR): Risk Assessments, Licensing and Training

This appendix outlines CAR risk assessments and where they should be applied in relation to assessing and remediating brownfield sites. The information below details the different classifications of work with asbestos under CAR, summarises the legal requirements for asbestos awareness training for all involved in the investigation and management of asbestos containing soil (ACS), and details the potential requirements for suitable proficiency training relating specifically to ACS.

CAR RISK ASSESSMENTS

A CAR Risk Assessment is required for any work which may expose employees to asbestos. It is recommended that a precautionary approach is adopted if there is any doubt about risks associated with asbestos.

There are three main activities for potential asbestos exposure during work on brownfield sites:

- Site reconnaissance visits;
- Site investigation works; and
- Site remediation.

CAR risk assessments are needed at each stage but may be incorporated during the site investigation stage into the overarching health and safety risk assessments.

The CAR risk assessment must:

- Identify the type of asbestos to which employees are liable to be exposed, where possible, or assume it is present in different forms;
- Determine the type and extent of exposures to asbestos that may occur during the work
- Identify the steps to be taken to prevent exposure or reduce it to the lowest level reasonably practicable; and,
- Consider the effects of control measures that have been or will be taken.

The CAR risk assessment should include any information used to inform the risk assessment such as asbestos reports or desk study information. In the event that this information is not available, the assessor should be assumed that all forms of asbestos may be present on site.

For all investigation and remediation of ACSs, a detailed written work plan should be produced and followed as detailed on the HSE website and in the CAR.

The CAR risk assessments for specific investigations or remediation projects, will determine whether or not work is 'licensable work' (LW), notifiable non-licensable work' (NNLW) or 'non-licensed work' (NLW). In addition, training requirements are also defined by the CAR risk assessment.

Some examples of control measures that apply during site reconnaissance, site investigation works, and site remediation are given below and should be applied depending on the asbestos risks identified for the site at each stage of investigation:

- Avoiding stirring up dust;
- Cleaning footwear after site works;
- Removing and bagging any overalls for disposal/laundry;
- Respirators and hygiene facilities for high risk sites;
- Segregated welfare units;
- Wetting ground
- Minimising soil disturbances;
- Implementation or retention of capping/break layers;
- Implementation of awareness training;
- Air monitoring;
- Managing stockpiles;
- Area segregation;
- Wheel washing
- Road washing/cleaning

It is important to note that during site reconnaissance visits, site investigation works and site remediation that asbestos should not be considered in isolation and control measures are likely to form part of a wider health and safety precautions.

Respiratory protective equipment (RPE)

RPE is the last line of defence and its requirement would be defined by the CAR risk assessment. HSE (2013b) advises that RPE should have an assigned protection factor of 20 or more for all work with asbestos. In certain instances, full face-piece, positive pressure respirators with a protection factor of 40 are necessary (to EN 12942:1998, TM3).

Suitable types of RPE for most **short** duration non-licensed asbestos work:

- Disposable respirator to standards EN149 (type FFP3) or EN1827 (type FMP3)
- Half mask respirator (to standard EN140) with P3 filter
- Semi-disposable respirator (to EN405) with P3 filter

These filters are not suitable for people with beards/stubble or for long or continuous use.

LICENSING

CAR defined certain types of activities involving asbestos as 'licensable work' (LW) or as 'notifiable non-licensable work' (NNLW). All other work would be 'non-licensable work' (NLW).

LW is defined as:

- work where exposure is not 'sporadic and low intensity'
- work where the risk assessment cannot demonstrate that the control limits (four hour and 10 minute limits) will not be exceeded
- work on asbestos coating
- work on AIB or insulation where risk assessment is either of first two points above or not of short duration (where short duration is defined for any work liable to disturb asbestos as taking less than two hours per week (including ancillary work) and no one person carries out that work for more than one hour').

NNLW includes work with:

- AIB or asbestos insulation of short duration that is not licensable
- fire-damaged asbestos cement or asbestos cement damaged so as to create significant dust and debris
- asbestos ropes, yarns, woven cloths in poor condition or handling cutting or breaking up the materials
- asbestos papers, felts and cardboard in poor condition, unencapsulated or not bound into another material.

Work with weathered asbestos cement, air monitoring and collecting samples of ACM in buildings would not normally be notifiable.

It is impossible to specify definitively what activities will and will not be licensable. This decision should be made as part of the CAR risk assessment. CAR is not primarily aimed at work with ACSs and there is little published information on airborne asbestos concentrations during work with ACSs. Nevertheless, CAR will require some remediation projects, and occasionally site investigations, to be LW. Investigations on other sites may involve NNLW. The decision as to whether work is LW or NNLW should be made during the CAR risk assessment by those in charge of the brownfield site investigations and remediation projects.

TRAINING REQUIREMENTS

Asbestos health and safety courses are offered by a number of providers in the UK. Training courses that include the problem of identifying ACMs in soil should be undertaken at regular intervals by those involved in the investigation, assessment and management of sites where ACs are known or suspected. It is the role of the employer to identify the level of training required for an employee based on their role, experience and duties. Reference to Regulation 10 of CAR should be referred to for more information on training requirements.

Recognising asbestos within soils is challenging due to the heterogeneity of such soils and the discolouration of asbestos by smeared soil. Specific training for ground workers should include understanding fibre release potential, potential control measures in the field, how to take representative ACSs safely, sample labelling and what analytical tests are available and when they should be implemented.

Health and safety training required under CAR includes asbestos awareness, non-licensable work (including notifiable non-licensable work) and licensable work with asbestos.

In addition to health and safety training, some staff involved in the technical identification on site of ACMs, sampling and analysis may require technical proficiency training (competency training).

Training vs. Competence

HSE (2005) identifies that 'training alone does not make people competent. Training must be consolidated by practical experience so that the person becomes confident, skilful and knowledgeable in practice on the job'. It is critical that ACS surveyors demonstrate competency with details of relevant field experience alongside training and examples of previous works/references.