



REPORT NO: ZZ25091-1  
DATE: DECEMBER 2025

LAND ADJACENT TO  
33 STANLEY STREET, HEYWOOD

COAL MINING  
RISK ASSESSMENT

PREPARED FOR  
D&A SUTOR BROS BUILDERS LTD



SUITE 10  
RAILWAY HOUSE  
RAILWAY ROAD  
CHORLEY  
PR6 0HW

[WWW.ZIGZAGENVIRO.COM](http://WWW.ZIGZAGENVIRO.COM)

## PROJECT DETAILS

|              |                                                                                                  |                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| SITE/PROJECT | LAND ADJACENT TO 33 STANLEY STREET, HEYWOOD,<br>ROCHDALE, OL10 1BH - COAL MINING RISK ASSESSMENT |                                                                                                    |
| CLIENT       | D&A SUTOR BROS BUILDERS LIMITED                                                                  |                                                                                                    |
| JOB NO       | ZZ25091                                                                                          |                                                                                                    |
| REPORT NO    | ZZ25091-1                                                                                        |                                                                                                    |
| STATUS       | FINAL                                                                                            |                                                                                                    |
| REVISION     |                                                                                                  |                                                                                                    |
| ISSUE DATE   | 19 DECEMBER 2025                                                                                 |                                                                                                    |
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## REVISION HISTORY

| REVISION REF | DATE | NATURE OF REVISION |
|--------------|------|--------------------|
|              |      |                    |
|              |      |                    |
|              |      |                    |

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## **PRE-AMBLE**

Zig Zag Environmental (ZZE) has been commissioned by Gold Sketch Studios on behalf of D&A Sutor Bros Builders Ltd to produce a coal mining risk assessment for the proposed development at land adjacent to 33 Stanley Street, Heywood, Rochdale OL10 1BH.

The site is in an area defined as development high risk due to the potential presence of shallow coal mine workings.

This report has been requested to support a planning application for the construction of a new residential dwelling at the site.

The site is currently a vacant plot at the end of a row of terraced houses. The existing and proposed site layouts are illustrated on the drawings presented at Appendix E.

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

## **1. INTRODUCTION**

### **1.1 SITE LOCATION AND DESCRIPTION**

The site is located on the eastern side of Stanley Street, approximately 300 m south-south-east of Heywood town centre and 4.9 km south-west of Rochdale. The site is illustrated on the Location Plan at Appendix F.

The approximate grid reference for the site is 385687, 410469.

The site comprises a vacant plot adjacent to 33 Stanley Street with other residential properties on all sides. The land to the east has only very recently been developed.

The existing and proposed layouts are illustrated on Gold Sketch Studios Drawing No GSS25066-502 Rev 1 – Site Existing & Proposed presented at Appendix F.

The author has inspected the property from the road and noted that there are no visual signs of instability resulting from ground conditions at the site or the neighbouring properties.

### **1.2 DESCRIPTION AND LAYOUT OF PROPOSED DEVELOPMENT**

The proposed development is illustrated on Gold Sketch Studios Drawing No GSS25066-502 Rev 1 presented at Appendix E. It comprises a new end terrace property with a small garden to the rear/east.

ZZE has not inspected the site but has been advised that there are no visual signs of coal mining related instability at the adjacent house or the neighbouring properties. Roof lines and lintels are all level as can be seen on the Google Streetview images presented at Appendix B.

The new house will be built using traditional materials ie brick with a tiled roof as illustrated on the appended drawings.

ZZE is advised that the extension foundations will be traditional strip footings.

### **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 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 developer & the planning authority that the site is, or can be made safe and stable to meet the requirements of national planning policy with regard to development on potentially unstable land.

## **2. SOURCES OF INFORMATION**

The following sources of information have been used in the production of this CMRA:

- Consultants Coal Mining Report (Ref 51003543432001) dated 12/12/25
- Information from the Coal Authority, British Geological Survey (BGS) & Rochdale Council planning websites

ZZE has reviewed the available information and summarises its findings in the following report sections.

## 2.1 COAL MINING REPORT

A copy of the Coal Mining Report produced for the site and associated figures are presented at Appendix A.

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.'*

Outcrops: An unnamed seam outcrops approximately 2.2 m to the north-east of the development site. It is reported that the seam is workable. The outcrop position is marked on the accompanying map an extract of which is provided below:



Figure 1 - Extract from Coal Mining Report Plan

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.'*

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.'*

Future mining activity: *'None recorded.'*

The Coal Authority concludes that:

- *'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.'*
- *'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.'*

## **2.2 THE MINING REMEDIATION AUTHORITY WEBSITE**

It can be seen, from the Coal Authority's interactive web viewer, that:

- The site is located within a coal mining reporting area.
- The site is in an area defined as development high risk.
- There are no mine entries in the immediate vicinity of the site, but there are shafts in the wider area around the site. The closest are between approximately 365 & 470 m to the west & south-west. These shafts have quite large potential zones of influence suggesting thick superficial soils.
- There are no fissures & breaklines.
- There is no surface mining (past and present) in the vicinity of the site.
- There are no recorded past shallow coal mine workings at, or in the vicinity the site.

- There are two coal seam outcrops to the north-east, one very close to the plot location, the second some 215 m from the site (other records indicate the second seam is the Arley mine coal seam). These seams dip to the south-west beneath the site.
- The online map shows an extensive area of probable shallow coal workings associated with both coal seams potentially affecting a significant area of Heywood. Two small areas where it is indicated there are no shallow workings are located immediately to the north of the site, albeit within the overall area of probable shallow workings.

Copies of the Coal Authority web images are presented in Appendix C.

### **2.3 GEOLOGICAL RECORDS**

Geological information for the site has been obtained from the British Geological Survey (BGS) on-line Geology Viewer and GeoIndex. It can be seen, from this information, that:

- There is no mass movement deposits or artificial ground in the vicinity of the site.
- The site is underlain by glaciofluvial deposits (sand & gravel) which are in turn underlain by glacial till (Boulder Clay).
- The bedrock, underlying the site comprises rocks of the Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone) including a coal seam outcrop very close to the site.
- The site is located between two north-westerly trending faults, both of which are some 650 to 700 m from the site.

Copies of the BGS web images are presented at Appendix D.

The BGS records include boreholes, wells and mine shafts. There are a number of boreholes in close proximity to the site, as follows:

|                    |                                                                                                                                                                                                                                                                          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Borehole SD81SE4   | Some 20 m to the east-north-east of the site.<br><br>A well was drilled to approx. 45.3 m proving 7.92 m of superficial soils comprising clay and sand overlying the Coal Measures rocks. No coal or coal mine workings were encountered.                                |
| Borehole SD81SE313 | Some 16 m to the south-south-west.<br><br>This investigation borehole was drilled to 10 m proving made ground overlying superficial soils (clay, sand & silt). Possible weathered mudstone was encountered in the bottom of the borehole, but this is described as clay. |

Copies of these borehole records are presented at Appendix D.

## **2.4 ROCHE DALE COUNCIL RECORDS**

ZZE has reviewed the Rochdale Council planning portal for records of other developments in the vicinity of the site. There are a significant number of developments around the study site where ground conditions are likely to be very similar.

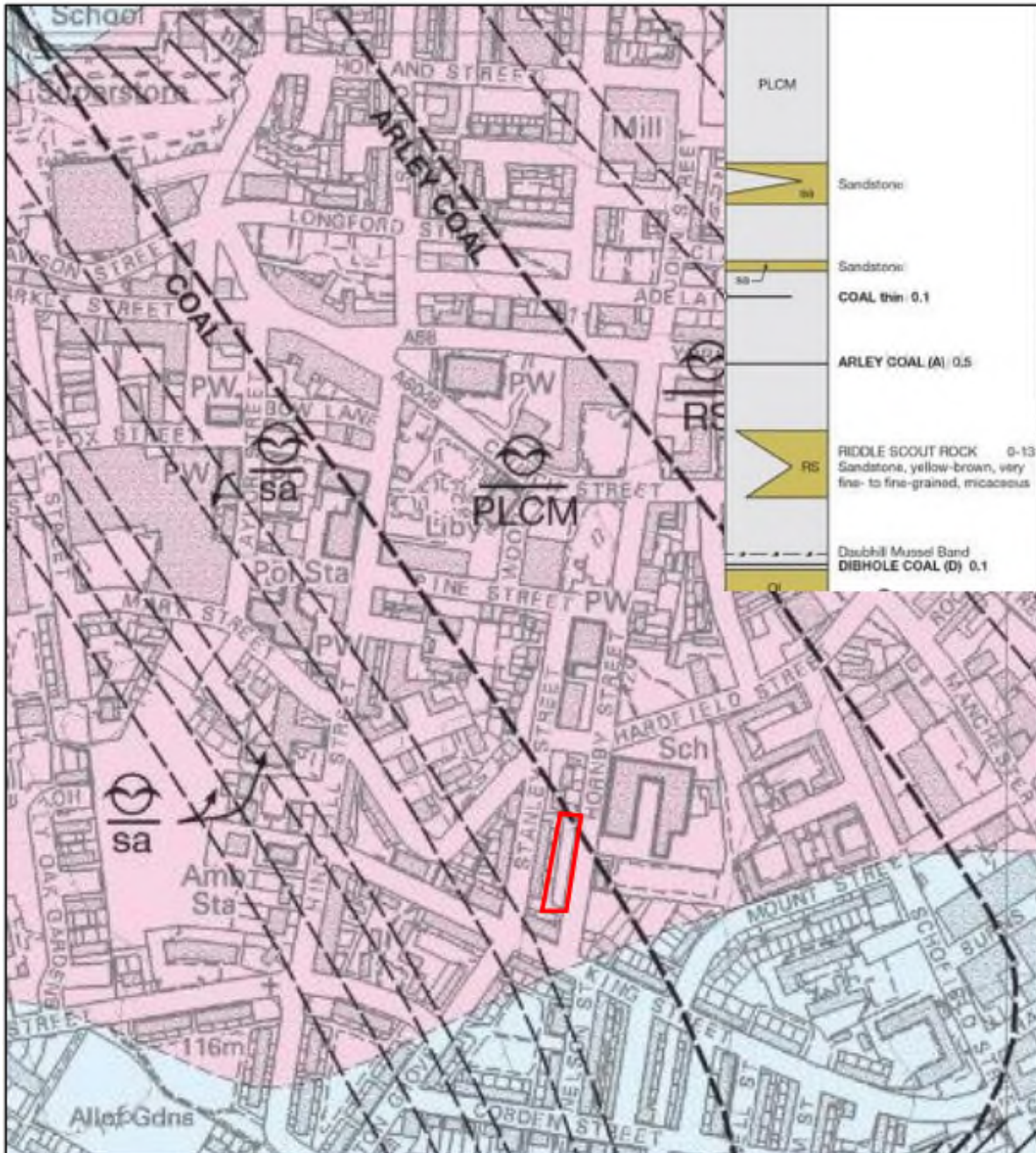
Of particular note are the permissions and associated documents relating to the site immediately to the east and south-east of the site, known as Land Opposite Harwood Primary School, Hornby Street, Heywood (Permission Refs 23/01382/FUL & 24/01025/DOC).

A site investigation has been undertaken at the Hornby Street site by Soiltechnics which included a thorough desk study, 4 shallow window sample boreholes and 2 deep rotary boreholes, soil sampling & analysis and gas monitoring.

Boreholes WS1, WS2 & RBH101 were drilled in close proximity to the development site. A borehole location plan and copies of the records for these boreholes are presented at Appendix E.

The boreholes proved 7 m of made ground and superficial soils overlying Coal Measures bedrock, which consisted of mudstone to 30 m. No coal or coal mine workings were encountered.

The Soiltechnics report includes a section titled Coal Mining Risk Assessment. An extract from the 1:10,000 scale geological map is presented and is copied below. Soiltechnics reports that *'the unnamed 'thin' coal seam present onsite is recorded to be 0.1m in thickness and not laterally extensive in the area, with the Arley Coal seam up to 0.5m in thickness and more prominent in the area'*:



**Figure 2 – Extract from 1:10,000 Geological Map ex Soiltechnics (Adjacent development site marked in red)**

Based on its assessment of the data Soiltechnics concluded that *'it is not considered mitigation works to be necessary and the risk of coal mining related land instability affecting the development is considered to be low'*.

This site has since been redeveloped for residential use.

### 3. IDENTIFICATION & 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 | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Underground coal mining (recorded at shallow depths) | No     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Underground coal mining (probable at shallow depths) | Yes    | <p>The Mining Remediation/ Coal Authority reports that probable shallow coal mine workings are present at the site related to a thin unnamed coal seam and possibly the deeper Arley Mine coal seam both of which outcrop to the north-east and dip beneath the site.</p> <p>Records show that the seam which outcrops closest to the site is probably around 0.1 m thick, it therefore has limited extraction potential from underground mining.</p> <p>It is highly unlikely that coal would be worked close to the rockhead outcrop due to the potential for mine collapse.</p> <p>The Coal Authority also reports that:</p> <p><i>It '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.'</i></p> <p><i>'There is no current Stop Notice delaying the start of remedial works or repairs to the property.'</i></p> <p><i>'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.'</i></p> |

| Coal Mining Issue                   | Yes/No | Notes                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |        | Soiltechnics drilled a borehole to 30 m on the land immediately to the east of the site. Superficial soils were encountered to around 7 m underlain by mudstone to 30 m. No evidence of coal or coal mine workings were encountered.<br><br>There is no visual evidence of mining related instability in the surrounding properties. |
| 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     |                                                                                                                                                                                                                                                                                                                                      |

ZZE considers that there is no evidence to indicate that unrecorded shallow coal mine workings are present beneath the development site.

#### 4. MITIGATION STRATEGY

No specific mitigation is proposed.

However, the developer and any appointed contractors should maintain a watching brief, particularly during excavations for foundations or services and if any evidence of possible mining activity is identified, further advice should be sought.

#### 5. CONCLUSIONS

This Coal Mining Risk Assessment has been produced to support a planning application for the redevelopment of the site for residential use.

On the basis of the information reviewed as part of this study, ZZE considers that the possibility that shallow coal mine workings exist beneath the development site, with the potential to affect the structural integrity of the proposed extensions is very low.

ZZE therefore considers that further site-specific investigation is not required, and no specific ground treatment is necessary as part of the development. The proposed strip footing foundations should be sufficient assuming that they are constructed in firm to stiff glacial clay & meet Building Control requirements.

Notwithstanding the above, the site is located in an area where coal mining has taken place and as such the developer and any appointed groundworkers should maintain a watching brief particularly whilst undertaking groundworks and excavations. If any evidence of shallow coal, collapsed ground or other visual evidence of mining legacy then further advice should be sought and appropriate investigations and precautions should be taken.



# **APPENDIX A**

## **COAL MINING REPORT**

---



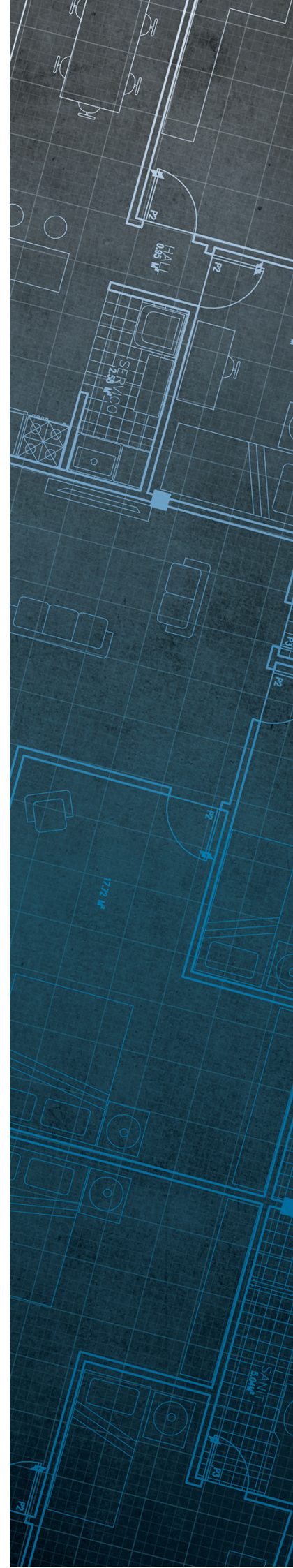
The Coal  
Authority

# Consultants Coal Mining Report

33 Stanley Street  
Heywood  
Rochdale  
OL10 1BH

|                        |                  |
|------------------------|------------------|
| Date of enquiry:       | 12 December 2025 |
| Date enquiry received: | 12 December 2025 |
| Issue date:            | 12 December 2025 |

|                 |                |
|-----------------|----------------|
| Our reference:  | 51003543432001 |
| Your reference: | ZZ25091        |



# 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

Martin Lovelock

### Enquiry address

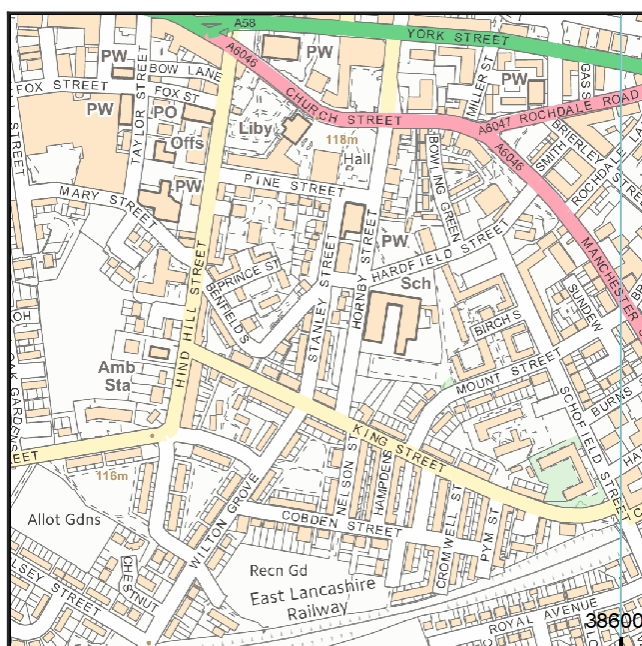
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Approximate position of property



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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 |  |  |
|-------|--|--|

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at [InformationManagers@MiningRemediation.gov.uk](mailto:InformationManagers@MiningRemediation.gov.uk)**.

## Outcrops

| Seam name | Mineral | Seam workable | Distance to outcrop (m) | Direction to outcrop | Bearing of outcrop |
|-----------|---------|---------------|-------------------------|----------------------|--------------------|
| UNNAMED 4 | Coal    | Yes           | 2.2                     | North-East           | 323                |

## 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 **email us at [reports@miningremediation.gov.uk](mailto:reports@miningremediation.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.

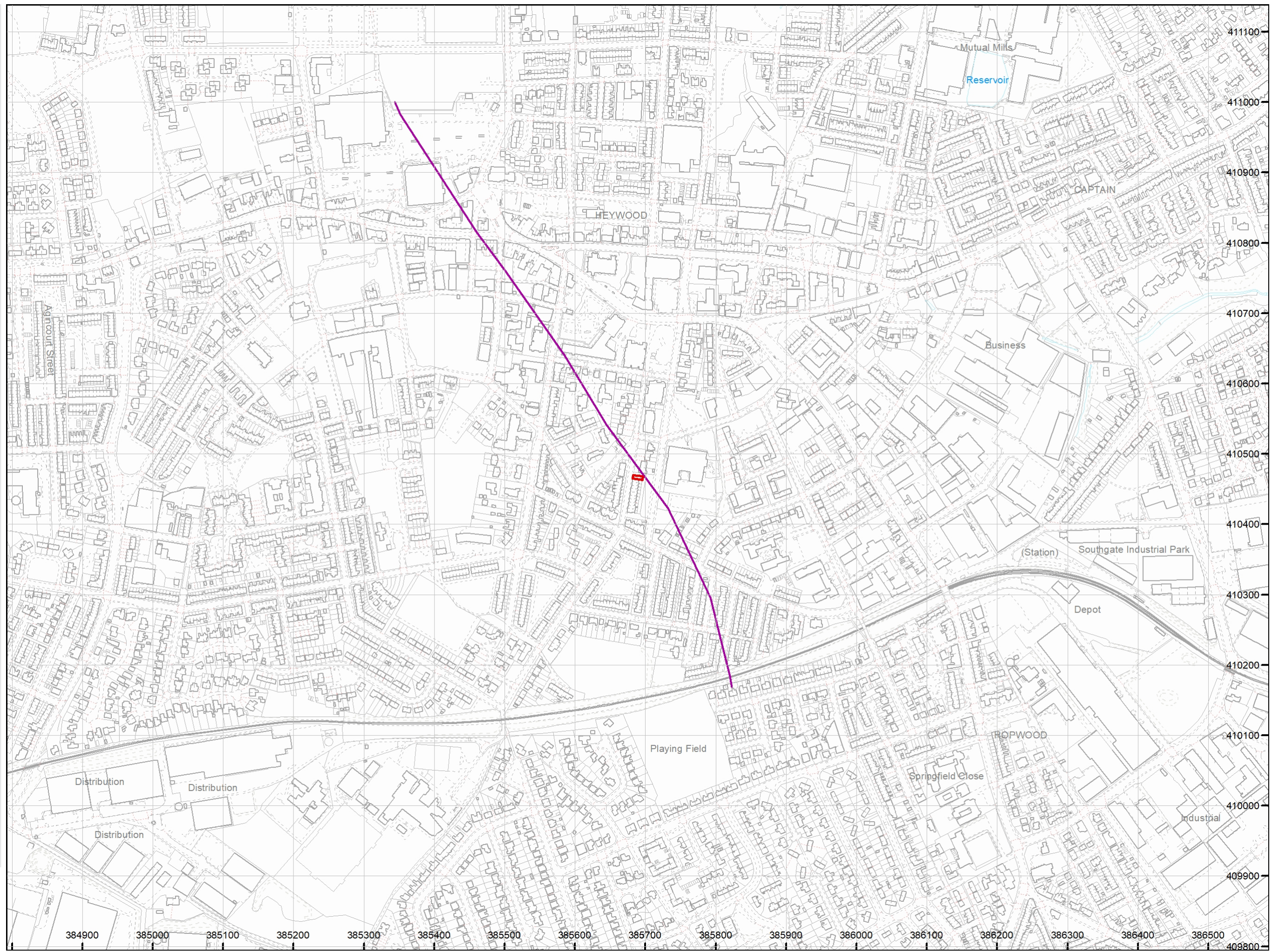
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

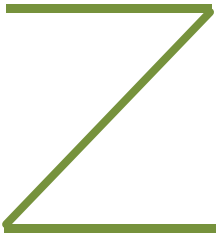
**Key**

Approximate position of the enquiry boundary shown 

Outcrop (Proven) 

**How to contact us**  
0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)  
[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)





**APPENDIX B**  
**PHOTOGRAPHS**



**Google Earth Streetview Image of Development Plot & Gable of Existing Terrace**



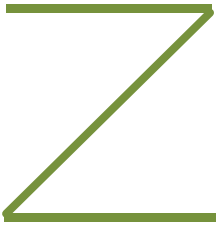
**Google Earth Streetview Image of Neighbouring Property**



Google Earth Aerial View of the Development Site



Google Earth Aerial View of the Development Site



# **APPENDIX C**

## **MRA WEB IMAGES**

---



# Mining Remediation Authority Map Viewer

## Coal Mining

+

-







385686,410469

Search result

Heywood

Millers Brook

B6220

A58

Rochdale Road East

Heywood

Hopwood

King St

Ind Hill St

Egerton St

Broadfield

387,735 409,904 Meters

500 m













Contains OS data © Crown Copyright and data

Map Layers

☒ Outcrop

☐ Seam Level Contour

☐ Child Phase

☐ Coalfield Consultation Area

☐ Country

☐ Court Order

☐ Court Order Amendment

☐ Legal Notice

☐ Licence Area

☐ Parent Phase



































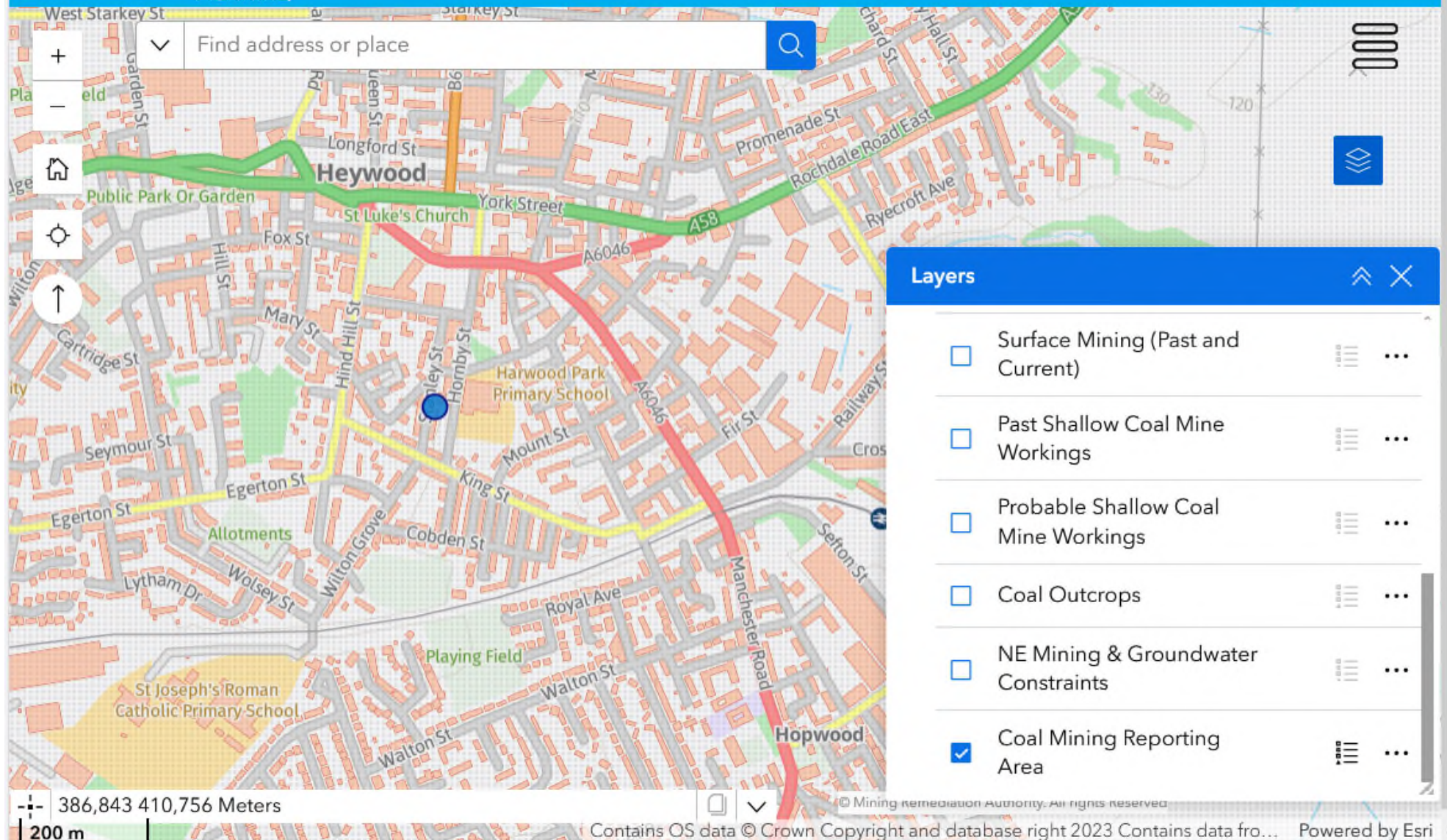


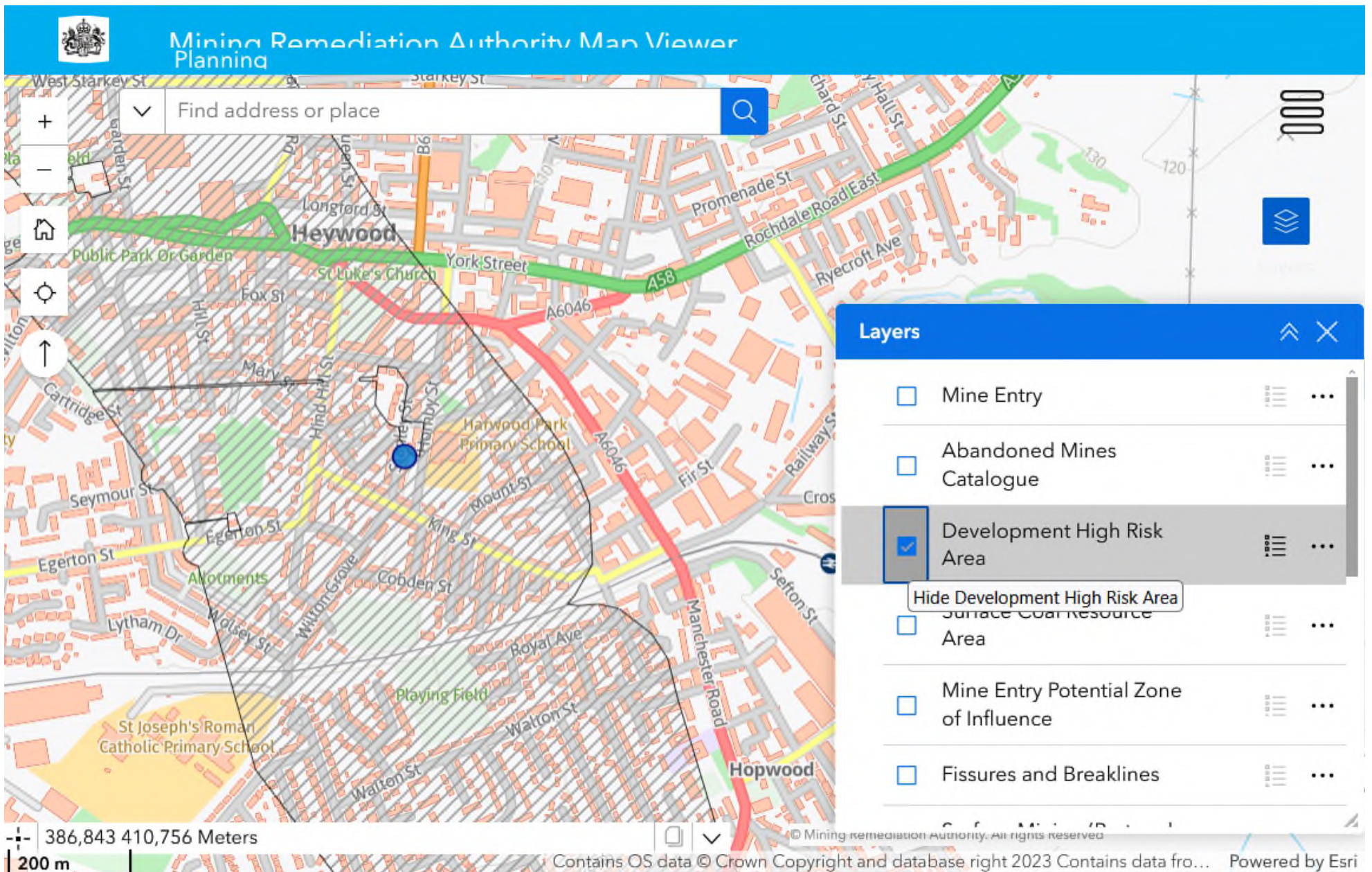






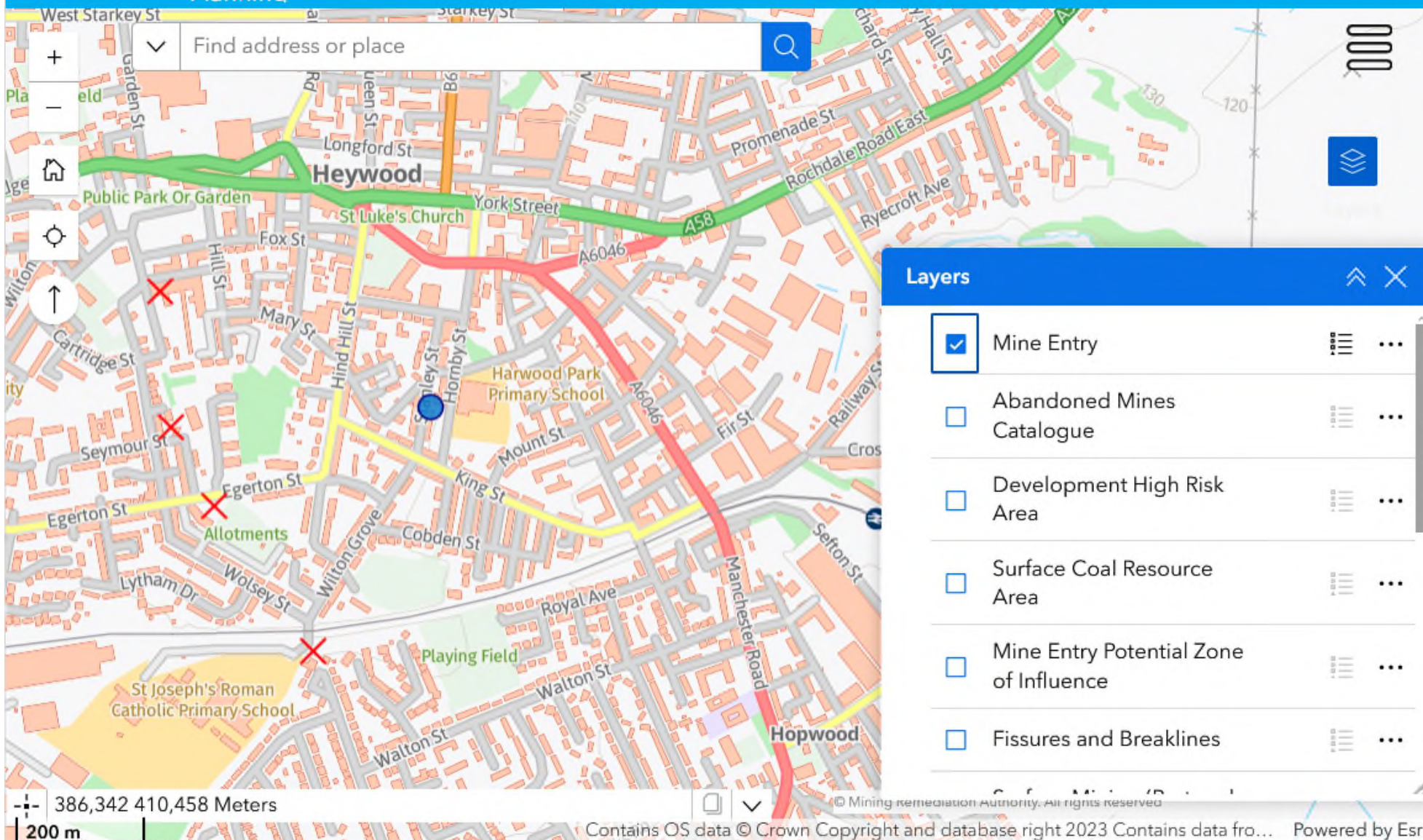
## Mining Remediation Authority Map Viewer Planning

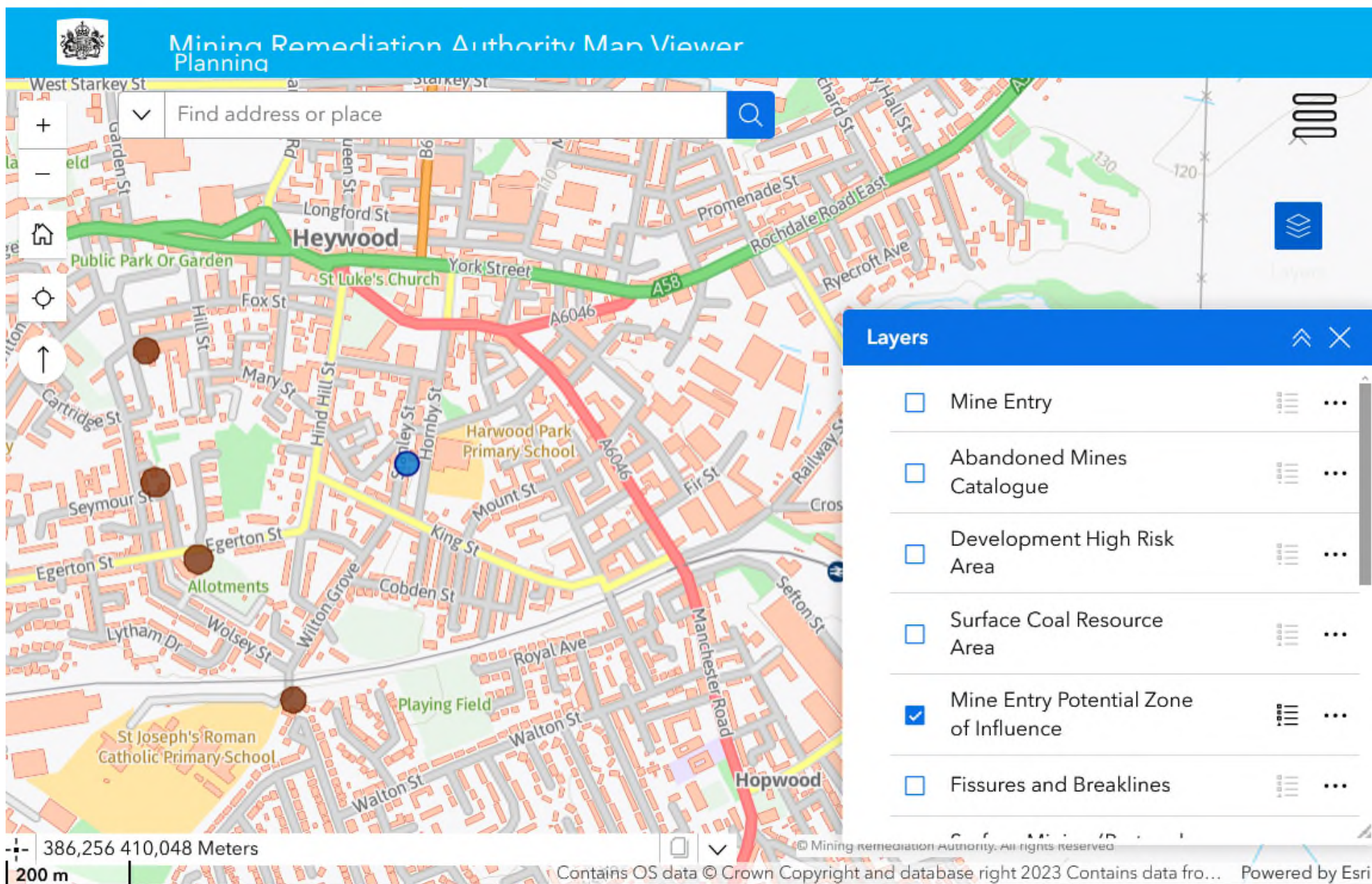






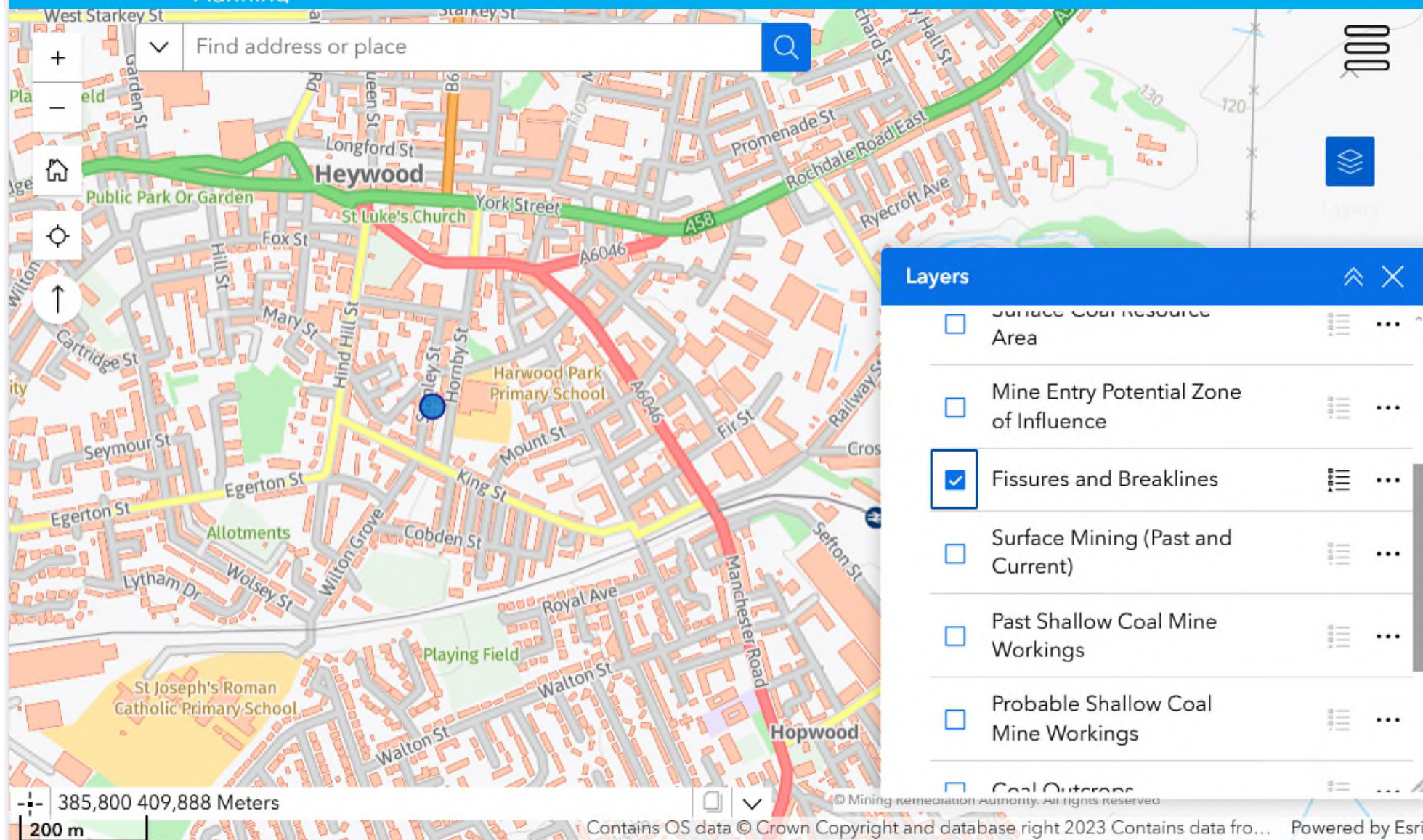
## Mining Remediation Authority Map Viewer Planning





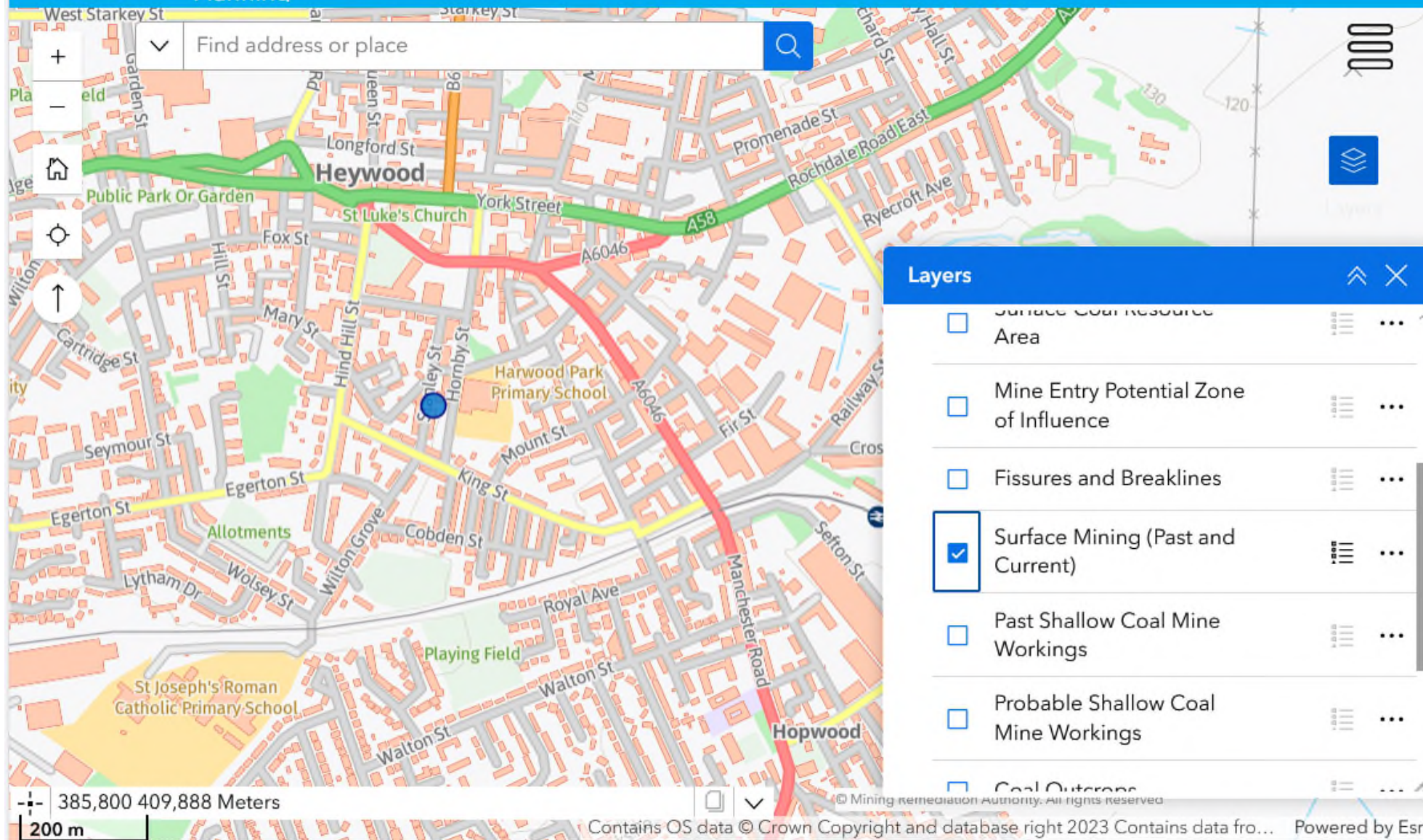


## Mining Remediation Authority Map Viewer Planning



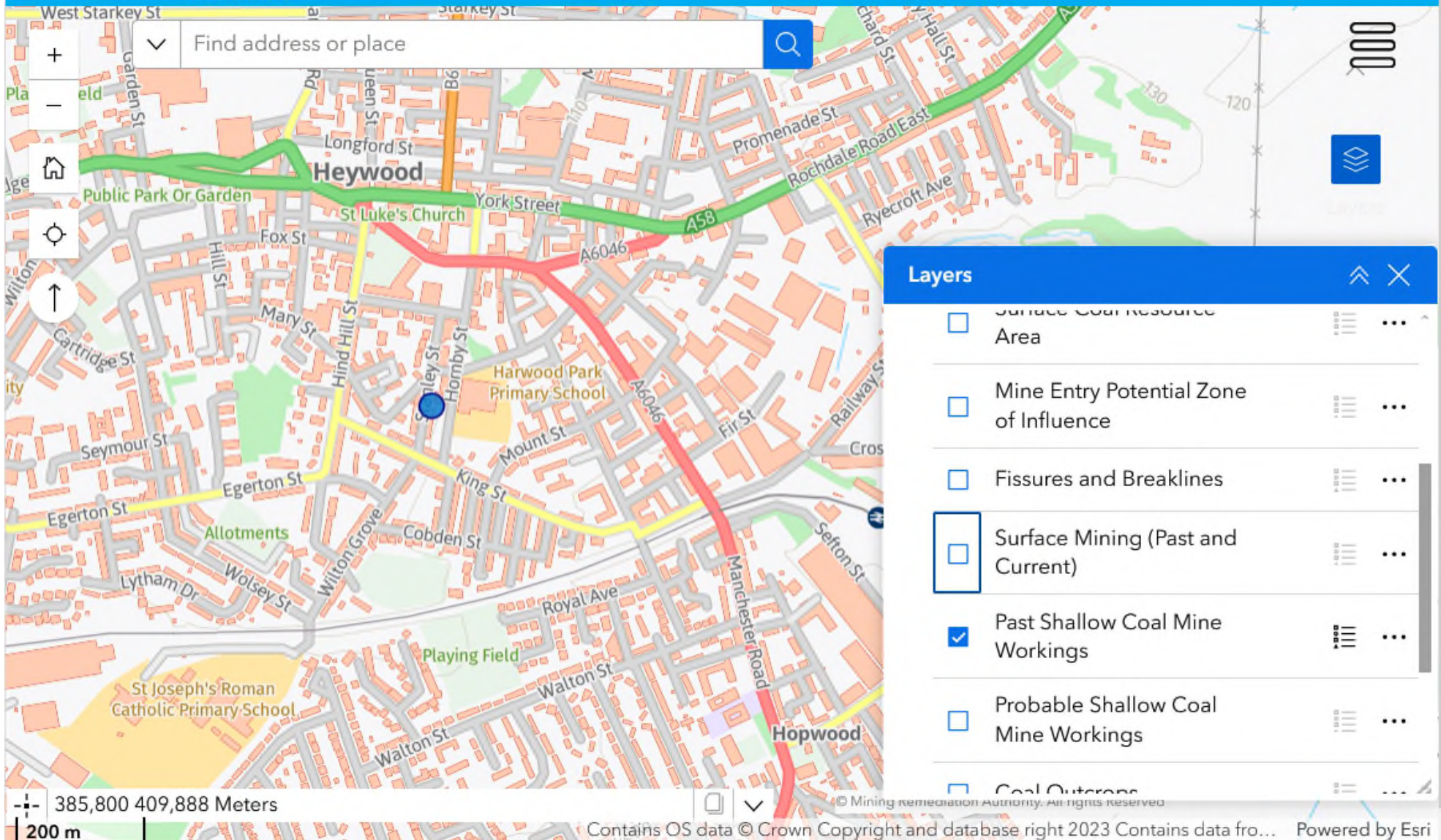


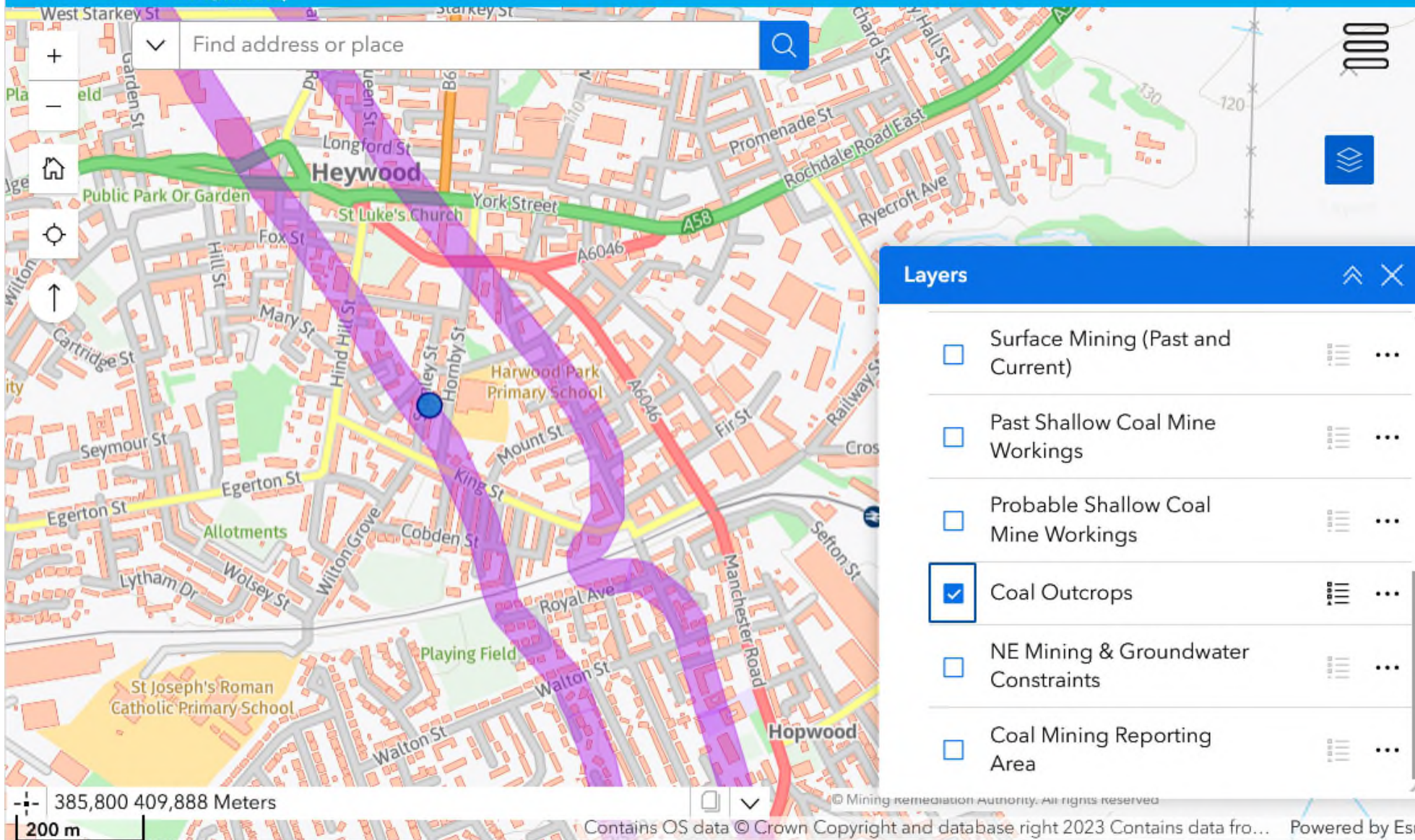
## Mining Remediation Authority Map Viewer Planning





## Mining Remediation Authority Map Viewer Planning

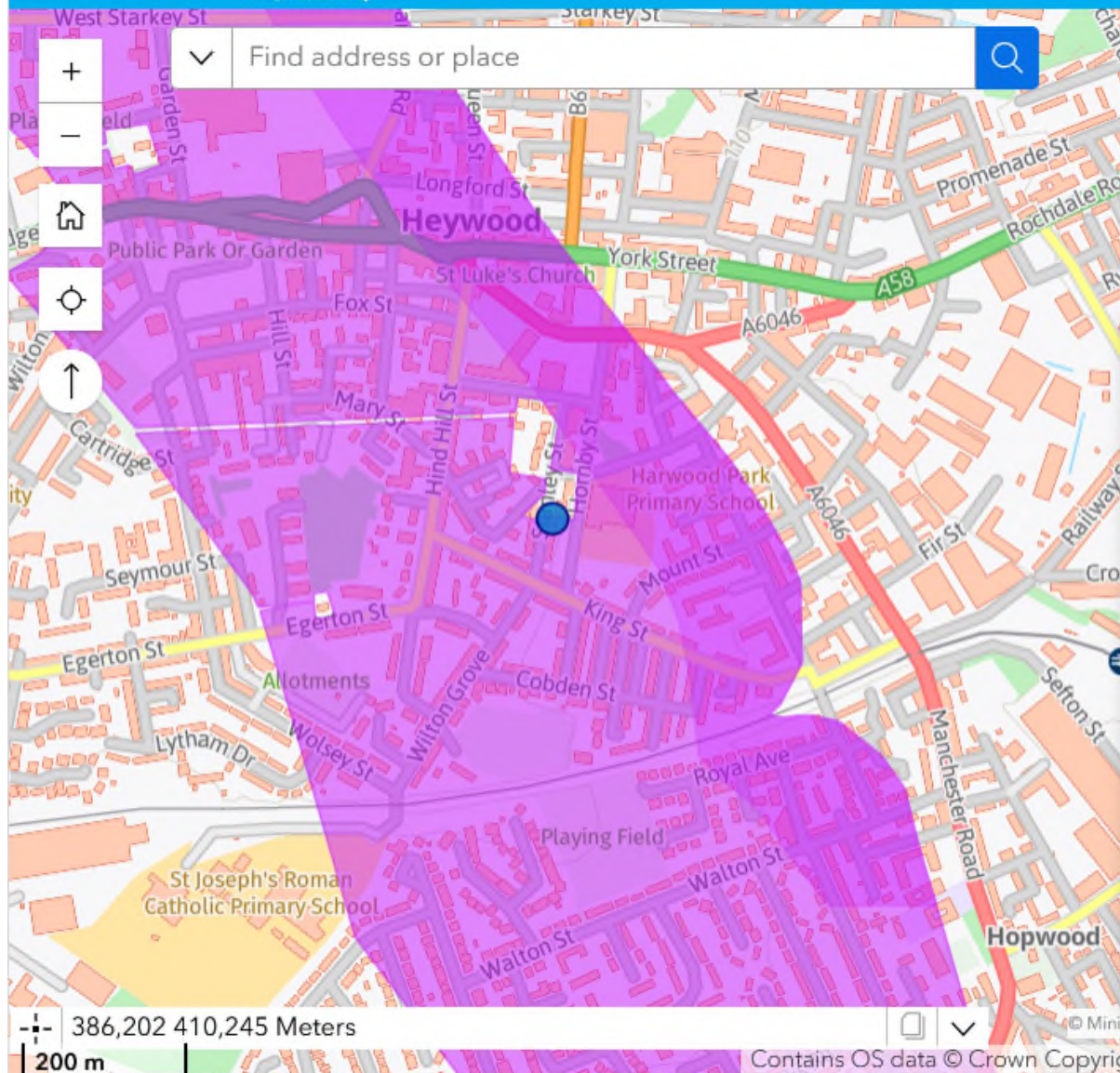






## Mining Remediation Authority Map Viewer Planning

Find address or place



### Layers

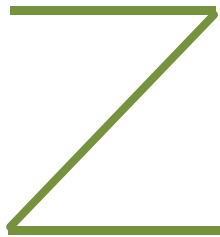
- ☐ Surface Mining (Past and Current)
- ☐ Past Shallow Coal Mine Workings
- ☒ Probable Shallow Coal Mine Workings
- ☐ Coal Outcrops
- ☐ NE Mining & Groundwater Constraints
- ☐ Coal Mining Reporting Area

386,202 410,245 Meters

200 m

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# **APPENDIX D**

## **GEOLOGICAL RECORDS**



British  
Geological  
Survey

## GeoIndex Onshore

385687,410469



### Data

Artificial ground 1:50,000  
scale



Mass movement deposits  
1:50,000 scale



Add Data

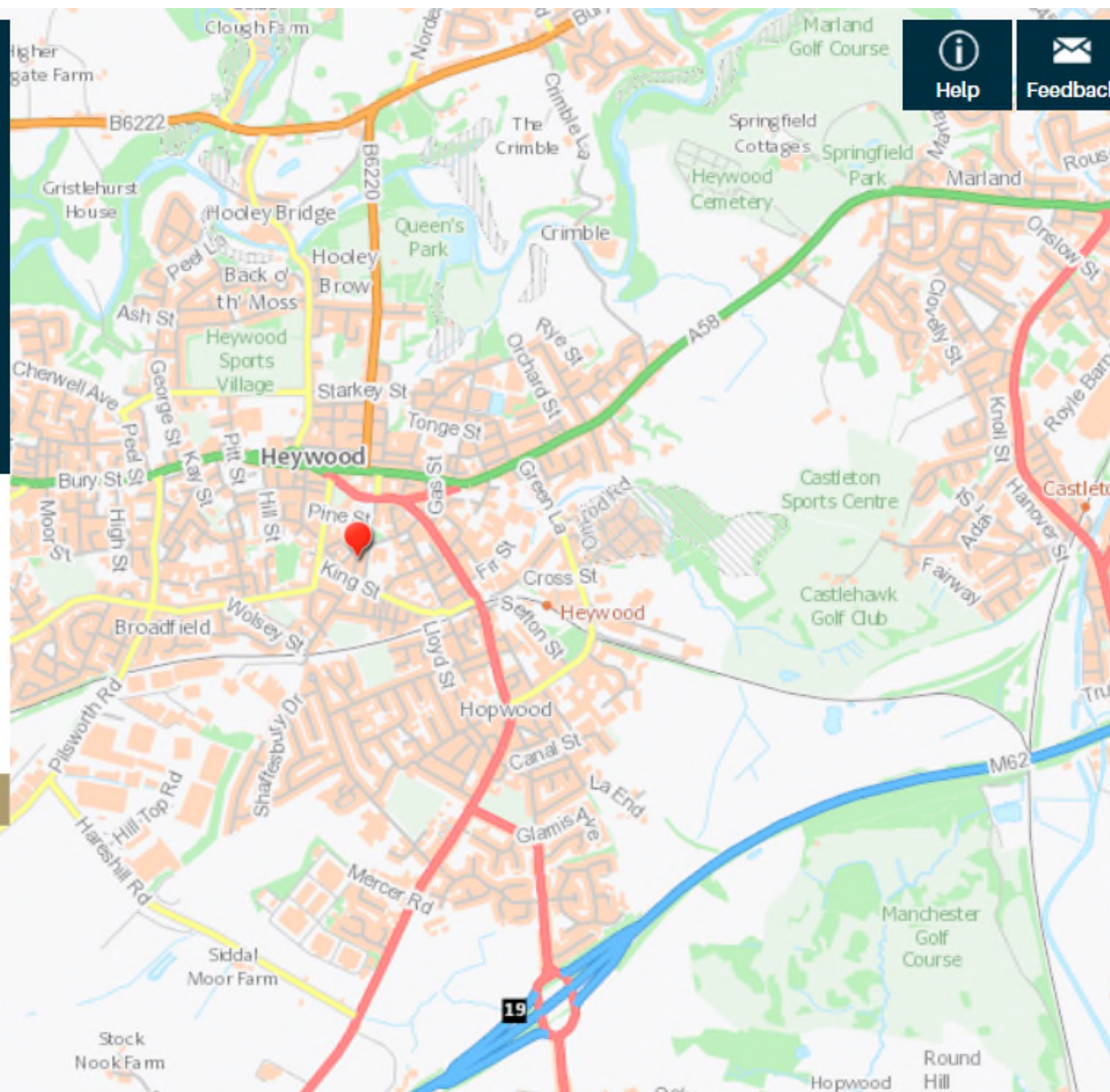
Show Legend



Help



Feedback





British  
Geological  
Survey

## GeoIndex Onshore

🔍 385687,410469



### Data

Superficial deposits 1:50,000 scale



Add Data

Show Legend



Help



Feedback

Record 1 of 1



### Superficial deposits 1:50,000 scale

Description: Glaciofluvial deposits,  
Devensian-Sand and gravel

[More Information](#)

Location: 388067, 409216

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British  
Geological  
Survey

## GeoIndex Onshore

385687,410469



### Data



Linear features 1:50,000 scale



Bedrock geology 1:50,000  
scale



Add Data

Show Legend



Help



Feedback



Record 2 of 2



### Bedrock geology 1:50,000 scale

Description: Pennine Lower Coal Measures  
Formation-Mudstone, siltstone and sandstone  
[More Information](#)

Location: 388530, 409731

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British  
Geological  
Survey

## GeoIndex Onshore

385687,410469



### Data



Borehole records



Linear features 1:50,000 scale



Bedrock geology 1:50,000 scale



Add Data

Show Legend



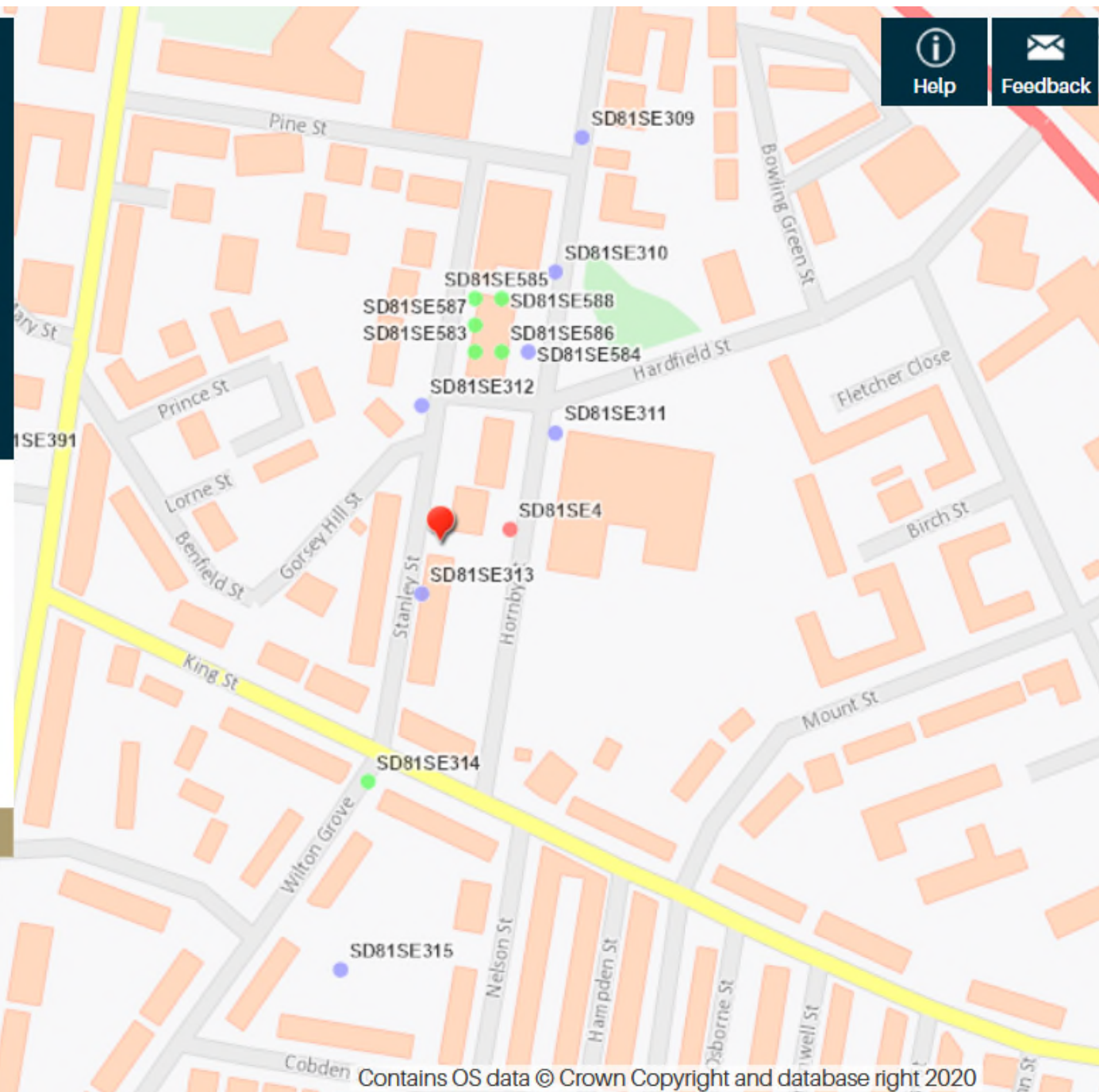
Location: 385934, 410333



Help



Feedback



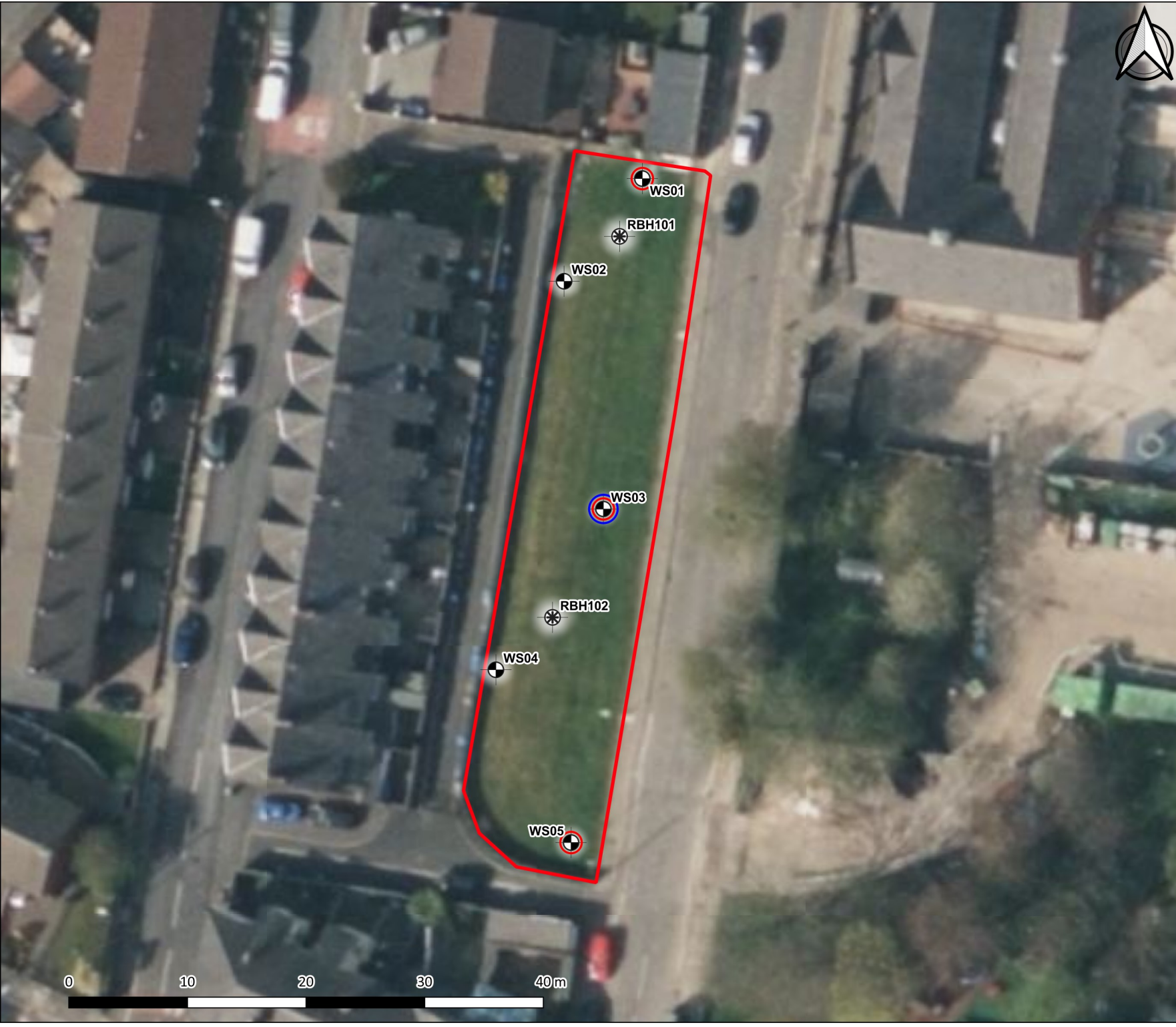
Contains OS data © Crown Copyright and database right 2020



# **APPENDIX E**

## **INVESTIGATION RECORDS**

---



Key:

Exploratory Holes

-  Rotary Borehole
-  Windowless Sampling Borehole
-  Monitoring Well Installation
-  Infiltration Testing

Site Features

-  Site Boundary

Notes

- 1) Base image provided by Google.
- 2) All drawn features are approximate.

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Map data © 2024 Google

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|  |  |  |
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|     |           |                      |
|-----|-----------|----------------------|
| A   | Sept 2024 | First issue          |
| REV | DATE      | COMMENT ON VARIATION |

**soiltechnics**  
environmental • geotechnical • building fabric

PROJECT  
Hornby Street, Heywood

TITLE  
Exploratory Hole Location Plan

DRAWING No.  
STW6573-D01-A

| INSTALL | STRATA                                                                                                                                                                                            |           |                   |                                                                                     | WATER STRIKES                                                                     | CORING       |         |         |         |    | SPT TESTING      |          |                  |                 | OTHER IN SITU TESTING |                | SAMPLING |        |      |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------|---------|---------|---------|----|------------------|----------|------------------|-----------------|-----------------------|----------------|----------|--------|------|
|         | DESCRIPTION                                                                                                                                                                                       | DEPTH (m) | REDUCED LVL (MOD) | LEGEND                                                                              |                                                                                   | DEPTH (m)    | TCR (%) | SCR (%) | RQD (%) | FI | TYPE / DEPTH (m) | RESULT   | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT         | FROM (m) | TO (m) | TYPE |
|         | Grass onto dark brown slightly sandy CLAY with frequent rootlets. (TOPSOIL)                                                                                                                       | 0.20      |                   |    |  |              |         |         |         |    |                  |          |                  |                 |                       |                | 0.30     | 9.00   | ES   |
|         | Dark brownish grey slightly sandy slightly gravelly CLAY. Gravel is fine to coarse angular to rounded brick, sandstone and clinker with occasional fragments of plastic and timber. (MADE GROUND) | 0.90      |                   |    |                                                                                   |              |         |         |         |    | S 1.20           | (0) 1    |                  |                 |                       |                | 0.60     |        | ES   |
|         | Firm dark grey slightly sandy amorphous PEAT. (PEAT)                                                                                                                                              | 1.60      |                   |    |                                                                                   |              |         |         |         |    |                  |          |                  |                 |                       |                | 1.10     |        | D    |
|         | Soft grey slightly gravelly SILT. (GLACIOFLUVIAL DEPOSITS)                                                                                                                                        | 2.00      |                   |    |                                                                                   |              |         |         |         |    | S 2.00           | (0) 3    |                  |                 |                       |                | 1.80     |        | D    |
|         | Soft dark brown pseudo-fibrous PEAT. (PEAT)                                                                                                                                                       | 2.30      |                   |    |                                                                                   |              |         |         |         |    |                  |          |                  |                 |                       |                | 2.20     |        | D    |
|         | Soft light grey sandy SILT. (GLACIOFLUVIAL DEPOSITS)                                                                                                                                              | 3.20      |                   |    |                                                                                   |              |         |         |         |    | S 3.00           | (2) 6    |                  |                 |                       |                | 2.50     |        | D    |
|         | Firm brown mottled grey slightly sandy slightly gravelly CLAY. Gravel is fine to coarse angular to subrounded coal and sandstone. (GLACIOFLUVIAL DEPOSITS)                                        | 4.00      |                   |    |                                                                                   |              |         |         |         |    | S 4.00           | (14) 37  |                  |                 | PP 3.70<br>PP 3.90    | PP 75<br>PP 50 | 3.70     | 4.45   | D    |
|         | NO RECOVERY assumed clay/sand/gravel (GLACIOFLUVIAL DEPOSITS)                                                                                                                                     |           |                   |    |                                                                                   | 4.00 - 5.50  | 0       | 0       | 0       |    |                  |          |                  |                 |                       |                | 4.00     |        | D    |
|         |                                                                                                                                                                                                   |           |                   |  |                                                                                   |              |         |         |         |    | S 5.50           | (15) 39  | 3.00             |                 |                       |                | 5.50     | 5.90   | D    |
|         |                                                                                                                                                                                                   |           |                   |  |                                                                                   | 5.50 - 7.00  | 0       | 0       | 0       |    |                  |          |                  |                 |                       |                |          |        |      |
|         | Extremely weak to weak thinly laminated grey MUDSTONE. Discontinuities are very closely spaced rough subhorizontal and occasionally infilled with clay. (PENNINE LOWER COAL MEASURES FORMATION)   | 7.00      |                   |  |                                                                                   | 7.00 - 8.50  | 50      | 35      | 0       | 20 |                  |          |                  |                 |                       |                | 7.00     | 7.45   | D    |
|         |                                                                                                                                                                                                   | 8.50      |                   |  |                                                                                   |              |         |         |         |    | S 8.50           | (10) 50* | 4.00             |                 |                       |                | 8.70     | 8.80   | B    |
|         |                                                                                                                                                                                                   |           |                   |  |                                                                                   | 8.50 - 10.00 | 55      | 35      | 0       |    |                  |          |                  |                 |                       |                |          |        |      |

CONTINUED ON NEXT SHEET.

|                                                                                                                                                                                                                                                    |                                     |                                 |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|-------------------------------------------|
| <b>Notes</b><br>Inspection pit excavated to 1.2m depth. Borehole dynamic sampled between 1.2m and 4.0m depth. Borehole cored between 4.0m and 11.2m depth. Borehole open hole drilled between 11.2m and 30.0m depth. Terminated at scheduled depth | <b>Title</b><br>Borehole record     |                                 | <b>Date(s)</b><br>16/07/2024 - 19/07/2024 |
|                                                                                                                                                                                                                                                    | <b>Method</b><br>Rotary Water Flush | <b>Plant used</b><br>Rotary Rig | <b>Sheet number</b><br>Sheet 1 of 4       |
| <b>Groundwater observations</b><br>Groundwater encountered at 4.0m depth, rising to 3.9m depth in 20 minutes, Recorded at 3.1m on completion of borehole.                                                                                          | <b>Level (m OD)</b><br>-            | <b>Logged by</b><br>CB          | <b>Revision</b><br>A                      |
|                                                                                                                                                                                                                                                    | <b>Co-ordinates</b><br>-            | <b>Checked by</b><br>JP         | <b>RBH101</b>                             |

| INSTALL | STRATA                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |        | WATER STRIKES | CORING    |         |         |         |    | SPT TESTING      |        |                  |                 | OTHER IN SITU TESTING |        | SAMPLING |        |      |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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|         | DESCRIPTION                                                                                                                                                                                                                 | DEPTH (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REDUCED LVL (mOD) | LEGEND |               | DEPTH (m) | TCR (%) | SCR (%) | RQD (%) | FI | TYPE / DEPTH (m) | RESULT | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT | FROM (m) | TO (m) | TYPE |
|         | Very weak to medium strong thinly laminated dark grey organic MUDSTONE. Discontinuities are very closely to closely spaced rough subhorizontal and occasionally infilled with clay. (PENNINE LOWER COAL MEASURES FORMATION) | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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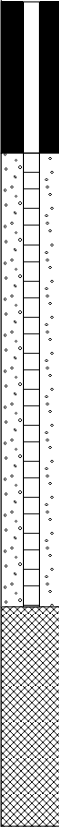
|                                                                                                                                                                                                                                                    |                                     |                                 |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|-------------------------------------------|
| <b>Notes</b><br>Inspection pit excavated to 1.2m depth. Borehole dynamic sampled between 1.2m and 4.0m depth. Borehole cored between 4.0m and 11.2m depth. Borehole open hole drilled between 11.2m and 30.0m depth. Terminated at scheduled depth | <b>Title</b><br>Borehole record     |                                 | <b>Date(s)</b><br>16/07/2024 - 19/07/2024 |
|                                                                                                                                                                                                                                                    | <b>Method</b><br>Rotary Water Flush | <b>Plant used</b><br>Rotary Rig | <b>Sheet number</b><br>Sheet 2 of 4       |
| <b>Groundwater observations</b><br>Groundwater encountered at 4.0m depth, rising to 3.9m depth in 20 minutes, Recorded at 3.1m on completion of borehole.                                                                                          | <b>Level (m OD)</b><br>-            | <b>Logged by</b><br>CB          | <b>Revision</b><br>A                      |
|                                                                                                                                                                                                                                                    | <b>Co-ordinates</b><br>-            | <b>Checked by</b><br>JP         | <b>RBH101</b>                             |

| INSTALL | STRATA                                                           |           |                   |        | WATER STRIKES | CORING    |         |         |         |    | SPT TESTING      |        |                  |                 | OTHER IN SITU TESTING |        | SAMPLING |        |      |  |
|---------|------------------------------------------------------------------|-----------|-------------------|--------|---------------|-----------|---------|---------|---------|----|------------------|--------|------------------|-----------------|-----------------------|--------|----------|--------|------|--|
|         | DESCRIPTION                                                      | DEPTH (m) | REDUCED LVL (mOD) | LEGEND |               | DEPTH (m) | TCR (%) | SCR (%) | RQD (%) | FI | TYPE / DEPTH (m) | RESULT | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT | FROM (m) | TO (m) | TYPE |  |
|         | Light grey MUDSTONE.<br>(PENNINE LOWER COAL MEASURES FORMATION ) |           | 21.00             |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |
|         |                                                                  |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |  |

|                                                                                                                                                                                                                                                    |                                     |                                 |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|-------------------------------------------|
| <b>Notes</b><br>Inspection pit excavated to 1.2m depth. Borehole dynamic sampled between 1.2m and 4.0m depth. Borehole cored between 4.0m and 11.2m depth. Borehole open hole drilled between 11.2m and 30.0m depth. Terminated at scheduled depth | <b>Title</b><br>Borehole record     |                                 | <b>Date(s)</b><br>16/07/2024 - 19/07/2024 |
|                                                                                                                                                                                                                                                    | <b>Method</b><br>Rotary Water Flush | <b>Plant used</b><br>Rotary Rig | <b>Sheet number</b><br>Sheet 3 of 4       |
| <b>Groundwater observations</b><br>Groundwater encountered at 4.0m depth, rising to 3.9m depth in 20 minutes, Recorded at 3.1m on completion of borehole.                                                                                          | <b>Level (m OD)</b><br>-            | <b>Logged by</b><br>CB          | <b>Revision</b><br>A                      |
|                                                                                                                                                                                                                                                    | <b>Co-ordinates</b><br>-            | <b>Checked by</b><br>JP         | <b>RBH101</b>                             |

| INSTALL | STRATA                        |           |                   |        | WATER STRIKES | CORING    |         |         |         |    | SPT TESTING      |        |                  |                 | OTHER IN SITU TESTING |        | SAMPLING |        |      |
|---------|-------------------------------|-----------|-------------------|--------|---------------|-----------|---------|---------|---------|----|------------------|--------|------------------|-----------------|-----------------------|--------|----------|--------|------|
|         | DESCRIPTION                   | DEPTH (m) | REDUCED LVL (MOD) | LEGEND |               | DEPTH (m) | TCR (%) | SCR (%) | RQD (%) | FI | TYPE / DEPTH (m) | RESULT | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT | FROM (m) | TO (m) | TYPE |
|         |                               |           |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |
|         | BOREHOLE TERMINATED AT 30.00m | 30.00     |                   |        |               |           |         |         |         |    |                  |        |                  |                 |                       |        |          |        |      |

|                                                                                                                                                                                                                                                    |                                     |                                 |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|-------------------------------------------|
| <b>Notes</b><br>Inspection pit excavated to 1.2m depth. Borehole dynamic sampled between 1.2m and 4.0m depth. Borehole cored between 4.0m and 11.2m depth. Borehole open hole drilled between 11.2m and 30.0m depth. Terminated at scheduled depth | <b>Title</b><br>Borehole record     |                                 | <b>Date(s)</b><br>16/07/2024 - 19/07/2024 |
|                                                                                                                                                                                                                                                    | <b>Method</b><br>Rotary Water Flush | <b>Plant used</b><br>Rotary Rig | <b>Sheet number</b><br>Sheet 4 of 4       |
| <b>Groundwater observations</b><br>Groundwater encountered at 4.0m depth, rising to 3.9m depth in 20 minutes, Recorded at 3.1m on completion of borehole.                                                                                          | <b>Level (m OD)</b><br>-            | <b>Logged by</b><br>CB          | <b>Revision</b><br>A                      |
|                                                                                                                                                                                                                                                    | <b>Co-ordinates</b><br>-            | <b>Checked by</b><br>JP         | <b>RBH101</b>                             |

| INSTALL                                                                            | STRATA                                                                                                                                                               |           |                    |                                                                                     | WATER STRIKES | SPT TESTING      |        |                  |                 | OTHER IN SITU TESTING |        | SAMPLING |        |      |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|-------------------------------------------------------------------------------------|---------------|------------------|--------|------------------|-----------------|-----------------------|--------|----------|--------|------|
|                                                                                    | DESCRIPTION                                                                                                                                                          | DEPTH (m) | REDUCED LVL (m OD) | LEGEND                                                                              |               | TYPE / DEPTH (m) | RESULT | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT | FROM (m) | TO (m) | TYPE |
|  | Grass onto firm dark brown slightly sandy CLAY with occasional rootlets. (TOPSOIL)                                                                                   | 0.20      |                    |  |               |                  |        |                  |                 |                       |        | 0.30     | 0.70   | B    |
|                                                                                    | Firm dark grey and brown slightly sandy slightly gravelly CLAY. Gravel is fine to coarse angular to subangular brick, glass, ash, clinker and plastic. (MADE GROUND) |           |                    |  |               |                  |        |                  |                 |                       |        | 0.30     | 0.70   | ES   |
|                                                                                    | Firm dark brown plastic slightly sandy amorphous PEAT. (PEAT)                                                                                                        | 0.80      |                    |  |               | S 1.00 - 1.45    | (4) 8  |                  |                 |                       |        | 1.40     | 1.70   | D    |
|                                                                                    | Very soft to soft dark brown plastic slightly sandy pseudo fibrous PEAT. (PEAT)                                                                                      | 1.80      |                    |  |               | S 2.00 - 2.45    | (4) 1  |                  |                 |                       |        | 1.80     | 2.00   | D    |
|                                                                                    | Soft brown plastic slightly sandy amorphous PEAT. (PEAT)                                                                                                             | 2.35      |                    |  |               |                  |        |                  |                 |                       |        | 2.50     | 2.60   | D    |
|                                                                                    | Soft yellowish brown sandy SILT. (GLACIOFLUVIAL DEPOSITS)                                                                                                            | 2.70      |                    |  |               | S 3.00 - 3.45    | (4) 2  |                  |                 |                       |        | 2.80     | 3.00   | D    |
|                                                                                    | Soft brown sandy SILT. (GLACIOFLUVIAL DEPOSITS)                                                                                                                      | 3.10      |                    |  |               |                  |        |                  |                 |                       |        |          |        |      |
|                                                                                    | Very soft to soft greyish brown slightly sandy silty CLAY. (GLACIOFLUVIAL DEPOSITS)                                                                                  | 3.30      |                    |  |               |                  |        |                  |                 |                       |        | 3.50     | 3.70   | D    |
|                                                                                    | Soft brown slightly gravelly sandy SILT. Gravel is fine to medium angular to subangular coal. (GLACIOFLUVIAL DEPOSITS)                                               | 4.10      |                    |  |               | S 4.00 - 4.45    | (0) 3  |                  |                 |                       |        | 4.10     | 5.00   | B    |
|                                                                                    |                                                                                                                                                                      |           |                    |  |               | S 5.00 - 5.45    | (4) 4  |                  |                 |                       |        |          |        |      |
|                                                                                    | BOREHOLE TERMINATED AT 5.45m                                                                                                                                         |           |                    |                                                                                     |               |                  |        |                  |                 |                       |        |          |        |      |

|                                                         |                                                          |                        |                                                              |                                                             |                                             |
|---------------------------------------------------------|----------------------------------------------------------|------------------------|--------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------|
| <b>Notes</b><br>Borehole terminated at scheduled depth. | <b>Title</b><br>Dynamic Windowless Sampling record       |                        |                                                              | <b>Date(s)</b><br>27/11/2023                                |                                             |
|                                                         | <b>Recovery details</b>                                  |                        | <b>Method</b><br>Windowless sampler                          | <b>Logged by</b><br>CB                                      | <b>Sheet number</b><br>Sheet 1 of 1         |
|                                                         | <b>Range (m)</b>                                         | <b>Recovery (%)</b>    |                                                              |                                                             |                                             |
|                                                         | 1.00 - 2.00<br>2.00 - 3.00<br>3.00 - 4.00<br>4.00 - 5.00 | 70<br>70<br>100<br>100 | <b>Level (m OD)</b><br>-<br><br><br><b>Co-ordinates</b><br>- | <b>Compiled by</b><br>KD<br><br><br><b>Checked by</b><br>DH | <b>Revision</b><br>A<br><br><br><b>WS01</b> |

| INSTALL                                                                           | STRATA                                                                                                                                                                    |           |                    |                                                                                     | WATER STRIKES                                                                        | SPT TESTING      |        |                  |                 | OTHER IN SITU TESTING |        | SAMPLING |        |      |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------|--------|------------------|-----------------|-----------------------|--------|----------|--------|------|
|                                                                                   | DESCRIPTION                                                                                                                                                               | DEPTH (m) | REDUCED LVL (m OD) | LEGEND                                                                              |                                                                                      | TYPE / DEPTH (m) | RESULT | CASING DEPTH (m) | WATER LEVEL (m) | TYPE / DEPTH (m)      | RESULT | FROM (m) | TO (m) | TYPE |
|  | Grass onto firm dark brown slightly sandy CLAY with occasional rootlets. (TOPSOIL)                                                                                        | 0.25      |                    |  |   |                  |        |                  |                 | PP 0.40               | PP=58  | 0.30     | 0.60   | ES   |
|                                                                                   | Firm dark grey slightly sandy slightly gravelly CLAY. Gravel is fine to medium angular to subrounded brick, clinker, glass and wood. (MADE GROUND)                        | 0.90      |                    |  |                                                                                      |                  |        |                  |                 | PP 0.80               | PP=50  |          |        |      |
|                                                                                   | Medium dense brown gravelly silty SAND. Gravel is fine to medium angular to subangular quartz and sandstone. (GLACIOFLUVIAL DEPOSITS)                                     | 1.65      |                    |  |                                                                                      | S 1.00 - 1.45    | (4) 11 |                  |                 |                       |        | 1.40     | 1.60   | D    |
|                                                                                   | Firm dark grey spongy amorphous PEAT. (PEAT)                                                                                                                              | 2.00      |                    |  |                                                                                      |                  |        |                  |                 |                       |        | 1.70     | 1.90   | D    |
|                                                                                   | Firm brown clayey SILT. (GLACIOFLUVIAL DEPOSITS)                                                                                                                          | 2.15      |                    |  |                                                                                      | S 2.00 - 2.45    | (6) 15 |                  |                 | PP 2.20               | PP=75  |          |        |      |
|                                                                                   | Stiff brown mottled grey slightly sandy slightly gravelly silty CLAY. Gravel is fine to medium angular to subrounded quartz, sandstone and coal. (GLACIOFLUVIAL DEPOSITS) | 3.10      |                    |  |                                                                                      |                  |        |                  |                 | PP 2.80               | PP=75  | 2.50     | 2.70   | D    |
|                                                                                   | Medium dense becoming very dense brown very silty fine to medium SAND. (GLACIOFLUVIAL DEPOSITS)                                                                           | 4.50      |                    |  |  | S 3.00 - 3.45    | (6) 13 |                  |                 |                       |        | 3.60     | 4.00   | D    |
|                                                                                   | BOREHOLE TERMINATED AT 4.50m                                                                                                                                              |           |                    |                                                                                     |                                                                                      |                  |        |                  |                 |                       |        |          |        |      |

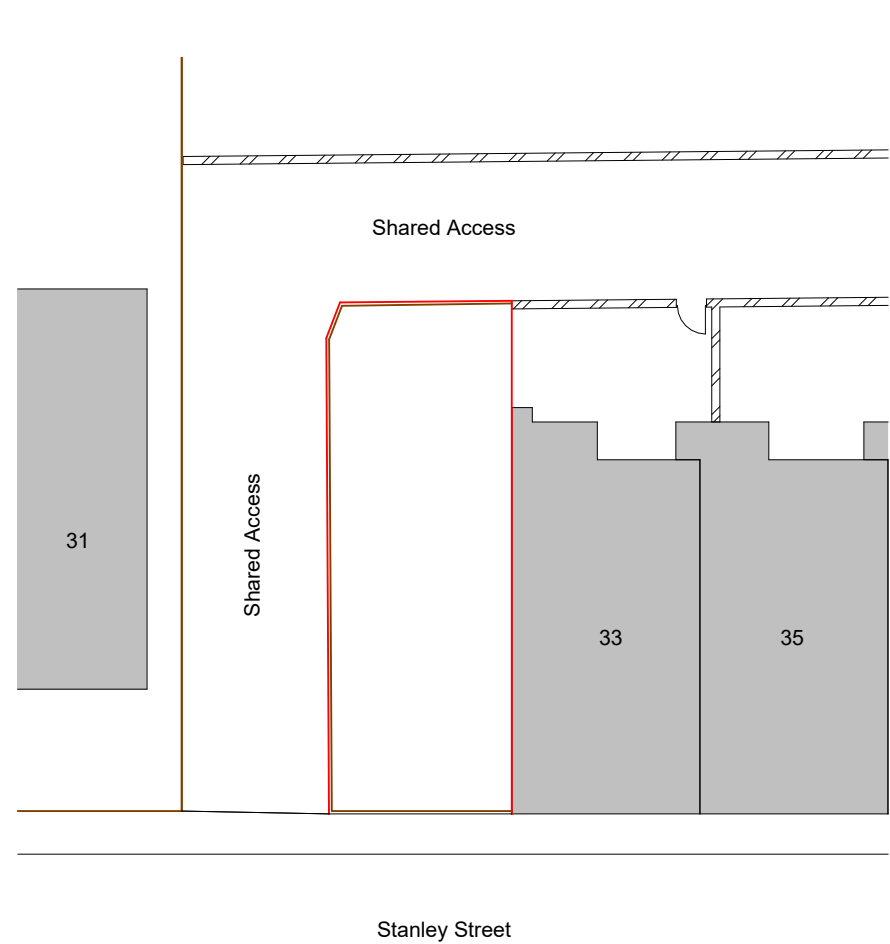
|                                                                                                                               |                                    |              |                     |                    |                     |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------|---------------------|--------------------|---------------------|
| <b>Notes</b><br>Borehole terminated due to obstruction at 4.50m.                                                              | <b>Title</b>                       |              |                     | <b>Date(s)</b>     |                     |
|                                                                                                                               | Dynamic Windowless Sampling record |              |                     | 27/11/2023         |                     |
|                                                                                                                               | <b>Recovery details</b>            |              | <b>Method</b>       | <b>Logged by</b>   | <b>Sheet number</b> |
|                                                                                                                               | Range (m)                          | Recovery (%) | Windowless sampler  | CB                 | Sheet 1 of 1        |
| <b>Groundwater observations</b><br>Groundwater encountered at 4.5m depth, filling borehole to 1.4m on completion of borehole. | 1.00 - 2.00                        | 60           | <b>Level (m OD)</b> | <b>Compiled by</b> | <b>Revision</b>     |
|                                                                                                                               | 2.00 - 3.00                        | 90           | -                   | KD                 | A                   |
|                                                                                                                               | 3.00 - 4.00                        | 35           |                     |                    |                     |
|                                                                                                                               | 4.00 - 4.50                        | 0            | <b>Co-ordinates</b> | <b>Checked by</b>  | <b>WS02</b>         |
|                                                                                                                               |                                    |              | -                   | DH                 |                     |



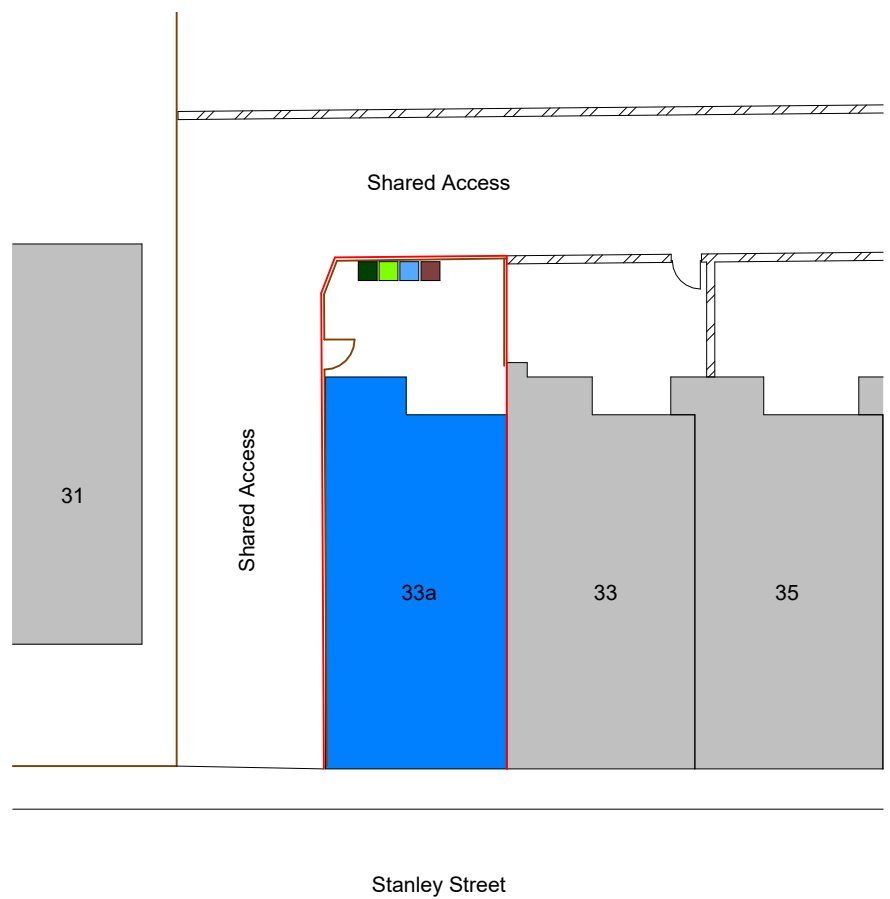
# **APPENDIX F**

## **DRAWINGS**





1 Site - Existing  
1 : 200



2 Site - Proposed  
1 : 200

Site Key

Grass

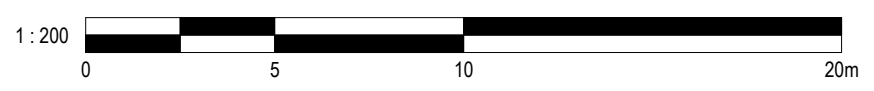
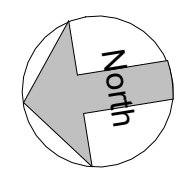
Paving Stones

Timber Fencing

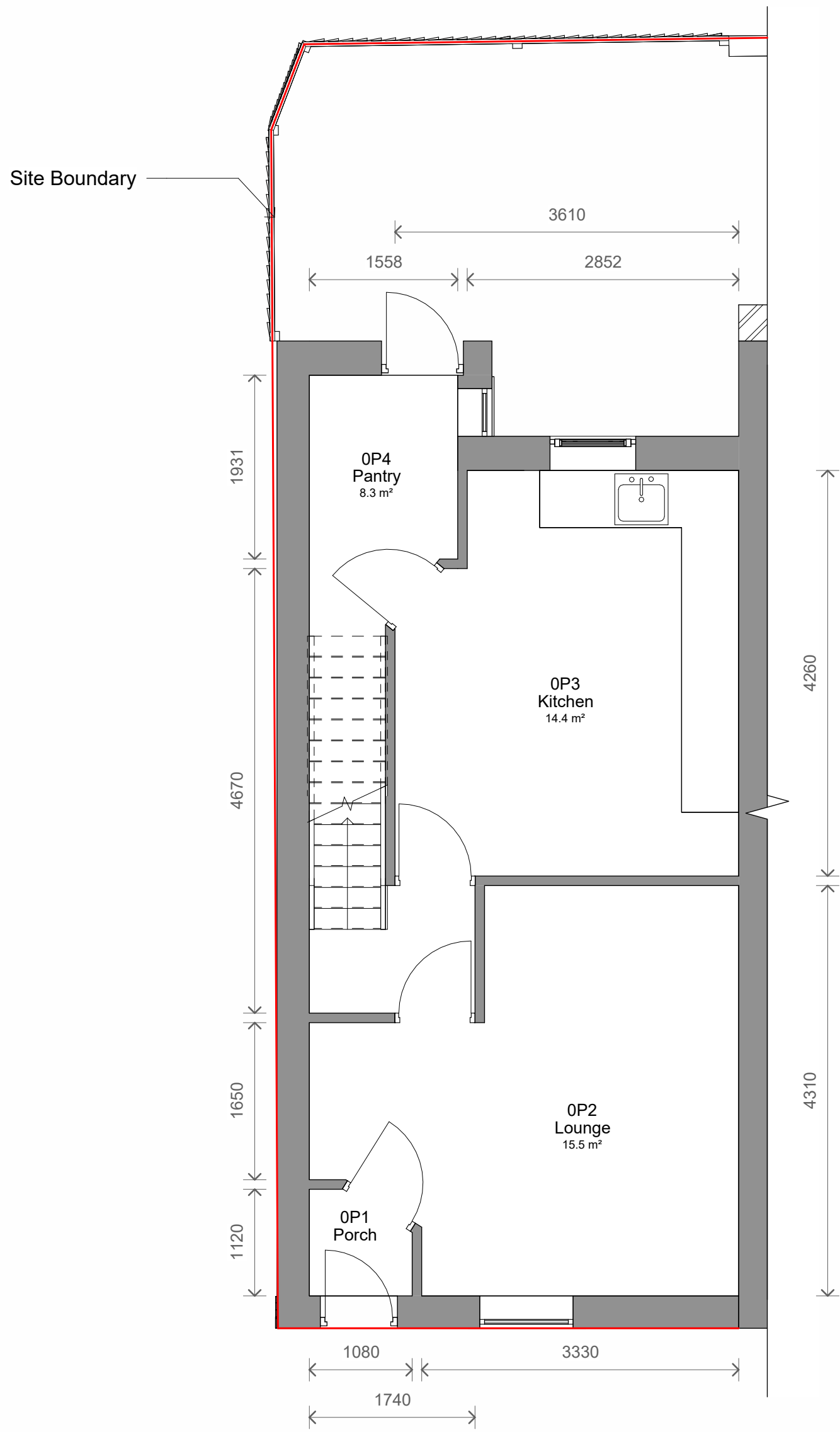
Brickwork

Proposed Building

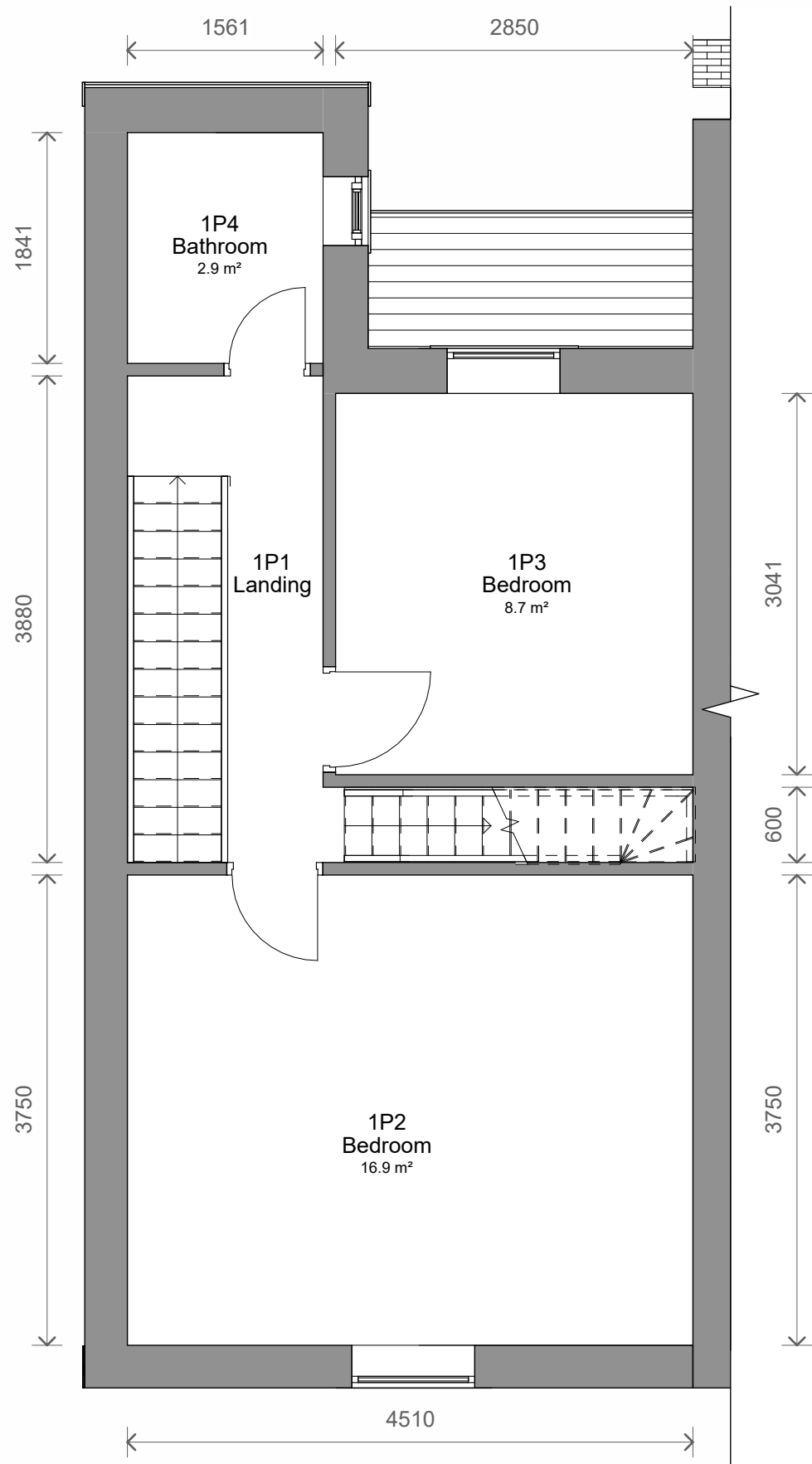
Waste Storage



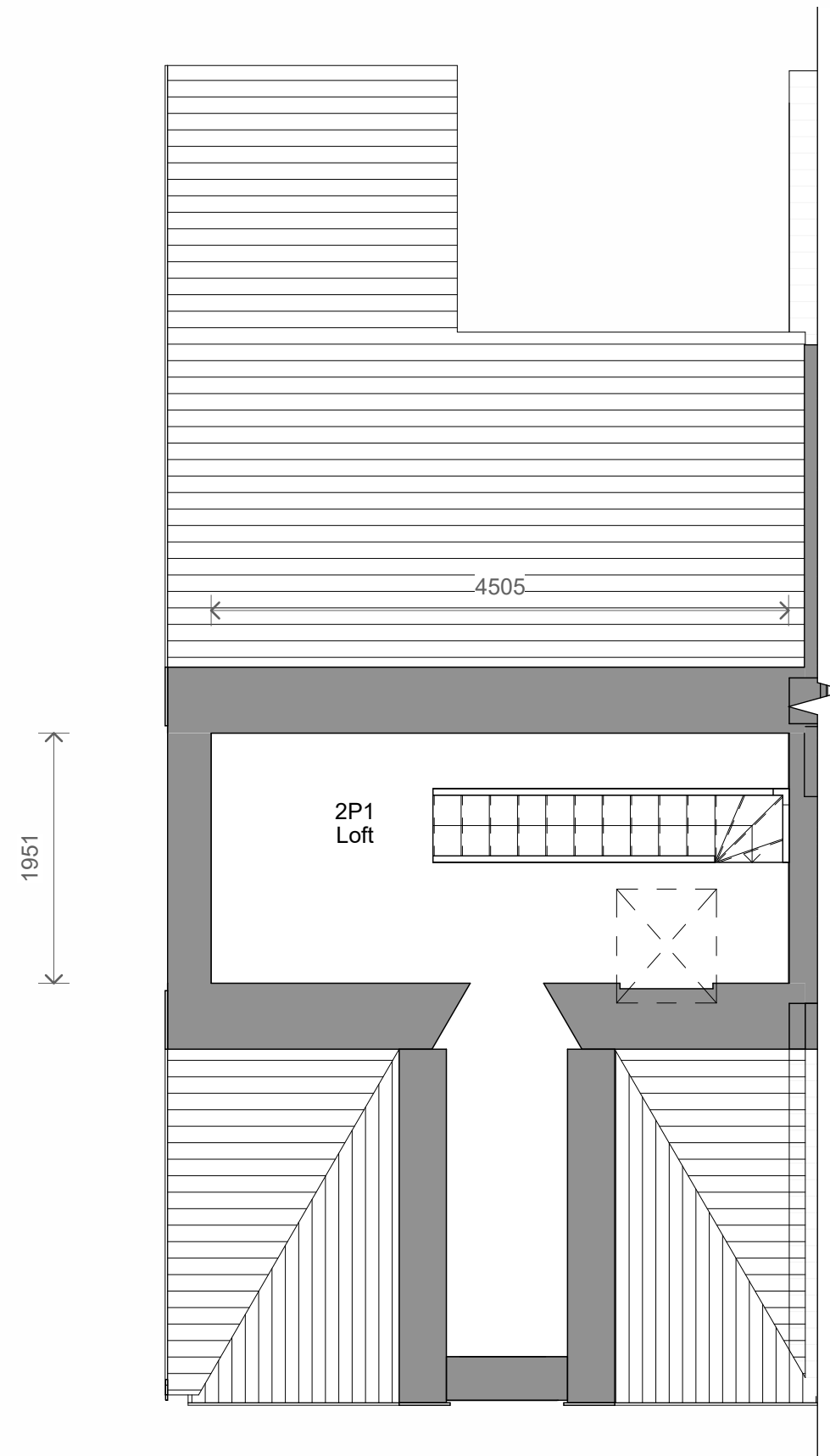
|         |                                |                |            |                |              |     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |            |  |  |  |  |  |  |  |
|---------|--------------------------------|----------------|------------|----------------|--------------|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|--|--|--|--|--|--|--|
| PROJECT | Land Adjacent to 33 Stanley St | PROJECT NUMBER |            | DRAWING NUMBER |              | REV |       | <div><div><div><div></div><div>GOLD SKETCH</div><div>S T U D I O S</div><div>www.goldsketch.co.ukinfo@goldsketch.co.uk0161 792 9595</div></div></div><div><div>NOTES</div><div>© COPYRIGHT : ALL RIGHTS RESERVED.<br/>THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.<br/>DRAWING TO BE USED FOR THE STATUS INDICATED ONLY.<br/>ALL DIMENSIONS AND SETTING OUT SHALL BE CHECKED AND CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT STATUTORY LEGISLATION, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS. ALL DIMENSIONS ON THIS DRAWING ARE IN MILLIMETRES (UNLESS OTHERWISE STATED).</div></div></div> |                 |            |  |  |  |  |  |  |  |
| TITLE   | Site - Existing & Proposed     | GSS25066       |            | 502            |              | 1   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |            |  |  |  |  |  |  |  |
| STATUS  | DESIGN                         | DRAWN BY       | CHECKED BY | DATE           | SCALE (@ A1) |     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |            |  |  |  |  |  |  |  |
|         |                                | CB             | SG         | 29/10/2025     | As indicated |     | 1 No. | Planning Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 21/11/2025 Date | CB Initial |  |  |  |  |  |  |  |



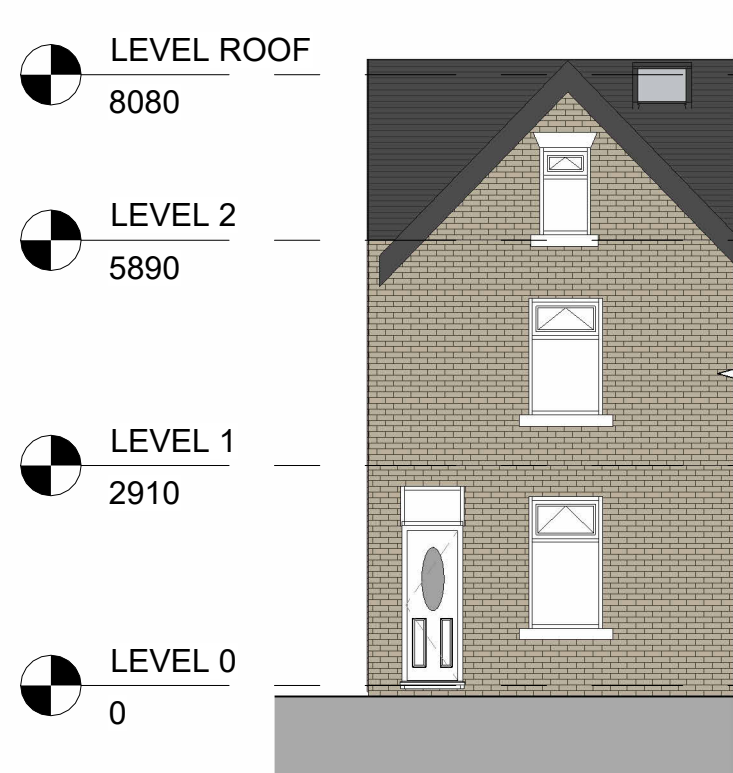
1 Level 0 - Proposed  
1 : 50



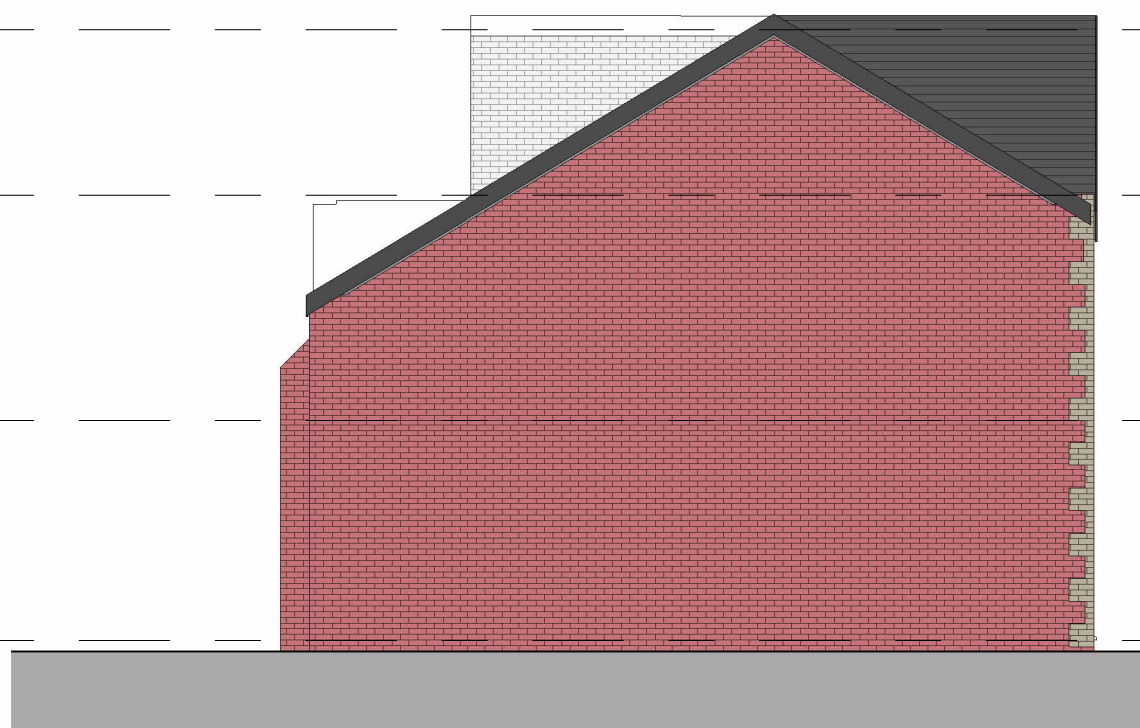
2 Level 1 - Proposed  
1 : 50



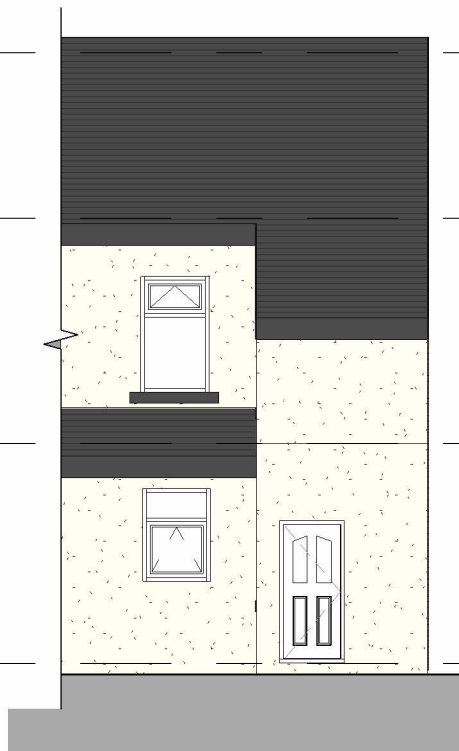
3 Level 2 - Proposed  
1 : 50



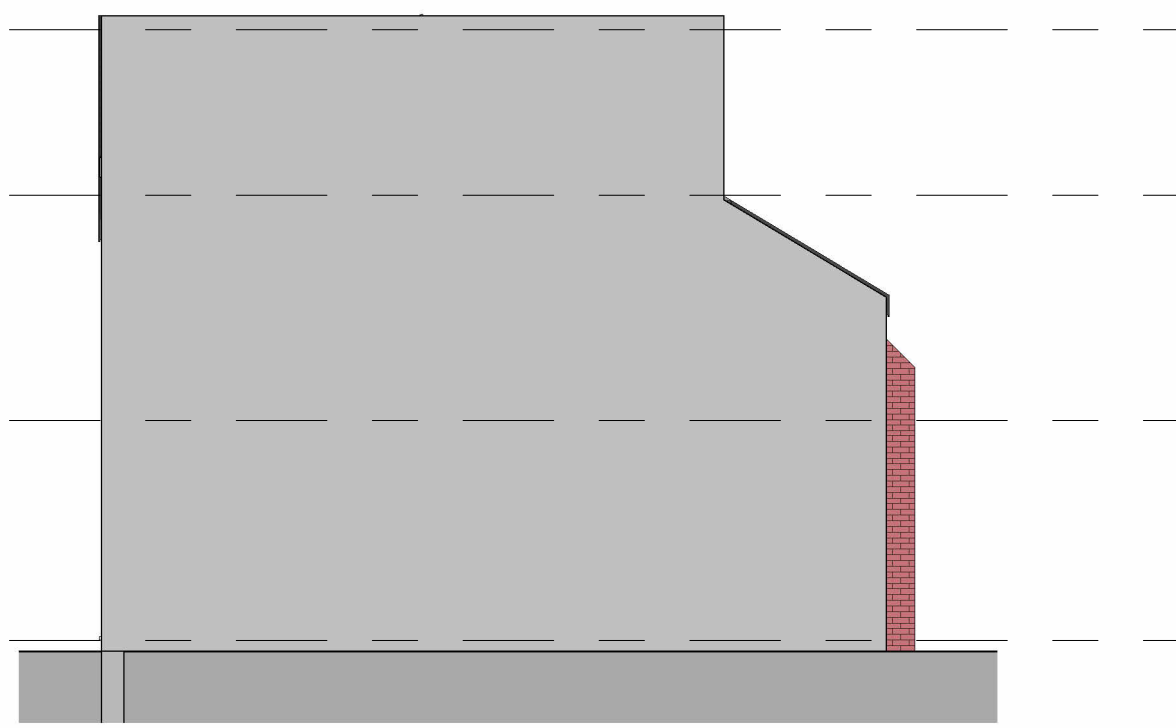
4 Front - Proposed  
1 : 100



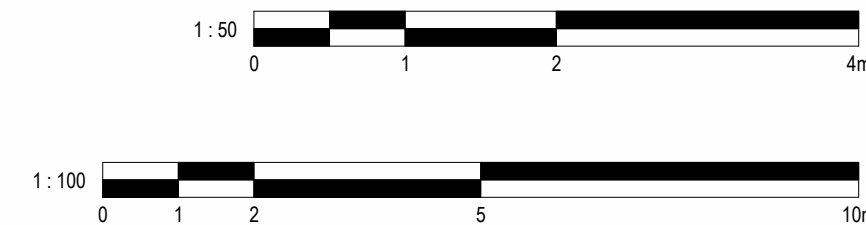
5 Left Side - Proposed  
1 : 100



6 Rear - Proposed  
1 : 100



7 Right Side - Proposed  
1 : 100



|     |             |            |         |
|-----|-------------|------------|---------|
| 1   | Planning    | 21/11/2025 | CB      |
| No. | Description | Date       | Initial |

PROJECT  
Land Adjacent to 33 Stanley St

TITLE  
Proposed Plans and Elevations

STATUS  
DESIGN

|          |            |              |
|----------|------------|--------------|
| DRAWN BY | DATE       | SCALE (@ A1) |
| MA       | 25/04/2025 | As indicated |

|                |                |     |
|----------------|----------------|-----|
| PROJECT NUMBER | DRAWING NUMBER | REV |
| GSS25066       | 003            | 1   |

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OTHERWISE STATED.