

DESK BASED COAL MINING RISK ASSESSMENT

Site:	Saints Padel Club
References:	18-986-R1
Date:	15 April 2026
Client:	Saints Padel Club Ltd





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QUALITY ASSURANCE

Report references

18-986-R1

REV REF	DESCRIPTION	DATE
01	First Issue	April 2026

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party.

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EXECUTIVE SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	Hollin Lane, Bamford, Rochdale, OL11 5PW.
Grid Reference	E 394180, N 395630
Site Area	0.43 Ha
Proposed Development	Saints Padel Club intends to construct up to six padel courts adjacent to an existing tennis club in Bamford, Rochdale, with associated car parking, access tracks, and cabins.
Current Site Use	The subject site is an irregular shaped parcel of land that surrounds the existing tennis courts associated with Rochdale Tennis Club, as well as encompassing the eastern portion of Bamford Fieldhouse Cricket Club. The southwestern portion of the site overlaps the existing car park for the aforementioned sports facilities; which will be expanded upon to create additional parking for the proposed padel courts.
Site History	Historically, the site was occupied by agricultural fields with sporadic farm buildings in the northeast until between circa 2000, when the tennis courts that border the site to the south were constructed.

GEOLOGICAL SETTING

Geology	Superficial Geology	Glacial Till – (SAND, CLAY, AND GRAVEL) – Secondary Undifferentiated Aquifer
	Bedrock Geology	Majority of the site – Pennine Lower Coal Measures Formation – (MUDSTONE, SILTSTONE, SANDSTONE) – Secondary A Aquifer
		Northwest corner – Riddle Scout Rock – (SANDSTONE) – Secondary A Aquifer
	Faults	The nearest geological fault is located 145 m northeast of the site boundary, oriented northwest to southeast, with a downthrow to the northeast.
Coal Mining/Land Stability	The Arley coal seam outcrops across the northwest corner of the site, with a bearing of 233 degrees and an approximate dip of 10-12 degrees to the southeast (beneath the site). The site is situated within an area of probable shallow coal mining; however, no recorded mining is present. A disused Adit (Ref: 386412-006) is noted in grid reference 386234, 412950, approximately 35 m east of the site boundary. The disused Adit has not been historically treated; however, there are currently residential properties within its vicinity, suggesting that it may have been remediated as part of the off-site residential development.	



RECOMMENDATIONS

Due to the presence of potential shallow coal workings and potential mine gas below the site, E3P recommends the following works are undertaken as part of the enabling works to ensure that all areas of potential shallow mine workings and potential mine gas are identified and assessed. This will include:

- ✿ An intrusive site investigation to be carried out across the site to determine the presence of any coal on-site, to understand the nature of any coal workings, and to understand if remedial measures will be required as part of the proposed development;
- ✿ The intrusive site investigation will also assess the depth and composition of superficial deposits across the site in relation to the potential mine gas risk;
- ✿ If workings are identified, a proof drill and grout specification will be required to be produced for the site; and,
- ✿ Zone of Influence/no build zone are to be calculated for the off-site disused Adit. Should any proposed structures fall within these areas, specialist foundation designs will be required to be submitted to the MRA for an engineering appraisal.

E3P also recommends consultations with the local authority and the Mining Remediation Authority be undertaken at the earliest opportunity to ensure the above proposed works would be considered satisfactory for their requirements.



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APPENDIX I	Limitations
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Drawings List

18-986-001 – Site Location Plan
18-986-002 – Proposed Development Plan
18-986-003 – Historical Features Plan
18-986-004 – Site Features Plan



1. INTRODUCTION

1.1. BACKGROUND

Saints Padel Club Ltd (the client) has commissioned E3P to undertake a desk based coal mining risk assessment at Holin Lane, Bamford, Rochdale, OL11 5PW.

This report is required to determine potential geotechnical engineering works that will be required as a part of the proposed development for a series of padel courts.

1.2. PROPOSED DEVELOPMENT

Saints Padel Club intends to construct up to six padel courts adjacent to an existing tennis club in Bamford, Rochdale, with associated car parking, access tracks, and cabins.

The proposed development layout is indicated in Figure 1.1 below and within Drawing 18-986-002 in APPENDIX IV.

Figure 1.1 Site Location





1.3. OBJECTIVES

The objectives of the desk based coal mining risk assessment are as follows:

- ✿ Review historical plans, geology, hydrogeology, mine abandonment plans, mining records, and any local authority information available in order to complete a coal mining risk assessment;
- ✿ Assess the implications of any potential mining risks, liabilities, and development constraints;
- ✿ Provide recommendations regarding future works required and undertake a preliminary pre-construction cost appraisal; and,
- ✿ Specify further investigation works, if required.

1.4. SOURCES OF INFORMATION

Background information was sought from the following sources:

- ✿ Historical mapping and aerial imagery dated 1830 to 2023.
- ✿ Google Earth imagery.
- ✿ Online planning records held by Rochdale Metropolitan Borough Council.
- ✿ Consultations with representatives of the Mining Remediation Authority;
- ✿ Mining Remediation Authority Consultants Report (Report Ref: MR-51003560973001), included in APPENDIX V.
- ✿ British Geological Survey (BGS) map (Sheet 85) for the site, (1:50,000, Solid and Drift editions)
- ✿ British Geological Survey Map – Rochdale (1:10,000).

1.5. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. SITE SETTING

2.1. SITE DETAILS

Table 2.1 Site Details

Site Address	Hollin Lane, Bamford, Rochdale, OL11 5PW
National Grid Reference	E 394180, N 395630
Site Area	0.43 Ha

The Glossary presented in APPENDIX II defines all acronyms used within the report.

A site location plan is presented as Drawing 18-986-001 in APPENDIX IV.

2.2. CURRENT SITE USE

Site details are summarised in Table 2.2 and illustrated on Drawing 18-986-004 in APPENDIX IV.

Table 2.2 Site Description

FEATURE	DESCRIPTION
Occupancy/Use	The subject site is an irregular shaped parcel of land that surrounds the existing tennis courts associated with Rochdale Tennis Club, as well as encompassing the eastern portion of Bamford Fieldhouse Cricket Club. The southwestern portion of the site overlaps the existing car park for the aforementioned sports facilities; which will be expanded upon to create additional parking for the proposed padel courts.
Structures	There are currently no structures within the site boundary.
Retaining Structures	There are no retaining structures within the site boundary.
Access	Access is available from the car park to the south of the site boundary.
Slope	The site is topographically flat, with undulated ground present in the areas of overgrown shrubbery that line the northern and eastern borders.
Vegetation/Ecology	The site is largely maintained grass field. In the north of the site, mature trees are present, along with overgrown shrubbery and long grasses. A hedgerow lines the eastern border of the site.



2.3. SURROUNDING LAND USE

The immediate surrounding area land uses are summarised in Table 2.3.

Table 2.3 **Surrounding Land Uses**

DIRECTION	DESCRIPTION
North	Fields associated with Bridge Junior Football Club.
East	Residential dwellings and Butterworth Grange Retirement Home.
South	Agricultural Fields.
West	Bamford Fieldhouse Cricket Club.

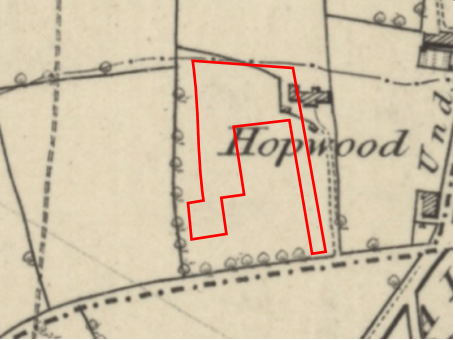


3. SITE HISTORY

3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing 18-986-003 in APPENDIX IV.

Table 3.1 Historical Development

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCEPT
1830-1880 OS Six Inch Map	Historical mapping indicates that the site was predominantly agricultural fields associated with Hopwood Farm. The farmhouse encroaches onto the site in the northeast corner, along with a small outhouse. Mature trees border the site to the west and south.	
1892-1914 OS 25 Inch Map	The layout of Hopwood Farmhouse has changed and has been mapped to outside of the site boundary. A second outhouse has been constructed in the northeast of the site.	



MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCEPT
1948-1975 1:2,500	The two outhouses associated with Hopwood Farm are no longer recorded. No other significant changes are present when compared to the previous historical map.	
2000 Google Earth Aerial Imagery	There are no significant changes within the site boundary. To the south, tennis courts have been constructed.	
2023 Google Earth Aerial Imagery	Overgrown grasses, shrubs, and hedges are now present in the north of the site and along the eastern border.	



4. ENVIRONMENTAL SETTING

4.1. GEOLOGY

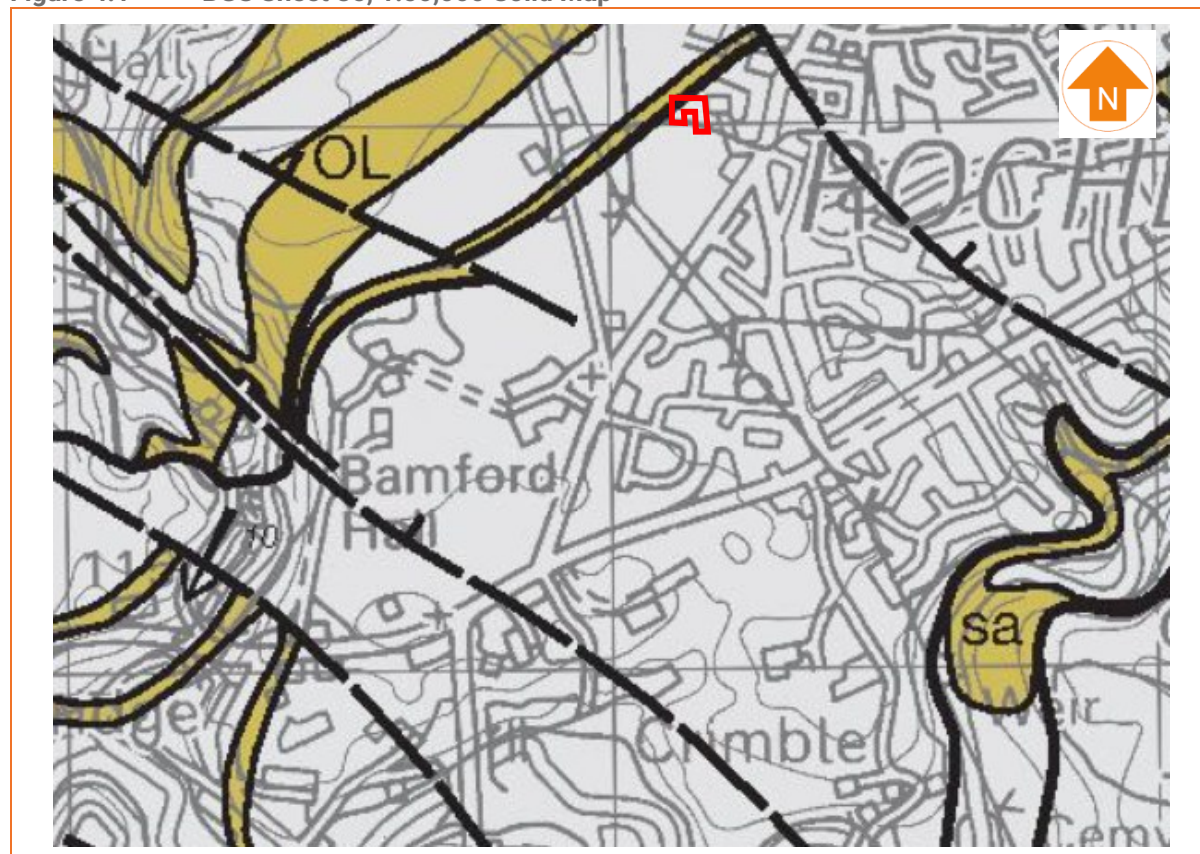
The British Geological Survey (BGS) map for the site (Sheet 85, 1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 4.1 with an extract from the map presented as Figure 4.1.

Table 4.1 Summary of Underlying Geology

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Superficial	Glacial Till	SAND, CLAY AND GRAVEL	Secondary Undifferentiated Aquifer
Bedrock	Majority of the site – Pennine Lower Coal Measures Formation	MUDSTONE, SILTSTONE, SANDSTONE	Secondary Aquifer A
	Northwest corner – Riddle Scout Rock	SANDSTONE	Secondary Aquifer A

The BGS map indicates that the Arley coal seam outcrops across the northwest corner of the site, with a bearing of 233 degrees and an approximate dip of 10-12 degrees to the southeast (beneath the site).

Figure 4.1 BGS Sheet 85, 1:50,000 Solid Map





E3P has reviewed the BGS database, which has not identified any boreholes within 250 m of the subject site, from which to compare the published geology above.

The BGS mapping identifies the location of faults, as presented in Table 4.3.

Table 4.3 Faulting

LOCATION	DESCRIPTION
145 m northeast	Oriented northwest to southeast, with a downthrow to the northeast.
370 m southwest	Oriented northwest to southeast, with a downthrow to the northeast.



5. PRELIMINARY MINING ASSESSMENT

5.1. COAL MINING

The Mining Remediation Authority (MRA) mapping and records indicate that the site is in an area that may be affected by coal mining.

A MRA mining report was obtained (Ref: 51003560973001) dated March 2026, presented in APPENDIX V.

The MRA operates a risk-based approach to assessing potential instability issues associated with future land development located within the predefined MRA consultation areas. This risk-based approach subdivides the potential risk into “low” and “high” risk categories.

The risk categories can be defined as:

Low-Risk Sites – Deemed to be land where coal mining has taken place, however, it was at such depth not to pose a risk to new development, and it, therefore, contains no known recorded risks and as such, no further assessment is required.

For low-risk site, the MRA categorically states:

*If your proposed development is within the Development Low Risk Area, **there is no need for you to submit any coal mining information with your planning application** and The Mining Remediation Authority will not be consulted by the LPA. The LPA will include our Standing Advice as an informative note within the decision notice.*

High-Risk Sites – Deemed to be landholdings located within an area known to contain legacy risks that include:

- ✧ Mine entries (shaft or adit);
- ✧ Shallow coal working (recorded and probably);
- ✧ Workable coal seam outcrops;
- ✧ Mine gas sites and areas;
- ✧ Recorded coal-mining -related hazards;
- ✧ Geological features (fissures and break lines); and
- ✧ Former surface mining sites (sometimes using historic opencast extraction methods).

5.2. COAL MINING INFORMATION

Prior to the enactment of the Coal Mines Regulation Act (1872), which came into force on the 1st of January 1883, there was no statutory requirement to record the extent of abandoned mine workings and as such the MRA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings are present at a depth that could result in a subsidence event in the future (through successive cavitation) associated with failure of support mechanism.

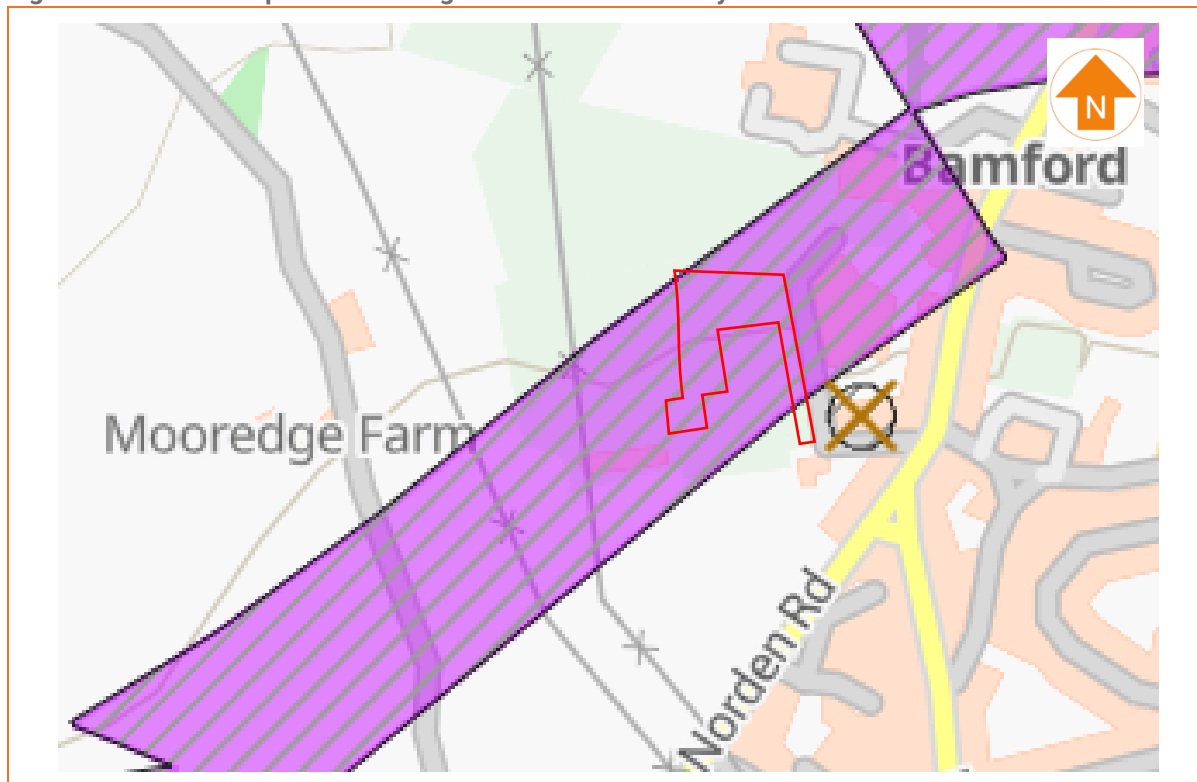
Determining if a site may have unrecorded or recorded coal mine workings requires the consideration of a wide range of information, and E3P has completed a review of relevant information in relation to potential coal mining activities.

In the first instance, E3P has reviewed the Mining Remediation Authority Online Viewer, and an excerpt of this is presented in Figure 5.1. This map shows that the site lies within a high-risk development area.



Furthermore, there is a coal seam outcropping in the northwest corner of the site (Arley coal seam), which dips below the site. The map also indicates the potential for shallow working, and a disused Adit located approximately 35 m to the east of the site.

Figure 5.1 Excerpt of the Mining Remediation Authority Online Viewer



As the site is within an area affected by coal mining E3P has obtained a Consultant Coal mining Report for the site (ref: 51003560973001), which is presented in APPENDIX V.

Table 5.1 provides a summary of pertinent coal mining information with this report.

Table 5.1 Coal Mining Information

SOURCES OF INFORMATION	SUMMARY
Known Past Underground Mining	None recorded.
Portable Unrecorded Workings	Yes.
Spine Roadways At Shallow Depth	None recorded.
Mine Entries Within 100 m Of The Site	A disused Adit (Ref: 386412-006) is noted in grid reference 386234, 412950, approximately 35 m to the east of site with unknown treatment details.
Mine Abandonment Plans	Available mine abandonment plans for the area include: - PO0 16820 - NW159
Known Outcrops	The Arley coal seam outcrops across the northwest corner of the site, with a bearing of 233 degrees and an approximate dip of 10-12 degrees to the southeast (beneath the site)

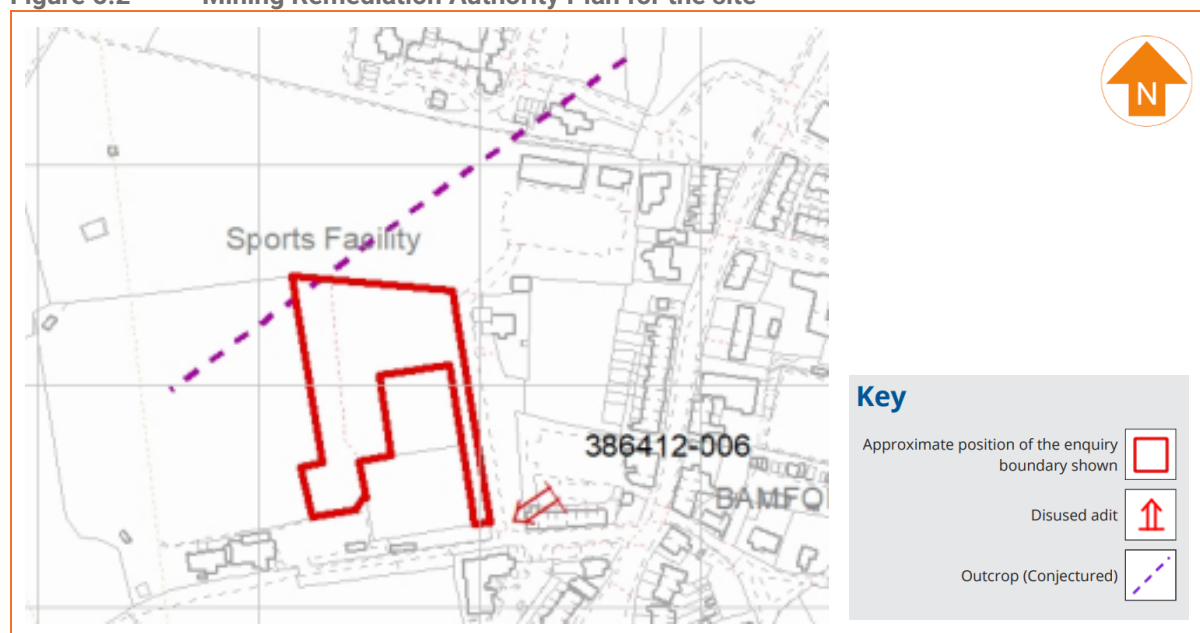


SOURCES OF INFORMATION	SUMMARY
Faults / Fissures	None recorded.
Opencast Mines	None recorded.
Mining Remediation Authority Managed Tips	None recorded.
Remediated Sites	None recorded.
Coal Mining Subsidence	None recorded.
Mine Gas	None recorded.
Mine Water	None recorded.
Future Underground Mining	None recorded.
Mining Remediation Authority Development Advice	None recorded.
British Geological Survey Mapping	None recorded.
Review Of Mining Remediation Authority Archive	No MRA archives are available.
Historical Ordnance Survey Mapping	A review of the 1830-1880 Six Inch Mapping does not include evidence of the historically recorded Adit.
Historical Site Investigations	E3P has not been provided with any historic site investigations reports.

5.3. MINING REMEDIATION AUTHORITY PLAN

The Mining Remediation Authority plan referenced: MR-LARGE-PLOT-51003560973001-1774519293401 (APPENDIX V) shows the Arley coal seam outcropping across the northwest corner of the site, and the location of the disused Adit within the vicinity of the site, as illustrated in Figure 5.2.

Figure 5.2 Mining Remediation Authority Plan for the site

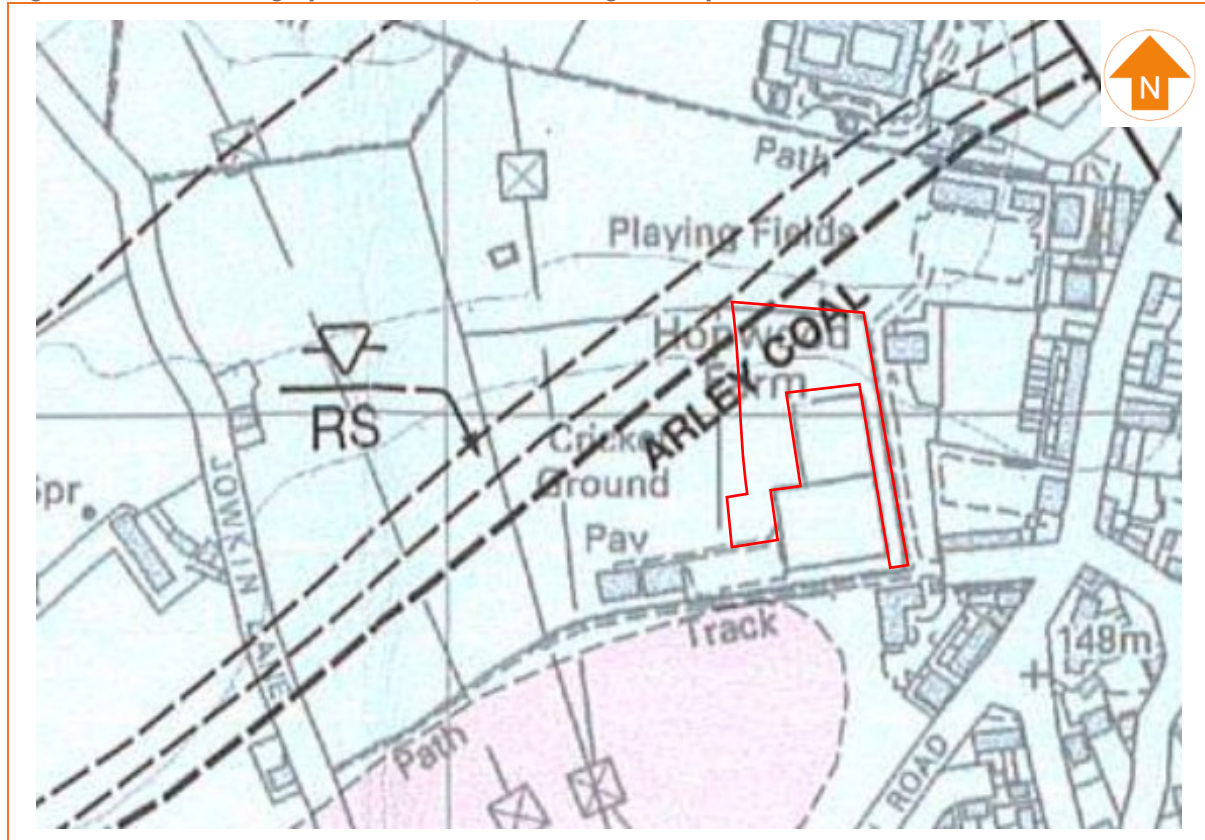




5.4. COAL MINING GEOLOGY

Figure 5.3 is a photograph of the BGS 1:10,000 geological map for the site, which shows the Arley coal seam outcropping across the northwest corner of the site, with a bearing of 233 degrees and an approximate dip of 10-12 degrees to the southeast beneath the site, which could therefore pose a risk to the proposed development.

Figure 5.3 Photograph of the 1:10,000 Geological Map for the Site



5.5. MINE ABANDONMENT PLANS

Mine abandonment plans are not currently available for the site, but are available upon request.

5.6. OPEN CAST MINING

There are no records of open-cast mining related to the site.

5.7. MINESHAFT DATA

Available mineshaft data from the MRA database from within 50 m of the subject site are summarised in Table 5.2



Table 5.2 Summary of Coal Mine Shaft Data

COAL MINE SHAFT DATA	DISCUSSION
Shaft ID	386412-006
Shaft Record Source (e.g. Mine Abandonment Plan)	Unknown
Departure Zone	10.00 m
Shaft Diameter	3.00 m (Assumed)
Anticipated Drift Geology	Anticipated Glacial Till
Shaft Construction	Unknown
Shaft Advancement Log Information	Unknown
Shaft Treated Historically	Unknown, no records available
Shaft Depth	Unknown
Colliery Name	N/A
Shaft Anticipated to be >100 m	Unknown
Shaft Grouted	Unknown
Shaft Capped	Unknown
Surface Evidence of Shaft Collapse or Settlement	No
Proposed Development Proximity	35 m
Seams of Coal Worked from Shaft	Unknown, anticipated to be the Arley coal seam



5.8. PRELIMINARY MINE GAS ASSESSMENT

If coal mining is present below the site, this may be a potential source of ground gas that could pose a risk to site end users. A preliminary mine gas assessment is provided in Table 5.3.

Table 5.3 Preliminary Mine Gas Assessment

SCENARIO	DISCUSSION	RATING
Are There Known Coal Seams Beneath The Site?	Yes – The Arley coal seam outcrops in the northwest corner of the site.	High
Are There Coal Seams Within 150 m Of The Top Of The Bedrock?	Yes – as above.	High
Are There Any Known Workings Below The Site?	No – There are no recorded past underground workings; however, there is probable unrecorded shallow workings beneath the site.	Moderate
Are The Underlying Drift Deposits Impermeable?	Unknown – The site is underlain by Glacial Till to an unknown depth.	Low
Are There Any Mine Entrances Within The Site Boundary Or Within 50m Of The Site?	Yes – A disused Adit (Ref: 386412-006) is noted in grid reference 386234, 412950, approximately 35 m east of the site	High
Are There Any Faults Below The Site Or In Close Proximity?	No – The nearest geological fault is situated 145 m to the northeast	Low
Is There Any Records Of Mine Gas Emission On Or Within 50m Of The Site	No	Low
Is There Any Record Of Historical Mine Stabilisation Works?	No	Low
Evidence Of Rising Groundwater In Flooded Mine Workings?	Unknown	Moderate
OVERALL, MINE GAS RISK		Low to Moderate

CONCLUSIONS:

Source:

The site is underlain by the Arley coal seam with the potential for shallow workings beneath the site.

Pathway:

The site is underlain by Glacial Till to an unknown depth; however, as the Arley coal seam outcrops within the site boundary, the superficial deposits are likely to be shallow. Therefore, there is the potential for gas migration to the ground surface.

Furthermore, there is a known disused Adit approximately 35 m east of the site, which has not been historically treated and could present a preferential pathway for mine gasses to reach the ground surface. However, there are currently residential properties within its vicinity, suggesting that it may have been remediated as part of the off-site residential development.

Recommendations:

Further assessment is required to assess the depth and composition of superficial deposits across the site and the condition of the mine entry point.



5.9. COAL MINING RISK ASSESSMENT

This risk assessment comprises a desk-based review of all available information on coal mining issues that are relevant to the application site deemed to be within a high-risk area. This includes:

- ✿ Interpretation of information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- ✿ Setting 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,
- ✿ Demonstrating to the local planning authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

The coal mining risk assessment is summarised in Table 5.4.

Table 5.4 Summary of Coal Mining Risk Assessment

COAL MINING RISK ASSESSMENT	YES/NO	RISK ASSESSMENT
Recorded Underground Coal Mining At Shallow Depth (<30 m)	No	Low
Recorded Underground Coal Mining At Shallow Depth (>30 m)	No	Low
Evidence Of Unrecorded Surface Extraction Of Coal Outcrop	No	Low
Unrecorded Underground Coal Mining At Shallow Depth (<30 m)	Yes	High
Mine Entries (Shaft/Adits)	Yes	High
Coal Mining Geology – Fractures/Fissures	No	Low
Recorded Gas Emissions	No	Low
Recorded Mining Surface Hazard	No	Low
Surface Mining (Opencast)	No	Low

Based on the above, there is considered to be a high risk associated with unrecorded underground coal mining activity on this site.

The MRA, as a statutory consultee, will require a series of rotary open holes / trial trenches across the site to determine the presence of any coal on-site and to understand the nature of any coal workings.



6. CONCLUSIONS AND RECOMMENDATIONS

A review of geological maps, MRA reports and mine abandonment plans, and web-based information has highlighted the potential for unrecorded mine workings at shallow depths across the site. There is concluded to be a high risk from coal mining at shallow depth beneath the site.

The site is underlain by Glacial Till to an unknown depth, with Pennine Lower Coal Measures forming the bedrock beneath the majority of the site, and Riddle Scout Rock encompassing the northwest corner. The Arley coal seam outcrops in the northwest corner of the site, with a bearing of 233 degrees and an approximate dip of 10-12 degrees to the southeast (beneath the site).

A disused Adit (Ref: 386412-006) is noted in grid reference 386234, 412950, approximately 35 m east of the site boundary. The disused Adit has not been historically treated; however, there are currently residential properties within its vicinity, suggesting that it may have been remediated as part of the off-site residential development.

The anticipated end-use is for six padel courts, which is not on the MRA exemption list. As such, the risk level adopted is taken to be high for unknown underground workings, and low to moderate for mine gas.

Due to the presence of potential shallow coal workings and potential mine gas below the site, E3P recommends the following works are undertaken as part of the enabling works to ensure that all areas of potential shallow mine workings and potential mine gas are identified and assessed. This will include:

- ✦ An intrusive site investigation to be carried out across the site to determine the presence of any coal on-site, to understand the nature of any coal workings, and to understand if remedial measures will be required as part of the proposed development;
- ✦ The intrusive site investigation will also assess the depth and composition of superficial deposits across the site in relation to the potential mine gas risk;
- ✦ If workings are identified, a proof drill and grout specification will be required to be produced for the site; and,
- ✦ Zone of Influence/no build zone are to be calculated for the off-site disused Adit. Should any proposed structures fall within these areas, specialist foundation designs will be required to be submitted to the MRA for an engineering appraisal.

E3P also recommends consultations with the local authority and the Mining Remediation Authority be undertaken at the earliest opportunity to ensure the above proposed works would be considered satisfactory for their requirements.

Appendix I: Limitations





GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The report needs to be considered in light of the proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: This section covers reports with the following titles or combination of titles: Phase 1; Desktop Study; Geoenvironmental Assessment; Development Appraisal; Preliminary Environmental Risk Assessment; Constraints Report; Due Diligence Report; Geotechnical Development Review; Environmental Statement; Environmental Chapter; Baseline Environmental Assessment; Project Scope Summary Report (PSSR), Program Environmental Impact Report (PEIR), Geotechnical Development Risk Register; Agricultural Land Assessment; Mineral Safeguarding Assessment; Desk Top Coal Mining Risk Assessment; Hydrogeological Appraisal; Construction Environmental Management Plan; and Site Water Management Plan.

The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects' responses may not have been received from all parties. E3P cannot be held responsible for any disclosures that are provided post-production of our report and will not automatically update our report.

The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, E3P reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.

Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys completed by suitably qualified and experienced specialists in these fields.

E3P does not warrant work/data undertaken/provided by others.

Appendix II: Glossary





ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
MRA	Mining Remediation Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column



ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme
MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection
PFAS	Per- and Poly-Fluorinated Substances	PFOA	Perfluorooctanoic Acid

Appendix III: Risk Classification





RISK	DEFINITION
LOW	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
LOW MODERATE	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the Site.
MODERATE	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the Site will likely require further site investigation.
MODERATE HIGH	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
HIGH	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.

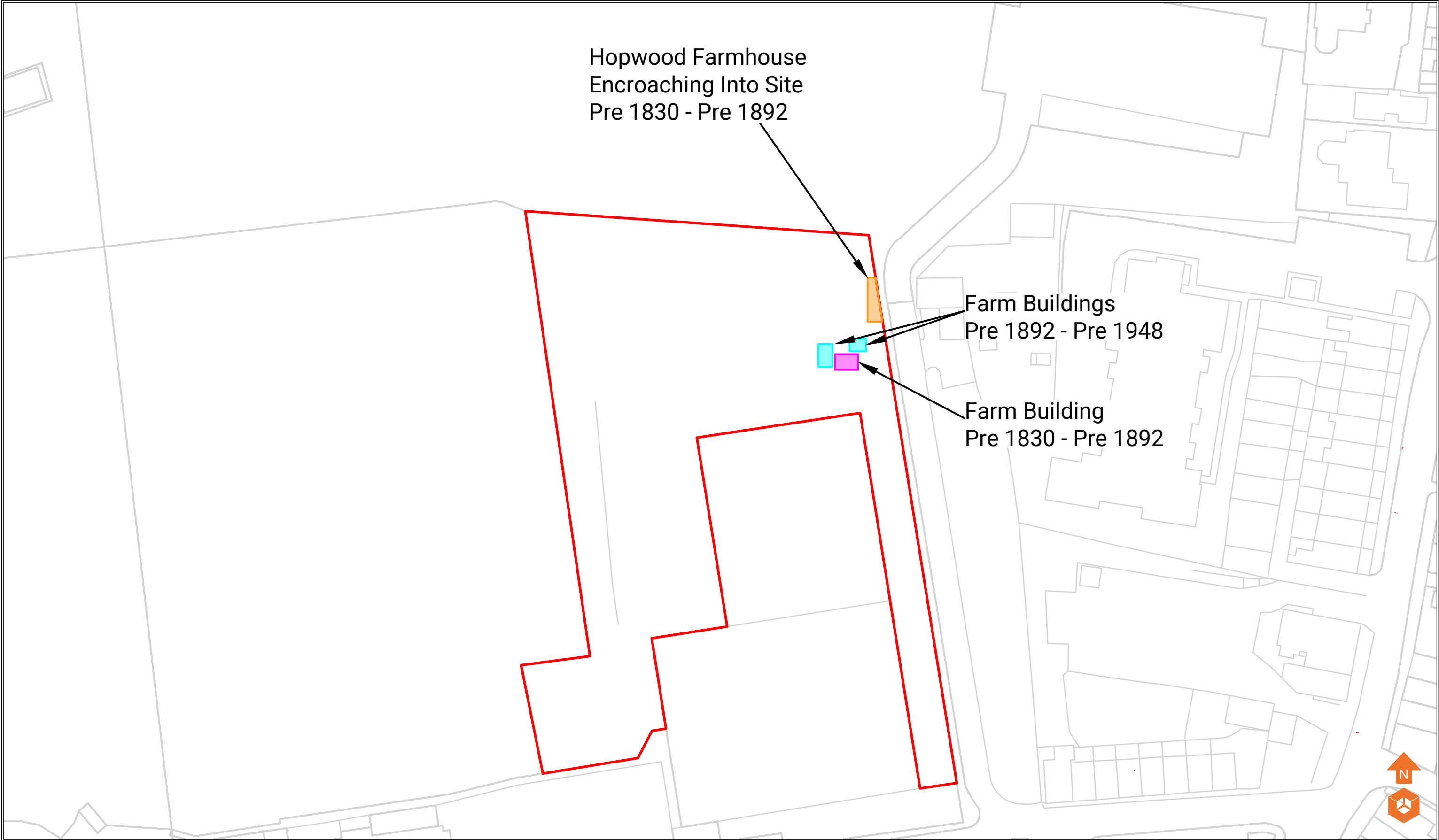
Appendix IV: Drawings





DRAWING 18-986-001 – SITE LOCATION MAP





- Historical Features
- Farm Buildings
 - Farm Buildings
 - Hopwood Farmhouse

Notes:

Client:
Saints Padel Club Ltd

Job No:
18-986

Drawing No:
003

Date:
13.04.2026

Scale:
NTS



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

P1	REVA	13.04.2026	TG	LC	MD
Phase	Issue	Date	Drawn	Checked	PM

Job Title:
Saints Padel Club

Drawing Title:
Historical Features Plan

The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.



Site Features

- Hedges
- Mature Trees, Overgrown Shrubbery And Long Grass
- Maintained Grass Field

Notes:

P1	REVA	13.04.2026	TG	LC	MD
Phase	Issue	Date	Drawn	Checked	PM

Client:

Saints Padel Club Ltd

Job Title:

Saints Padel Club

Job No:	18-986	Date:	13.04.2026
Drawing No:	004	Scale:	NTS

Drawing Title:

Site Features Plan

Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Appendix Remediation Report

V: Mining
Authority



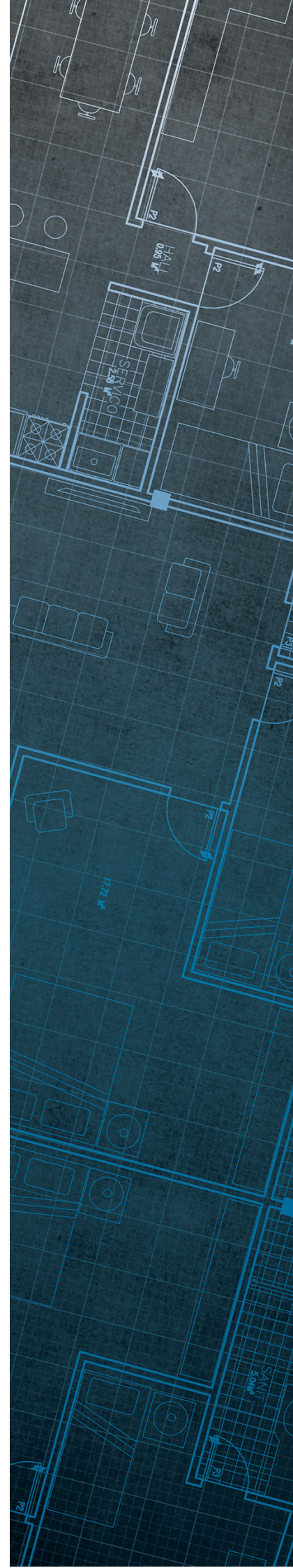


The Coal
Authority

Consultants Coal Mining Report

1 Hollin Lane
Rochdale
Rochdale
OL11 5PW

Date of enquiry:	26 March 2026
Date enquiry received:	26 March 2026
Issue date:	26 March 2026
Our reference:	51003560973001
Your reference:	013776



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

E3P

Enquiry address

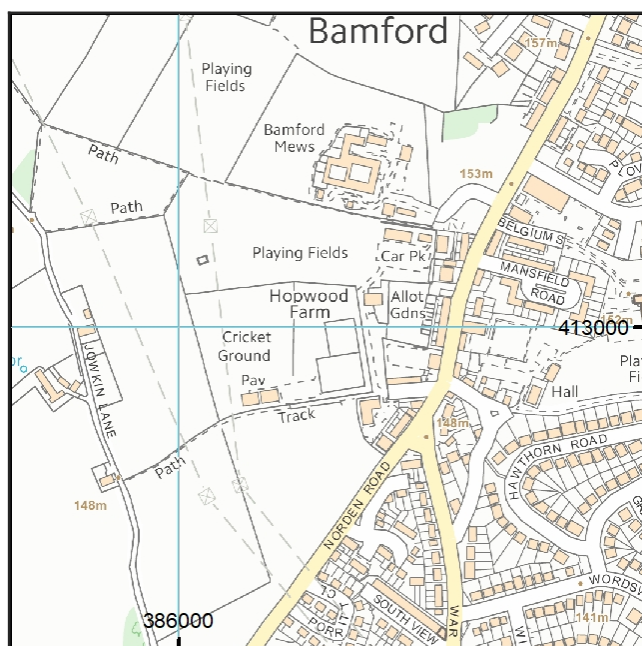
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Approximate position of property



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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

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Adit	386412-006	386234 412950	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entry was left untreated when abandoned.

Abandoned mine plan catalogue numbers

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

PO0	16820	NW159
-----	-------	-------

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
ARLEY	Coal	Yes	Within	N/A	233

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**.

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.

