

PROPOSED DEVELOPMENT AT STANDRINGS HOUSE

BAGSLATE MOOR ROAD

ROCHDALE

OL11 5XT

COAL MINING RISK ASSESSMENT.

DOC. REF. NO: 14014 CMRA (Rev A)

MARCH 2014

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TITLE: COAL MINING RISK ASSESSMENT FOR PROPOSED
DEVELOPMENT AT STANDRINGS HOUSE, BAGSLATE MOOR
ROAD, ROCHDALE OL11 5XT

REFERENCE NO: 14014 CMRA (Rev A)

DATE: MARCH 2014

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COAL MINING RISK ASSESSMENT
FOR PROPOSED DEVELOPMENT AT STANDRINGS HOUSE,
BAGSLATE MOOR ROAD, ROCHDALE, OL11 5XT

1.0 INTRODUCTION

- 1.1 Rutter Johnson were appointed by Mr and Mrs E Oldham to carry out a Coal Mining Risk Assessment in relation to the proposed development at Standrings House, Bagslate Moor Lane, Rochdale.
- 1.2 Currently the site comprises of the residential dwelling Standrings House and its associated outbuildings and grounds.
- 1.3 Proposals are for part of the site to be redeveloped for residential purposes.
- 1.4 This risk assessment report is to be submitted as supplemental documentation in support of the planning application relating to the proposed partial development of the site.

2.0 EXISTING SITE

- 2.1 The site is located to the south of Bagslate Moor Road, east of St Georges Road, and west of Green View Drive in the north western outskirts of Rochdale.
- 2.2 The site currently comprises of the main residence, out buildings, garden structures and gardens of Standrings House.
- 2.3 A site location plan is included within this report as appendix 1.

3.0 PROPOSED DEVELOPMENT.

- 3.1 It is proposed that the existing main residence, outbuildings and garden structures in the northern part of the site are retained, and new residential dwellings including private gardens are constructed on the southern part of the site.
- 3.5 The site plan at appendix 1 indicates the proposed development area edged red.

4.0 SOURCES OF INFORMATION REFERRED TO

4.1 DOCUMNETARY SOURCES.

- 4.1.1 The documents referred to in the preparation of this risk assessment comprised of the following.
 - Coal Authority, Residential Ground Stability Report – On Coalfield, report ref. 51000496617001 dated 27 March 2014.

- 4.2 A copy of the Coal Authority Report has been included within this report as appendix 2.

5.0 COAL MINING

- 5.1 The Coal Authority (CA) report indicates that the site is in the likely zone of influence from workings in 1 seam of coal at 80m to 90m depth, that was last worked in 1892, and that any ground movement associated with these coal workings should now have ceased.
- 5.2 The information referred to indicates that there is coal at or close to the surface at or in close proximity to the site, and that unrecorded (shallow) coal workings may therefore have been undertaken on or in the area of the site.
- 5.3 The CA report indicates that the site is not affected by present or future underground coal workings.
- 5.4 The CA report indicates that the site is not affected by past, present or future opencast coal workings.
- 5.5 The CA report indicates that the site is not affected by damage notice, claims, remedial works notice of entitlement to withdraw support, working facilities orders, payments to owners of former copy hold land, or past, present or future opencast coal workings.
- 5.6 The CA report indicates that there is 1 known coal mining entry located on the site, or within 20m of the boundaries of the site. The approximate location of this mine entry is indicated on the plan included with the CA report, which shows it to be located close to the south western corner of the site. This mine entry is referenced 286413-011. The CA indicate that they have no record of what if any measures have been taken to treat the mine entry.
- 5.7 The CA report indicates that they have no record of mine gas emissions requiring action within the boundaries of the site.
- 5.8 The CA report provides comments recommending that "in view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken".

6.0 RISK ASSESSMENT

- 6.1 The Coal Authority report referred to indicates that the site is located within an area where coal extraction activities are known to have been undertaken in the past, but that any ground movement associated with these known workings should now have ceased, and therefore they should not have a detrimental effect on the proposed redevelopment of the site.
- 6.2 With regards to present or proposed underground or opencast coal extraction activities the information referred to indicates that the site is not at risk, and therefore such activities will not have an adverse effect on the proposed redevelopment of the site.

- 6.3 The Coal Authority report referred to indicates that coal may outcrop at the surface of the site, or is at shallow depth beneath the site, or in close proximity to it; and that therefore there is a possibility that the site and its proposed redevelopment may be adversely affected by unrecorded coal extraction activities that may have been carried out within these possible outcropping or shallow coal deposits.
- 6.4 Proposals for the redevelopment of the site include structures and infrastructure elements that will rely upon the stability and integrity of drift and solid geology beneath the site for support.
- 6.5 Based upon our review of the Coal Authority report, and consideration of the proposals for the redevelopment of this site, we assess the risk of the proposed development of the site being classified as Medium to High Risk. We therefore recommend that appropriate further Desk Top Studies and intrusive Site Investigations are undertaken to determine the effects of coal mining activities. These additional works would be appropriately covered by a suitably worded pre-commencement planning condition attached to any forthcoming consent.
- 6.6 The results of these further studies and investigations will enable a further more detailed assessment to be made as to whether the site and its proposed redevelopment is affected by coal mining activities, and what if any appropriate remedial measure/special precautions should be incorporated into proposals for the redevelopment of the site.
- 7.0 CONCLUSIONS
- 7.1 The studies and resulting risk assessment undertaken have established that there is a medium to high risk of this site and its proposed redevelopment being adversely affected by unrecorded shallow coal mining activities and a disused mine entry.
- 7.2 In view of the above we recommend that appropriate further Desk Top Studies and Intrusive Site Investigations be carried out so as to determine if the site is affected by coalmining activities. These further desk studies and intrusive investigations should be undertaken by appropriately qualified and experienced consultants and/or specialist Sub-contractors.
- 7.3 The results of these further studies and investigations should be used to undertake a final detailed risk assessment as to whether the site and the proposed redevelopment is adversely affected by coal mining activities; any appropriate remedial measure/special precautions identified by the further investigation must be incorporated into the development proposals for this site.

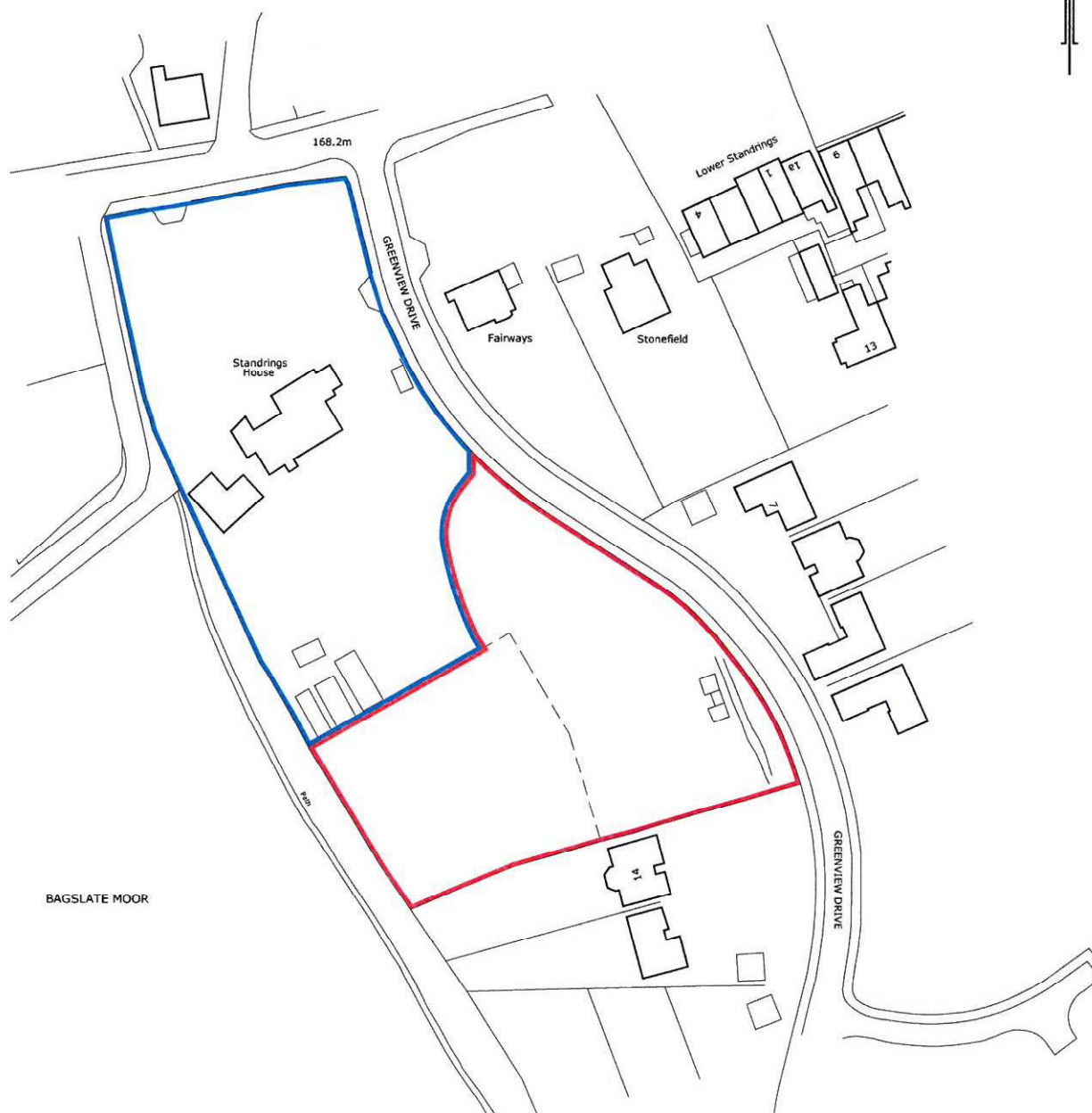
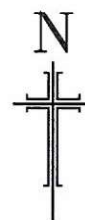
Prepared for and on behalf of
RUTTER JOHNSON



Robert Stewart

APPENDIX 1

SITE LOCATION



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LeaHough
CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blakewater House
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DRAWING NUMBER: BS.13-126(A) - 03	REV -	DRAWN BY GM	SCALE 1:1250	PAPER SIZE A4	DATE March 2014
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PLAN REFERRED TO:

Standings House, Bagslate Moor Road,
Rochdale, OL11 5XT

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APPENDIX 2

COAL AUTHORITY REPORT



**The Coal
Authority**



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**RUTTER JOHNSON
212 BABYLON LANE
HEATH CHARNOCK
CHORLEY
LANCASHIRE
PR6 9ES**

Our reference: **51000496617001**
Your reference: **14014 Standrings House**
Date of your enquiry: **27 March 2014**
Date we received your enquiry: **27 March 2014**
Date of issue: **27 March 2014**

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Residential Ground Stability Report - On Coalfield

STANDRINGS, BAGSLATE MOOR ROAD, ROCHDALE, LANCASHIRE, OL11 5XT

This report is based on and limited to the records in the possession of the Coal Authority; the records and geological interpretation of The British Geological Survey (BGS) and the records of the Cheshire Brine Subsidence Compensation Board, at the time the search is answered.

Coal mining	See comments below
Shrinkable clay	See comments below
Running sand	See comments below
Compressible deposits	No
Collapsible deposits	No
Landslide potential	See comments below
Soluble rocks	No
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 1 seam of coal at 80m to 90m depth, and last worked in 1892.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.

There is no record of what steps, if any, have been taken to treat the mine entry.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The 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

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the British Geological Survey on potential for natural ground movement

Shrinkable clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

However, the sand deposits in this area are unlikely to cause ground movement.

Deposits which could compress

The property is not in an area underlain by deposits which could compress and cause ground movement.

Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

However, landslide activity is unlikely to occur.

Soluble rocks

The property is not in an area underlain by soluble rocks.

Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762 6848 or by email to groundstability@coal.gov.uk. These terms and conditions apply

the method used to order and receive reports.

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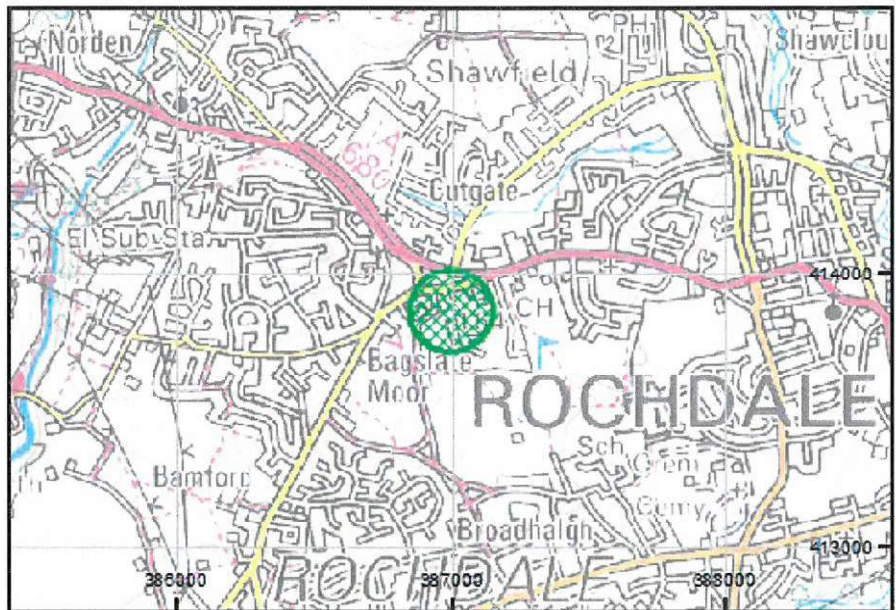
Where this Ground Stability Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	27 March 2014
Issued to:	RUTTER JOHNSON 212 BABYLON LANE HEATH CHARNOCK CHORLEY LANCASHIRE PR6 9ES
Property Search for:	STANDRINGS, BAGSLATE MOOR ROAD, ROCHDALE, LANCASHIRE, OL11 5XT
Reference Number:	51000496617001
Date of Issue:	27 March 2014
Cost:	£44.00
VAT @ 20%:	£8.80
Total Received:	£52.80
VAT Registration	598 5850 68

Location map



Approximate position
of property



Enquiry boundary

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Key

Approximate position of enquiry
boundary shown

Disused Adit or Mineshaft

