



# Mineral Resource Assessment

## Scout Moor II Further Environmental Information

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June 2026

P e l l   F r i s c h m a n n

Scout Moor II Wind Farm

Mineral resource assessment

Preliminary screening assessment



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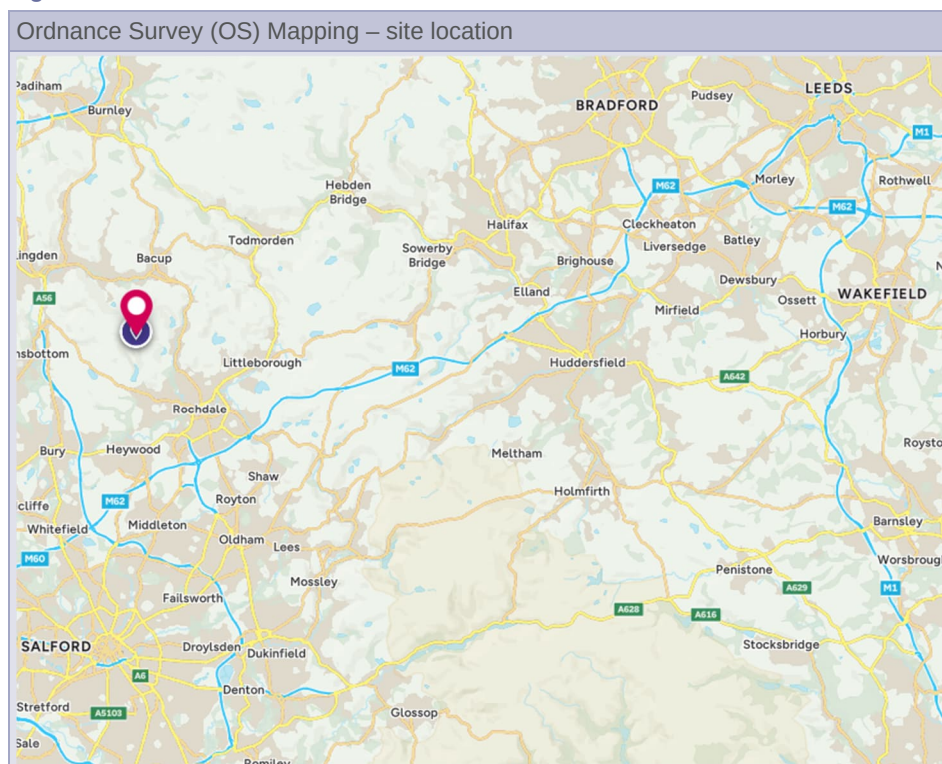
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# 1 Introduction

This Mineral Resource Assessment (MRA) has been prepared by Pell Frischmann on behalf of Cubico UK Development (Wind 1) Limited (*‘the Applicant’ or ‘Cubico’*). It is submitted as part of Further Environmental Information (‘FEI’) in respect of the cross-boundary applications for full planning permission (‘the Applications’) relating to the construction and operation of a new onshore wind farm (to be known as ‘Scout Moor II’), alongside a comprehensive moorland restoration scheme (the ‘Proposed Development’), on land at Rooley Moor (‘the Site’).

The site lies approximately 3.4km northwest of the centre of Rochdale (north of Manchester), as shown in Figure 1-1. The approximate National Grid Reference (NGR) for the centre of the site is 385510, 418620. The Site crosses the administrative boundaries of Rossendale Borough Council (‘RBC’) and Rochdale Metropolitan Borough Council (‘RMBC’) (collectively referred to as ‘the Councils’). The Councils are the Local Planning Authorities (‘LPA’s’) responsible for the determination of the Applications, which were originally submitted on 23 July 2025 and were validated by the Councils on 07 August 2025 (RBC ref. 2025/0267 and RMBC ref. 25/00680/FUL).

**Figure 1-1 Site location**



Mineral Safeguarding Areas (MSAs) for coal, brick clay and sandstone associated with the underlying Pennine Lower Coal Measures, and the Rossendale Formation and Marsden Formation (part of the Millstone Grit Group) have been identified within the site boundary.

## 1.1 Proposed scheme

The original proposed scheme comprised a series of 17no. 180m high wind turbines with a generating capacity of up to 99.9MW together with access tracks and electrical infrastructure required to connect the wind farm to the Rossendale Bulk Supply Point (BSP) Substation in Rawtenstall (circa 3km northwest of the site).

Following the completion of an extended period of statutory consultation on the Applications, the Applicant has evolved the Proposed Development to respond to comments received from statutory and non-statutory consultees, the public and other interested stakeholders and is hereby formally amending the Applications through the submission of Further Environmental Information. The Greater Manchester Combined Authority

and Lancashire County Council Minerals and Waste teams were consulted upon the layout proposed within the original application submission and had no objections (see Appendix C).

The FEI supersedes the information submitted in July 2025 ('the 2025 Submission') and will be subject to further statutory consultation by the Councils. A summary of the amendments to the Applications is set out in detail the Planning, Design and Access Statement (prepared by Turley), but in summary includes the reduction in turbine numbers from 'up to 17 turbines' to 'up to 12 turbines', alongside the relocation/repositioning of turbine positioning, access track layout and the layout and design of other associated infrastructure.

The scheme will connect into the Rossendale Bulk Supply Point (BSP) Substation in Rawtenstall (circa 3km northwest of the site). Two potential connection routes are currently being considered (Option A and Option C (a new route to replace Option B)).

The proposed revised Infrastructure Layout plan (ref: SK02 Rev P3, dated April 2026) is presented in Appendix A.

Pell Frischmann have updated the text within the report to reflect any pertinent changes, however, updated third-party information has not been purchased and not all figures updated. Although the distances to notable offsite landmarks within the third-party data may vary slightly, the modification to the redline boundary and infrastructure layout is not considered to **adversely** affect the conclusions for the site.

Additionally, this report may be reviewed in conjunction with the Environmental Impact Assessment (EIA) Scoping Report from December 2024 which provides some additional guidance and conclusions as to peat depth and impact on mineral safeguarding areas within the site.

## 1.2 Scope of work

With respect to this mineral resource assessment, the northern part of the site is within Rossendale Borough Council and falls under the Lancashire Minerals and Waste Local Plan and the southern part is within Rochdale Metropolitan Borough Council and falls under the Greater Manchester Joint Mineral Plan.

- Greater Manchester Joint Mineral Plan  
[//www.manchester.gov.uk/downloads/download/5550/greater\\_manchester\\_joint\\_minerals\\_development\\_plan\\_documents](http://www.manchester.gov.uk/downloads/download/5550/greater_manchester_joint_minerals_development_plan_documents)
- Lancashire Mineral and Waste Local Plan  
[www.rossendale.gov.uk/downloads/download/11189/lancashire\\_minerals\\_and\\_waste\\_local\\_plan](http://www.rossendale.gov.uk/downloads/download/11189/lancashire_minerals_and_waste_local_plan)

Greater Manchester and Lancashire have different ways of mapping mineral safeguarding areas; this can be seen in Figure 3-2.

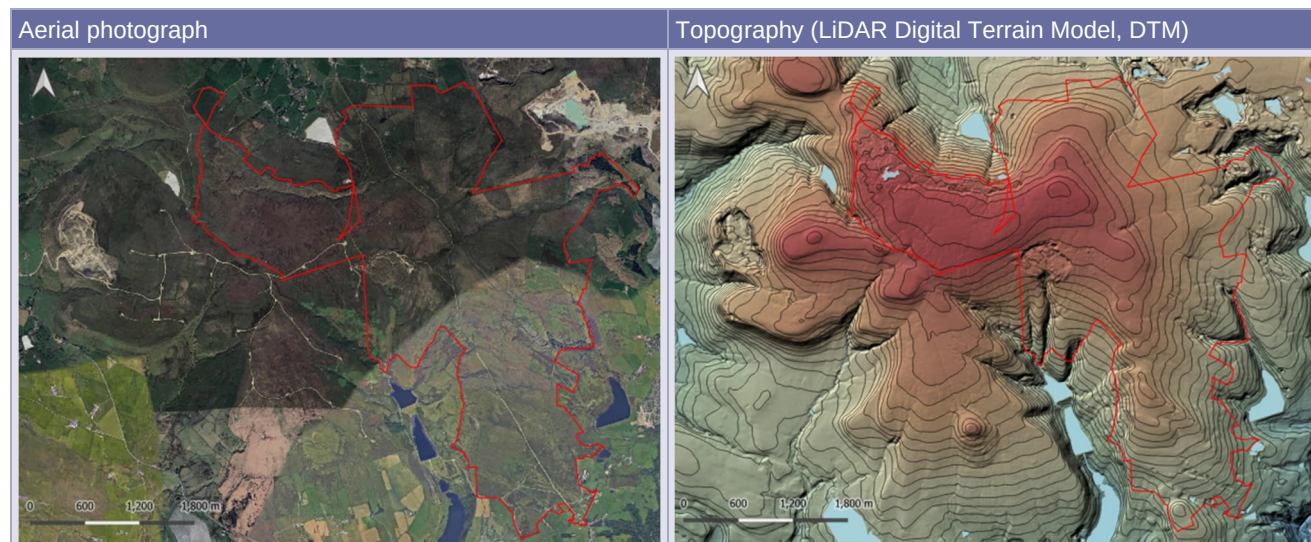
In line with the above plans the mineral resource assessment includes the following:

1. Geological overview – desk top study of the surface and solid geological and mineral resource information
2. Assessment of the mineral resource potential/extent of economically viable deposits and mineral recovery potential (acceptability and viability for prior extraction),
3. Potential for proximal sterilisation.

## 1.3 Site setting

The site is set in an area of upland moorland with a history of quarrying and mining (coal and sandstone); and overlaps with the existing Scout Moor Wind Farm to the west. Most of the site is common land and Countryside and Rights of Way Act (2000) (CRoW) access land, and several tracks, cycle routes and public footpaths cross the site; including Rooley Moor Road which runs north-south across the site.

**Figure 1-2 Aerial photograph and site topography**



Several brooks rise on this site and discharge either to surrounding reservoirs (all offsite) or to larger brooks/tributaries offsite. Limited areas of woodland are noted onsite, including Fern Isle Wood and Danes Wood in the east and an area of coniferous woodland adjacent to Ab Tor Quarry in the northeast.

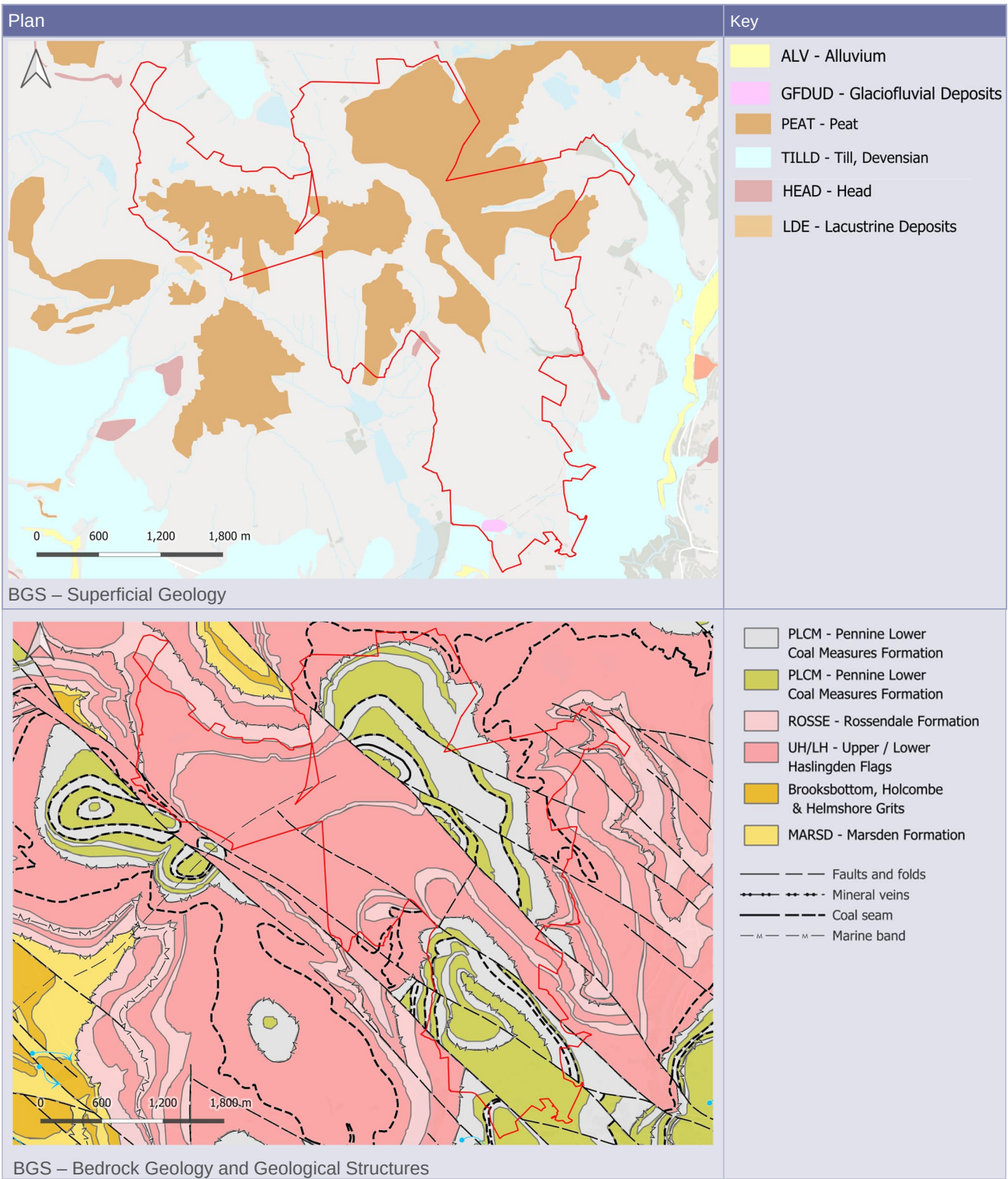


## 2 Geological desk-based overview

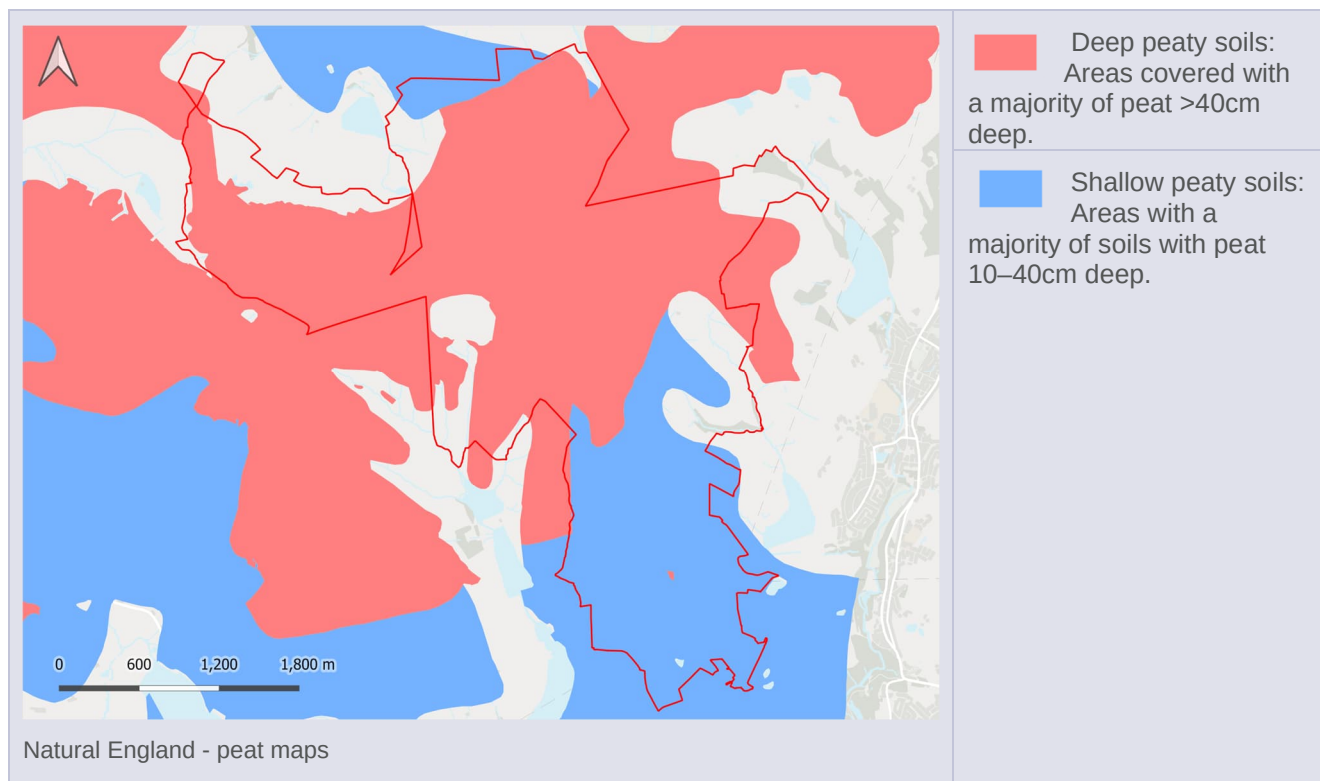
### 2.1 Introduction

The geological conditions of the site are described in the Pell Frischmann Land Contamination Preliminary Risk Assessment (109692-PEF-ZZ-XX-RP-GG-6001 P04), May 2026. The information provided below has been taken from the preliminary risk assessment report and from the data sourced as part of the desk study elements of the PRA including published geological records, EnviroCheck geological, mining and quarrying records.

Figure 2-1 Underlying geological conditions







## 2.2 Published geology

The published geology for the site is shown on the British Geological Survey (BGS) geological map for Rochdale (Sheet 76, scale 1:50,000). Overall, the geological maps indicated that superficial deposits are only likely to be present under ~45% of the site, with most of the site ~55% being directly underlain by bedrock.

**Superficial geology:** BGS mapping indicates that discontinuous superficial deposits – predominantly peat - are more likely to be present in the north, and superficial deposits are typically absent across most of the southern half of the site, as shown in Figure 2-1.

**Peat** is shown under the northern and central parts of the site, typically in areas above 350m elevation, which typically comprises 'partially decomposed mass of semi-carbonized vegetation which has grown under waterlogged, anaerobic conditions, usually in bogs or swamps'.

Localised and limited deposits of Till, Head and Glaciofluvial Deposits are mapped in the southern third of the site. **Till** (Devensian) typically comprises 'unsorted and unstratified drift, generally over consolidated, deposited directly by and underneath a glacier without subsequent reworking by water from the glacier. They are a heterogenous mixture of clay, sand, gravel, and boulders varying widely in size and shape'. **Head Deposits** typically comprise 'poorly sorted rock debris/ or clayey hill wash and soil creep, comprises gravel, sand and clay depending on upslope source and distance from source. Locally with lenses of silt, clay or peat and organic material'. **Glaciofluvial Deposits** typically comprise 'sand and gravel, with lenses of silt, clay or organic material' deposited by meltwater streams.

### Bedrock geology:

The northeastern and southern parts of the site are underlain by a sequence of the Pennine Lower Coal Measures Formation overlying the Rossendale Formation. The central and northwestern areas are underlain by the Rossendale Formation. The older Marsden Formation (which underlies the Rossendale Formation) outcrops offsite to the north and west, as shown in Figure 3-1.

The Pennine Coal Measures consist mainly of cyclical sequences of sandstones, mudstones, siltstones, and coal seams. The older Rossendale Formation comprises thick, coarse sandstones, often referred to as gritstones, interbedded with finer beds of mudstone and siltstone. The Marsden Formation comprises *'sandstone, interbedded with grey siltstone and mudstone with subordinate marine black shales, thin coals and seatearths'*.

**Faults:** Several faults are mapped onsite, trending southeast-northwest and southwest-northeast, as shown in Figure 2-1.

**Coal seams:** Several coal seams are also mapped onsite, mainly in the north and south, including the following: Upper Foot Coal, Lower Mountain Coal, Lower Foot Little Coal, BassyCoal and Sand Rock Coal (Rossendale Formation).

## 2.3 Natural England – peat soils

The Envirocheck data included Natural England records for 'peat soils'. These records indicate that peat is likely to be present across most of the site including large areas of deep peat across the northern and central parts of the site and shallow peat across the southern part of the site, as shown in Figure 2-1.

The Greater Manchester Joint Minerals Plan states that 'there are sufficient peat workings with planning permission to meet existing and future demand and no new planning permissions need to be granted for new peat workings and extraction of peat results in the loss of valuable habitats and the release of carbon dioxide into the atmosphere. It is a requirement of the EU Habitats Directive to protect good quality sites and restore degraded ones. This will enable peat to act as a carbon sink'.

The Lancashire Minerals and Waste Local Plan states that 'peat is not considered to be a mineral of local or national importance and so is not safeguarded'.

Lancashire's Environment and climate strategy (2023-2025) states that Lancashire County Council has invested in 'large-scale peatland restoration projects' with partners such as Lancashire Peat Partnership and the Environmental Agency, securing £2.5 million in investment towards peatland restoration since 2011. From this documentation as well as general British guidance (England Peat Action Plan, 2021) it can be inferred that while Lancashire County Council does not view peat as a 'safeguarded' mineral in the same way it considers sandstone and brick clay, however it does consider peat a resource in need of protecting from a climate change/carbon store/environmental standpoint.

## 3 Mineral resource information

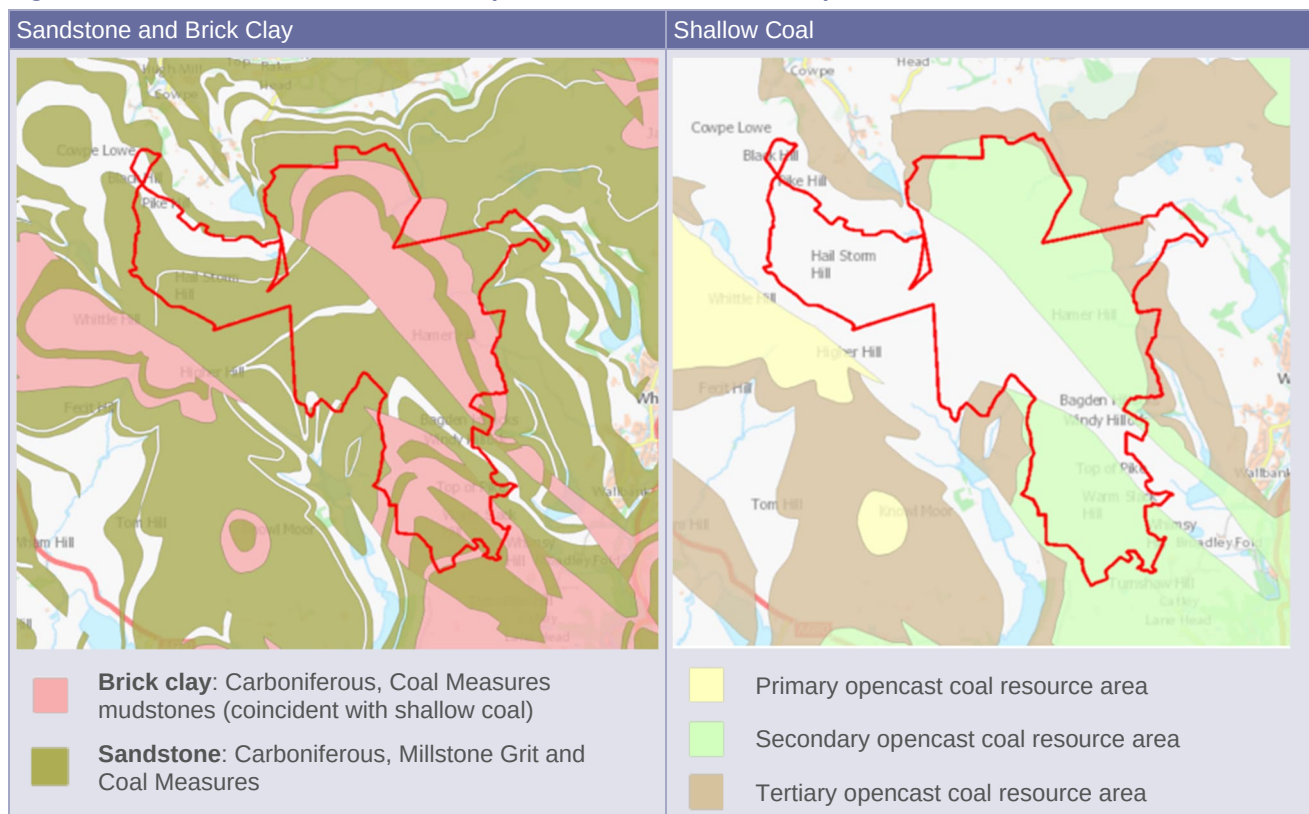
### 3.1 Introduction

The BGS mineral resources maps indicate that the mineral resources onsite include coal, brick clay and sandstone associated with the Pennine Lower Coal Measures Formation and the Rossendale Formation, as shown in Figure 3-1.

BGS Mapping does not indicate that peat is a mineral resource in this area. The 'Mineral Resource Map for Lancashire 2006', the most up-to-date and detailed mineral resource map for Lancashire, states that 'areas of upland blanket peat' are not shown on mapping, of which Scout Moor may be considered. Furthermore, Manchester and Lancashire County Councils are likely to view peat as a carbon store or habitat to be protected, as indicated in the previous section.

The Greater Manchester Joint Minerals Plan states that their method for identifying areas of mineral resource, including sand, gravel, sandstone/gritstone and coal was based on BGS mapping with a series of constraints applied to remove land unsuitable for mineral development. The Joint Lancashire Minerals and Waste Local Plan states that their method of determining minerals were also using BGS mapping.

**Figure 3-1 BGS Mineral Resource Dataset (extracts from BGS Geoindex)**



As shown in Figure 3-1, sandstone and brick clay underlay the majority of the site, with brick clay found in the areas associated with secondary opencast coal resource areas. Approximately half of the site is within a secondary coal resource area; this is described as an area in which the coals are generally thinner than primary opencast areas and less concentrated in vertical and areal distribution.

## 3.2 Historic mining and quarrying

The desk study identified that coal and sandstone have been mined (underground) and open cast mined/quarried in the local area and onsite. Mining/quarrying in the Scout Moor area dates back at least to the 18<sup>th</sup> and 19<sup>th</sup> centuries, when small-scale and later larger-scale mining and quarrying operations were established. In the mid-19<sup>th</sup> century larger surface quarries became more dominant leading to a decline in underground mining. Coal mining in the region declined in the 20<sup>th</sup> century and most coal mining operations had ceased by the mid-20<sup>th</sup> century. Sandstone quarrying has also declined over time but is still active in Scout Moor Quarry and Whitworth Quarry.

**Coal mining:** A site specific 'Consultants Coal Mining Report' (Ref. 71009810321002, Oct-24) was procured from the Coal Authority in October 2024. The report identified 20 former collieries onsite with recorded depths up to 79m, and 'year last mined' ranging between 1850 and 1953, 117 coal outcrops onsite, and no records of future underground coal mining onsite. A Mining Risk Assessment report summarising this information has been produced by Pell Frischmann separately for the scheme (ref: 109692-PEF-ZZ-XX-RP-GT-6001).

**Sandstone mining:** While sandstone operations were generally surface-based, records indicate that historically smaller underground Sandstone and Flagstone mining (associated with the Rossendale Formation) is likely to have occurred in the local area, including onsite. The sandstone was extracted in underground quarries and via adits (horizontal) into the hillside where high-quality stone layers were located deeper below the surface. These underground sites typically comprised small scale operations that targeted specific layers of flagstone that were characterised by thin bedding planes that split easily into slabs. The underground mining declined over time due to the depletion of easily accessible underground stone veins.

The Envirocheck 'non-coal mining affected area' records includes 11 records of onsite areas where 'rare: sporadic underground mining of restricted extent may have occurred' (commodity: 'vein mineral'); 11 'likely' records where 'underground mining is known or considered likely to have occurred within or close to the area' for 'Sandstone – Flagstone/Vein' and a further 10 'likely' records relating to 'Vein/mineral/Flagstone'. The BGS mineral site records only identified offsite underground sandstone mining records; all five records related to 'Britannia Mines' (~250m NE, now in an area occupied by the offsite Whitworth Quarry).

Due to the depletion of accessible underground stone veins, it is considered highly unlikely that future underground sandstone mining will be viable within the site boundary therefore underground sandstone mining is not considered further within this assessment.

**Quarries onsite:** The BGS recorded mineral site data (Envirocheck) indicates that there are no remaining active quarries onsite.

The remaining records relate to former quarries/'ceased' operations including: one former sand and gravel quarry - Prickshaw Gravel Pit and ~25 former sandstone quarries onsite (the records include multiple duplicates including up to 6 records for one quarry, it is estimated that the 52 BGS opencast sandstone quarry records relate to 25 named sandstone quarries onsite).

**Quarries offsite:** There are multiple BGS 'mineral site' records for: sand and gravel, common clay and shale and sandstone quarries offsite. There are just under 120 records (several contain duplicates or multiple records for the same quarry/operation); only two records are recorded as 'active': Ding Quarry (adjacent west), Whitworth Quarry (383m northeast) and Scout Moor Quarries (circa 1km west of the permanent works area, adjacent to Scout Road and the proposed temporary road widening on the western switchbacks).

Scout Moor Quarry has had permission to extract stone from long-term rights granted under a review of old mineral planning permissions in 2004. The extracted material includes stone, aggregate and sand used for infrastructure projects. According to Marshall's company website its exports include gabion stone, paving stone, capping stone, decorative stone, grit sand, fill sand and rocks/boulders for riverbed remediation.



### 3.3 Shallow coal

Manchester and Lancashire both define shallow coal as a mineral resource. Figure 3-2 shows that areas within Manchester only the southernmost extents of the site east of Naden Reservoir is a safeguarding area for a coal. Moreover, the Greater Manchester Joint Minerals Plan states that 'there are currently no open cast extraction sites in Greater Manchester'. The small area of safeguarded coal onsite, absence of active coal mining within Lancashire (and on a broader scale, the UK), and the fact that the coal resource areas within the site are a secondary opencast area as opposed to a primary opencast area (Figure 3-1) suggests that the potential for coal extraction on site is small.

The Mineral Resources Map for Lancashire (2006) states that 'there has been no opencast coal extraction [in Lancashire] since the early 1990s' and that the potential for future underground coal mining is low due to the lack of thick coal seams and overlying drift deposits. Figure 3-2 shows that the site does not lie within a coal resource area, however it does lie within a brick clay area associated with Pennine Coal Measures.

### 3.4 Sandstone

In Manchester and Lancashire sandstone/gritstone is required to meet the government-specified required landbank (stock of planning permissions sufficient to provide for continued mineral extraction) for 10 years. The quality of crushed rock in Manchester competes with recycled aggregates, and therefore the Greater Manchester Joint Mineral Plan suggests that the demand for crushed rock may be met by these alternative methods. However, it is suggested that given the suitable applications are made, there are still some areas where sandstone quarries may be granted permission to open.

Scout Moor Quarry west of the site currently exports both crushed rock and 'building stone' blocks. Figure 3-2 shows that much of the site in Manchester and Lancashire is within a mineral safeguarding area, with the map of Lancashire specifying sandstone is protected as both a crushed rock and building stone resource.

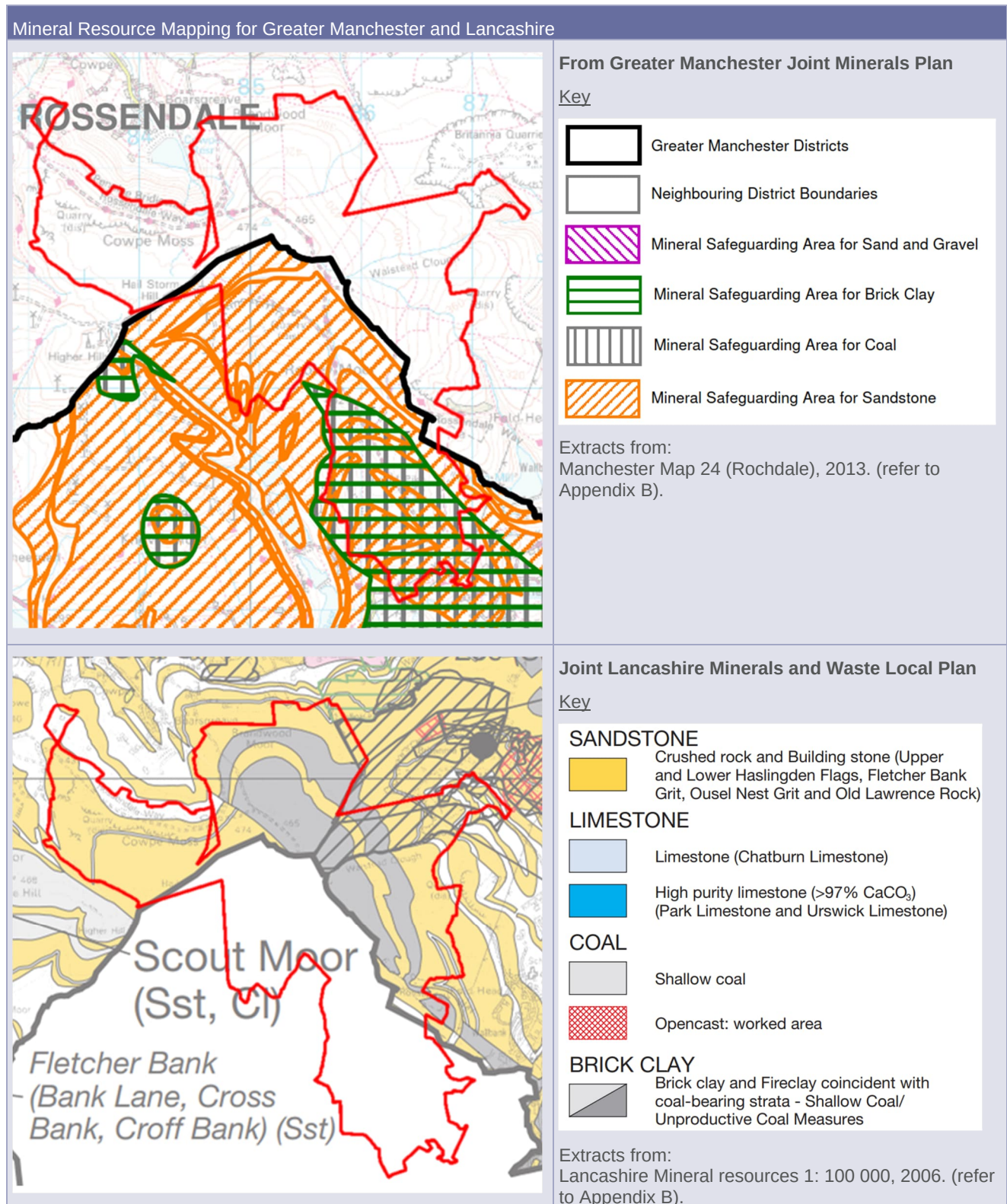
### 3.5 Brick clay

According to BGS brick clay deposits are 'seatearths correlating with carboniferous shallow coal measures', that were typically extracted during historic shallow coal mining but not targeted for its own sake in the same way sandstone was in the late 1800s.

With respect to Greater Manchester, one active brick clay quarry remains at Harwood in Bolton. According to the Greater Manchester Joint Minerals Plan 'potential for future extraction is unknown due to the limited data'.

According to the Joint Lancashire Minerals and Waste Local Plan there are at present three existing brickworks in the county. Additionally, if demand for brick clay rose then to open a new quarry the plan states that a quarry would need to be able to produce a sufficient supply of material for 25 years. Figure 3-2 shows that within the Lancashire boundaries of the site, there are two prominent seams of brick clay associated with the Pennine coal measures and within the Manchester Boundary it is only the southernmost extents that are a mineral safeguarding area for brick clay.

Figure 3-2 Mineral Resource Map Extracts





### 3.6 Additional information - site walkover

A walkover survey was undertaken by a Pell Frischmann geotechnical consultant on the 21 March 2025. A selection of photographs taken during the walkover are shown in Figure 3-3.

It was discovered during the site walkover that peat overlaid most of the site, with exceptions of small, localised areas where peat had been excavated/removed or exposed by natural processes and white sandstone from the Rossendale formation was visible. There was evidence of recolonised vegetated slag heaps around former quarries including as Ding Quarry and Ab Tor Quarry.

**Figure 3-3 Walkover photographs**

| Walkover Photographs                                                                                                                                                        |                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>View over former Ding Quarry and current Scout Moor Wind Farm.</p>                     |  <p>Weathered white sandstone bedrock underlying peat deposits.</p>                |
|  <p>Eroded peat overlying weathered sandstone. Peat appears between 0.5m-1.0m thick.</p> |  <p>View over former Ding Quarry.</p>                                            |
|  <p>View of hummocky ground to the North of site, East of former Ab Tor Quarry.</p>      |  <p>Historic coal mine shaft fenced off by the Mining Remediation Authority.</p> |

## 4 Viability of extraction

### 4.1 Introduction

Based on the extent of the overlying deep peaty soils (that need to be protected) and the historic quarrying/mining activities (that have already extracted minerals from financially viable areas beneath the site) it is considered unlikely that future mineral extraction onsite will be environmentally or financially viable. In addition, given the limited development footprint, it is probable that the wind farm will not sterilise significant residual reserves of underlying safeguarded minerals.

### 4.2 Peat

The desk-based record presented above indicate that superficial deposits of peat are present across most of the site. During the site walkover, it was further observed that peat overlays most of the site, and in the North in areas where the peat has eroded away, it appears to have been approximately 1 metre thick.

As part of the 2024 EIA Scoping two peat probing surveys were conducted. The Phase 1 peat probing survey was on a 75m grid and phase 2 peat probing survey was within a 10m grid of infrastructure footprint or 20m grid within a 50m buffer zone in accordance with relevant guidance. The surveys found that peat depth was identified up to a maximum depth onsite of 3.7m.

The overburden of peat would present an environmental and economic challenge to extraction efforts of underlying bedrock mineral deposits, namely sandstone, gritstone and brick clay. Peat soils overlaying the Lower Pennine Coal Measures and the Rossendale Formation are recognised as significant carbon stores. These soils play a critical role in long-term greenhouse gas mitigation, as they sequester carbon when left undisturbed but can become major emissions sources if disrupted. Further mineral extraction that disturbs the peat in these areas would likely be unsustainable, given the need to preserve these habitats for climate change resilience and carbon storage. These considerations are likely to take precedence over the justification for extracting mineral resources beneath the peat onsite.

### 4.3 Coal

Coal is a safeguarded mineral under both Lancashire and Manchester County Council, and it is a safeguarded mineral on the Southern (Manchester) side of the site. However, under the UK's Clean Growth Strategy which has implemented policies to close coal power station and reduce reliance on fossil fuels, coal extraction is no longer environmentally or economically viable. As a result, the shallow coal reserves beneath the site are unlikely to be exploited for future mining or energy production, reflecting the broader shift away from coal towards sustainable energy alternatives.

### 4.4 Sandstone and brick clay

BGS records show that there are large reserves underlying the site. Furthermore, there is ongoing extraction of sandstone at Scout Moor Quarry and evidence of historic sandstone quarrying within site boundaries. With this in mind, sandstone cannot be discounted as a candidate for future extractive efforts if a shortfall in material developed around the Manchester/Lancashire area.

Establishing a new quarry would demand significantly more resources and a longer start-up time compared to the expansion and maintenance of an existing operation. Therefore, should there be an increased demand for crushed stone or gritstone, it is likely that the extension of Scout Moor Quarry would be the preferred course of action.

There is no evidence that brick clay has been mined for its own sake within the site boundaries, and there are no nearby brickworks. Additionally, there is limited demand for brick clay, making it unlikely that mining operations for this material would occur at the site.



## 4.5 Topography and development area

On and around site there is more evidence of sandstone being quarried into the side of slopes rather than top down; this can be seen with the historic Ding Quarry and Hallcowm quarries, and in Scout Moor Quarry presently. Most wind turbines will be situated in the upper moorland and the higher elevations in order to be most effective; therefore, the areas that will be most viable for economic extraction (sides of slope) are not where the proposed wind turbines will be.

Furthermore, the footprint of the wind turbine development, including turbine installations and access roads, will only occupy an estimated maximum 3.6% of the site area. Although the wind turbines will need deep foundations due to the compressible nature of the peat, access roads, hardstanding and clearance areas will not require as complex foundations. This limited land use would ensure that the remaining 96.4% of the site would be unaltered and accessible for any future extractive efforts.

If mineral extraction were to be pursued post-development, the presence of a single wind turbines would not significantly impact the viability of accessing underlying bedrock deposits such as sandstone /gritstone. The small footprint of the wind turbines could allow for removal of one or more turbines to access the mineral reserves below.

## 4.6 Viability of Prior Extraction

Policy 8 of the Greater Manchester Joint Minerals Plan states that:

All non-mineral development proposals within the Mineral Safeguarding Area should extract any viable mineral resources present in advance of construction. Proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where:

1. *The need for the development outweighs the need to extract the mineral; or*
2. *It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or;*
3. *It can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development; or;*
4. *The development is limited or temporary and would not prevent minerals extraction taking place in the future.*

Policy M2 of the Joint Lancashire Minerals and Waste Local Plan states that:

Within mineral safeguarding areas planning permissions will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the local planning authority that:

1. *The mineral concerned is no longer of any value or has been fully extracted.*
2. *The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.*
3. *The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.*
4. *There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.*
5. *That prior extraction of minerals is not feasible due to the depth of the deposit.*
6. *Extraction would lead to land stability problems. '*

It is not proposed to specially remove the sandstone/brick clay/coal before the construction of the turbine foundations associated infrastructure as this appraisal has indicated that in order to access the safeguarded mineral a significant amount of peat will have to be excavated which would be environmentally damaging. This would make the extraction of the safeguarded minerals before development unacceptable. Therefore, under

Policy 8, point 2 of the Greater Manchester Joint Minerals Plan and Policy M2 point 5 of the Joint Lancashire Minerals and Waste Local Plan it is recommended that the non-mineral development is permitted. In addition, under Policy 8 point 3 of the Greater Manchester Joint Minerals Plan there is no economic value to any mineral as there is:

- Not a high need to extract the relatively limited amount of minerals that may be generated during the building of the foundations and associated infrastructure of the wind turbines.
- It is considered uneconomical to extract minerals before installing the wind turbines due to the relatively small amount of mineral that will be produced and the remote location of the site which would make transport to a holding location costly.
- Removal of access roads and windmills post-development would not be expensive if the need to extract underlying minerals arose in the future.

Under Policy M2 point 4 of the Joint Lancashire Minerals and Waste Local Plan it could be argued that the overarching demand for renewable energy outweighs the small potential for sterilisation of underlying sandstone deposits.

## 5 Conclusions

Pell Frischmann have undertaken a desk-based review of the Mineral Safeguarding Areas associated with the proposed Scout Moor II Wind Farm, including a review of the Rochdale and Rossendale policies in regard to mineral safeguarding. Shallow coal, brick clay and sandstone have been identified as safeguarded minerals that occur within site boundaries.

A geological review using desk-based information and a site walkover has indicated that the impact of the proposed development will be limited to a small part of the upper moorland (3.6% of total site area). Mineral extraction across the site is unlikely primarily due to the overlying superficial peat deposits which have environmental value. Additional factors that would make extraction unlikely include the topography, historically worked areas, and lack of access. There is no evidence of mineral that can be exploited as part of the development and therefore it is recommended that this no mineral development is allowed within the safeguarding area.

## 6 Limitations and liabilities

This report has been prepared by Pell Frischmann with reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the Client in accordance with the agreed scope of services.

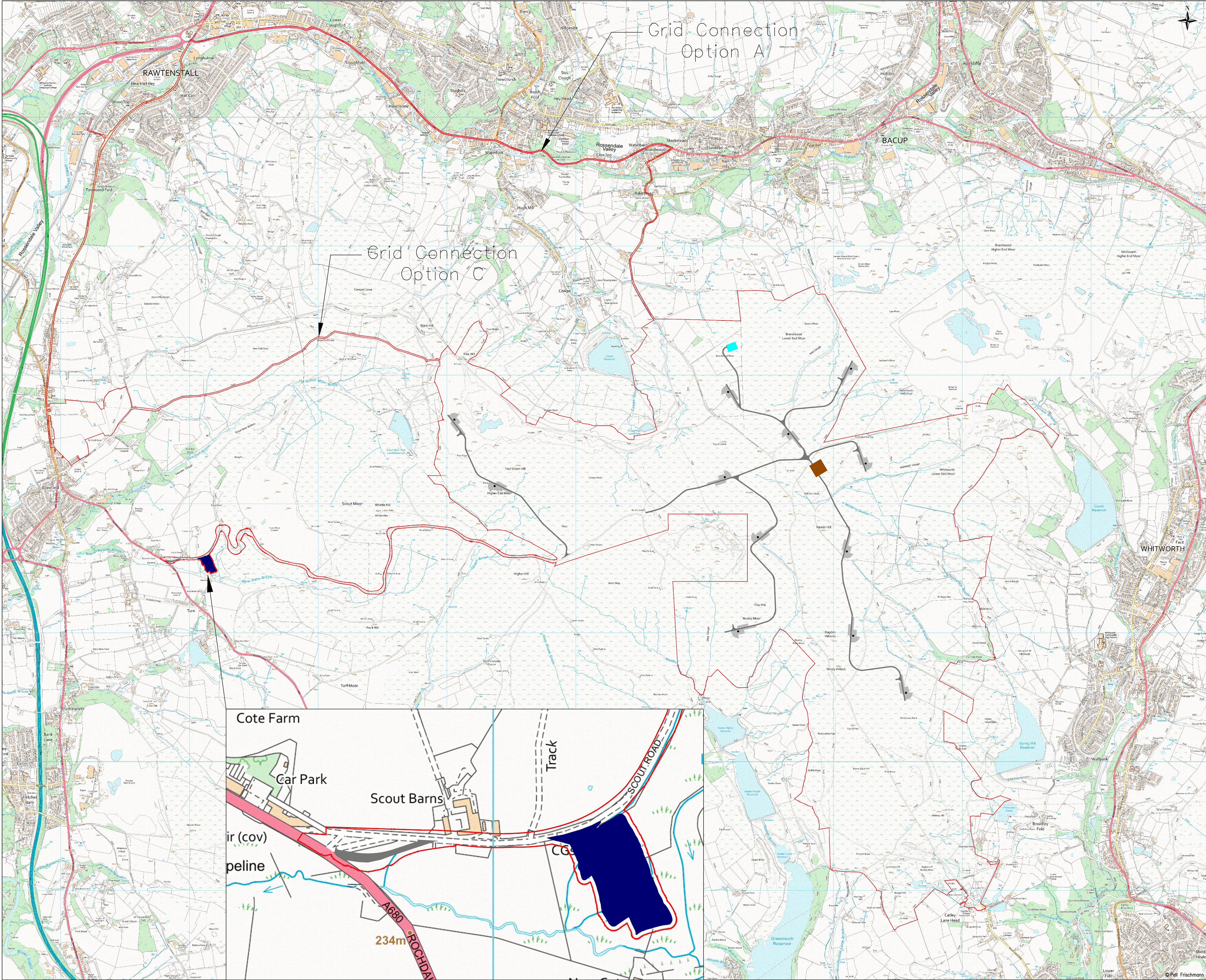
This report has been prepared to provide pre-development ground conditions and minerals information for Scout Moor II Wind Farm. The report contents should only be used in that context and Pell Frischmann disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

The report details the findings of work carried out by Pell Frischmann during a study period from October to December 2024, with subsequent updates in May 2025 and May 2026. The report has been prepared based on available data and information obtained during the 2024 study period and updated scheme information only in 2025 and 2026. No new or additional data was procured or reviewed in 2025 or 2026. Information provided by the referenced third parties has been used in good faith and is taken at face value; however, Pell Frischmann cannot guarantee its accuracy or completeness.

Although every reasonable effort has been made to gather all relevant information within the context of the agreed scope of work, all potential environmental constraints or liabilities associated with the site may not have been revealed. Should additional Information become available (including new legislation and changed practices), after the date of the report submission, Pell Frischmann reserves the right to reconsider the recommendations and alter the report accordingly.

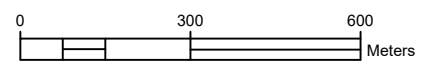
## Appendix A Plans





- NOTE:
1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION FOR HIGHWAY WORKS AND THE TURBINE MANUFACTURERS STANDARDS AND ALL RELEVANT DRAWINGS WITHIN THE PROJECT DESIGN PACKAGE.
  2. ALL WORKS TO BE EXECUTED IN ACCORDANCE WITH THE DMRB, THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, DESIGN MANUAL FOR ROADS AND BRIDGES, AND TRAFFIC SIGNS MANUAL.
  3. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM.
  4. DO NOT SCALE FROM ANY DRAWING. WORK TO FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERRED TO THE DESIGNER BEFORE WORK IS PUT TO HAND.
  5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
  6. ALL WORKS BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
  7. ALL WORKS ARE TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENT OF THE STATUTORY AUTHORITIES AND CONSTRUCTION DESIGN MANAGEMENT REGULATIONS.

- KEY:
- SITE BOUNDARY
  - TURBINE LOCATIONS
  - TURBINE HARDSTANDING
  - TRACK
  - CONSTRUCTION COMPOUND
  - SUBSTATION
  - LAYDOWN AREA



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Client  
**CUBICO UK DEVELOPMENT (WIND 1) LIMITED**

Project  
**SCOUT MOOR II WIND FARM**

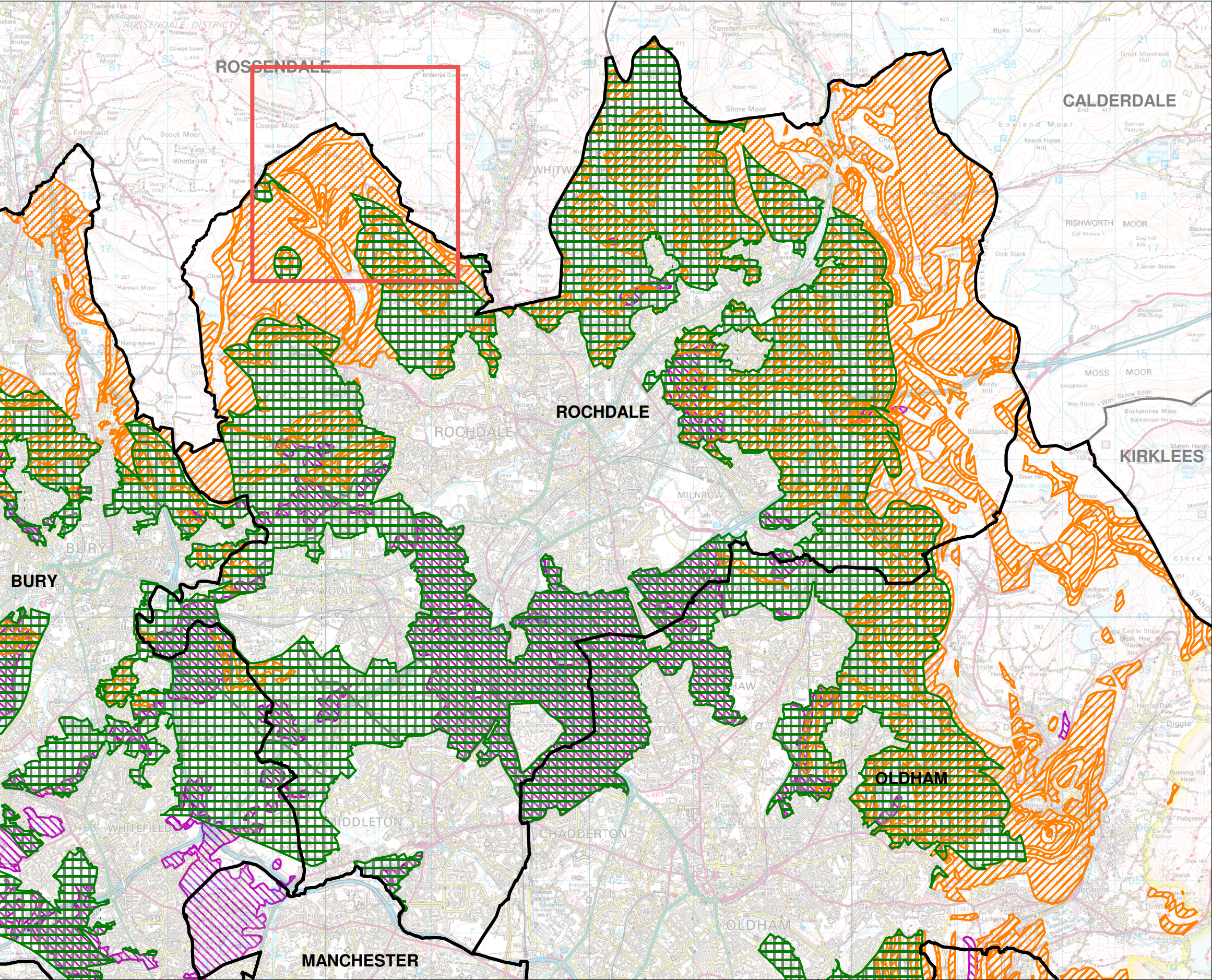
Drawing Title  
**Infrastructure Layout**

|             | Name | Date       | Scale          | 1:10000 @ A1                 |
|-------------|------|------------|----------------|------------------------------|
| Designed    | CN   | 22.04.2026 | File           | 260422 Scout Moor Site Plans |
| Checked     | SM   | 22.04.2026 | Drawing Status | PLANNING                     |
| Drawing No. | SK02 |            |                | Revision<br>P3               |



## Appendix B Mineral Safeguarding Maps





- Greater Manchester Districts
- Neighbouring District Boundaries
- Mineral Safeguarding Area for Sand and Gravel
- Mineral Safeguarding Area for Brick Clay
- Mineral Safeguarding Area for Coal
- Mineral Safeguarding Area for Sandstone
- Approximate Site Location

Map 24 ROCHDALE

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Scale @ A3  
1cm = 0.75km

All Mineral Safeguarding Areas  
in Rochdale







## Appendix C Consultee Comments



**From:** [Lane, Philippa](#)  
**To:** [Development Management](#)  
**Subject:** 25/00680/FUL Scout Moor Wind Farm, Rochdale  
**Date:** 17 September 2025 11:31:46  
**Attachments:** [image001.png](#)

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## **FAO Rachel Carney**

Good morning Rachel,

Thank you for consulting minerals and waste on the above planning application.

The following comments relate to the part of the proposed site within Rochdale's boundary.

The Greater Manchester Minerals Plan (adopted 2013) forms part of Rochdale's development plan and sets out policies relating to minerals, including the safeguarding of mineral resources.

The proposed development is located partially within a Mineral Safeguarding Area for sandstone, coal and brick clay. Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant. This policy seeks to protect mineral resources from sterilisation by other forms of development.

Policy 8 requires that non-mineral development proposals within the mineral safeguarding area should extract any viable mineral resources present in advance of construction, provided it is acceptable to do so. Proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted in certain circumstances (criteria 1 – 4). There are a number of exemptions (criteria i-viii) for when the safeguarding policy does not apply, although none are relevant here.

The applicant has submitted a Minerals Resource Assessment, prepared by Pell Frischmann, to demonstrate compliance with Minerals Plan Policy 8. The assessment explains that due to the depth of overlying peat, in addition to topography, historically worked areas and lack of access, it would be environmentally and economically challenging to extract underlying sandstone, gritstone or brick clay deposits. It is not considered that there would be any economic value in prior extraction of the mineral.

The applicant has provided information to show how the proposal meets criteria 2 and 3 of Minerals Plan Policy 8 because *it can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place and it can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development.* I therefore have no objections in terms of this policy.

Kind regards,

Philippa

Philippa Lane

Minerals and Waste Planner – Planning and Housing Team

Tel: 07725479087

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**RE: Planning Consultation - 2025/0267 - Scout Moor wind farm 2**

No comment, other than to note this is in a mineral safeguarding area, which should be reflected in your deliberations

**Richard Sharples**  
**Principal Planning Officer**  
**Environment and Regulatory**  
**Lancashire County Council**