



Client:

Storage World
Old Hall Street
Middleton
M24 1AG

Consultant:

Thomasons
3 Brewery Yard
Deva City Office Park
Trinity Way
Manchester
M3 7BB

Coal Mining Risk Assessment Report

Storage World Old Hall Street, Middleton

Nov-21

Site Ref: 6081/ VSW CMRA
V1.0

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Coal Mining Risk Assessment Report

1. Introduction

This report is an account of a Coal Mining Risk Assessment carried out by GeoAssist Limited at the request of the Client for the development at Storage World, Old Hall Street, Middleton.

The work was commissioned following the receipt of instruction to proceed issued by Thomasons acting on behalf of the Client on 26th October 2021.

The purpose of this Coal Mining Risk Assessment Report is to provide information in order to ensure that the site is assessed in accordance with the guidance outlined in The Coal Authorities General Guidance Notes for Coal Mining Risk Assessment Reports, and is suitable for the intended proposed development. The guidance previously offered by PPG 14 has now been formally withdrawn and replaced by the Updated National Planning Policy Framework July 2021. The Framework document offers no particular guidance regarding potential hazards from coal workings. But does state in paragraph 183 that: Planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation) The Coal Mining risk assessment is required to support a planning application for a site with commercial land use. The approximate grid reference for the centre of the site is 387200, 406000 and the total area of the site is approximately 8,100 m² the area of the site subject to development is approximately 200 m² and is shown with a blue outline in appendix A1

2. Description of the Site

The site is located on Old Hall Street, Middleton.

The site forms a roughly rectangular shape, and the topography is relatively level with the surrounding area. At the time of the site walkover the site was being used as a self-storage warehouse. A mill/warehouse covered the majority of the site, with associated car parking wrapped around the north, west and south of the building.

Harbord Street, Old Hall Street and Townley Street bound the site to the west, north and east respectively, over which lies further commercial property. The river Irk bounds the site to the southeast and Middleton Arena is located to the south of the site

No obvious visual or olfactory evidence of contamination or potential sources of contamination were noted on site

during the site walkover.

No obvious signs of ground movement or structural distress was noted within structures on site or immediately adjacent properties during the site visit.

3. Information Sources

Research Type	Sources	Completed
Site History	Ordnance Survey	☒
	Planning Records (back to 2007 only)	☒
	Aerial Photos	☒
	DoE Industry Profiles	☐
	Local Residents	☐
Environmental Setting	Geological Maps	☒
	Hydrogeology Maps	☒
	Environment Agency Records	☐
	BGS Records	☒
	English Nature	☐
Current Land Use	Walkover Survey	☒
	Site Personnel Interviews	☐
	Site Records	☐
	DoE Industry Profiles	☐
Pollution Incidents	Local Authority	☐
	Environment Agency	☐
Waste Disposal/Waste Permits	Local Authority	☐
	Environment Agency	☐
	Site Records	☐
Mining Records	The Coal Authority	☒
Regulator Consultation	Local Authority	☐
	Environment Agency	☐
	Natural England (formerly English Nature)	☐
Underground Services	Utility Companies	☐
	Site Records	☒
Public Rights of Way	Ordnance Survey	☒
	Local Authority	☒
Previous Investigations / Monitoring	Site Records	☐
	Local Authority	☐
	Environment Agency	☐
	BGS	☒
Redevelopment Plans	Developer	☐
	Owner	☐
	Local Authority	☐

4. Historical Researches

4.1 Historical Mapping

Examination of the historical maps of the area confirm that prior to the current commercial land use, the site formed part of the gardens and grounds of Middleton Hall. The Historical Maps do not indicate or identify any evidence of Past Coal Mining in the general area (upto 250m from the site boundary). It should be noted that several gravel and sand pits are noted to the north and south of the site on early map editions.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that have been examined for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Date of Mapping	Scale	Potential Mining Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2018 edition ?
1848	1:10,560	None Identified				
1851	1:1,056	None Identified				
1893	1:2,500	None Identified				
1894	1:10,560	None Identified				
1909	1:2,500	None Identified				
1910	1:10,560	None Identified				
1922-1932	1:2,500	None Identified				
1923	1:10,560	None Identified				
1932-1933	1:10,560	None Identified				
1938	1:10,560	None Identified				
1954-1955	1:1,250	None Identified				
1955	1:2,500	None Identified				
1956	1:10,560	None Identified				
1960-1978	1:1,250	None Identified				
1965-1966	1:10,560	None Identified				
1968	1:2,500	None Identified				
1977-1978	1:10,000	None Identified				
1978-1984	1:1,250	None Identified				
1982-1984	1:10,000	None Identified				
1983	1:1,250	None Identified				
1983-1992	1:1,250	None Identified				
1990	1:10,000	None Identified				
1999	1:10,000	None Identified				
1994	1:1,250	None Identified				
1993	1:1,250	None Identified				
1995	1:1,250	None Identified				
1992	1:1,250	None Identified				
1996	1:1,250	None Identified				
1996	1:1,250	None Identified				

4.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

4.3 Previous Intrusive Investigation

No record of previous site investigation on the site has been uncovered as part of this investigation. Records held

by the BGS do not indicate that coal is potentially present at shallow depth in the area.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 286902478_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Mining Report referenced 51002704035001 confirms that:

- The property is not within a surface area that could be affected by any past recorded underground coal mining.
- However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres of, the boundary of the property.
- This information is based on the information that the Coal Authority has at the time of this enquiry.
- Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- 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.
- The Coal Authority has no record of a mine gas emission requiring action.

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

The professional opinion of the Coal Authority report summarises that:

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site.

The report also states:

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.

Consequently, the risk to the proposed development on this site in respect of past, present, or future coal workings is classified as moderate.

The Site Falls within a Development High Risk Area. The Development High Risk Area is the part of the coal mining reporting area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features included in this composite area includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and break lines and previous surface mining sites.

6. Geology and Hydrogeology

6.1 Site Geology

Both the BGS 1:10,560 geological plan sheet number 96NE Lancashire revised 1932 and the 1:10,000 digital plan 2008 SD80SE and SD80NE geological plans of the area have been examined as part of this desk based study. The information on these editions show some minor differences.

6.1.1 Sheet Number 96NE Lancashire 1932 revision

The 1:10,560 scale geological plan of the area sheet number 96NE Lancashire shows that drift deposits of Glacial Sand & Gravel are present at the site.

The solid geology is shown as being Middle Coal Measures, Shale & Mudstone and sandstone of the Carboniferous Period. Notes on three nearby boreholes to the east, south and northeast indicate that the superficial drift materials are at depths of 61.5 ft(18.8m), 61 ft (18.6m) and 98 ft (29.9m) respectively.

The Higher Bents Mine and the Lower Bents Mine run parallel to one another and are conjectured to crop in an east to west orientation dipping to the south from approximately the south east corner to the north west corner. A conjectured fault running in a north east to south west direction with the down throw to the north east is shown

passing through the site.

Banded sandstone rock is conjectured to crop immediately to the South west of the fault beneath the site. No dip angles or downthrow distances are shown.

6.1.2 Sheet Number BGS Digital SD81SE 2007 revision

The 1:10,000 2007 digital SD81SE geological plan of the area shows that glaciofluvial deposits of Sand & Gravel are present at the site.

The solid geology is shown as being Lower Coal Measures, Mudstone Siltstone and Sandstone of the Carboniferous Period.

One Coal Seam is shown as cropping at the site the crops runs parallel to another which stops at a Faultline on the site boundary.

A fault running in a north east to south west orientation is shown passing directly beneath the site.

There are no adits, mine shafts entries, dips or coal seam names given on this plan.

6.1.3 Mine Abandonment Plans

Mine Abandonment plans have not been checked as the Coal Authority records indicate that there are not any known worked seams below the site.

Reference to BGS borehole data in the area indicates that boreholes immediately adjacent to the site (20 to 50m to the south of the boundary) SD80NE254, 253 and 252 have been extended to depths of 20m below ground level and were terminated in drift materials. No coal seams or workings are noted as being encountered. Furthermore, boreholes SD80NE7, SD80NE11 and SD80NE12 have been extended to depths of 61.87m, 302.51m and 71.78m respectively. No coal or broken ground indicative of workings have been recorded as present in either BH SD80NE7 or SD80NE12.

BH SD80NE11 Recorded on Sheet Number 96NE Lancashire 1932 revision shows the 1 Foot coal at 24.01m depth and the Higher Bent Coal at 34.29m depth. The latter recorded as worked. Noted as GOAF (the void left behind the coal face after the coal has been extracted) on the Geological Map. The original borehole log records Black Bind (Shale or mudstone above a coal seam) at 33.37m depth and then Boulders to 34.21m with fireclay below to 43.89m.

The available data is inconclusive regarding the possibility that shallow coal seams are worked beneath the site. The conjectured coal crops of the area and BH information indicate that the 1 Foot Coal (the 1st seam encountered beneath the site has not been worked and is intact. If present this coal would likely be between 24 and 30m depth at the site. The Higher Bent Coal is the next conjectured seam in the sequence and the evidence for this coal being worked is inconclusive.

The information presented in this report indicate that:

- Structures have been established on the site for over 120 years,
- The Coal crops and faults are conjectured and not proven.

- Over 20m depth of granular overlying drift materials exist at the site.
- Any Development changes are likely to be commercial extensions imparting low loads to the ground
- There are no recorded subsidence claims in the area.

Consequently, the situation is favourable and associated ground movement risks are low.

7. Risk Assessment

Based on the data available for this report the risk classification to the proposed development on the site is deemed to be low to moderate.

8. Conclusions and Recommendations

The information available indicates that the available data is inconclusive regarding the presence or otherwise of worked coal seams beneath the site. Consequently, the risks posed by potential shallow workings are deemed to be classed as low to moderate and it is recommended that for any significant development incorporating significantly increased ground loading a ground investigation incorporating the drilling of a number of BHs to depths of 35m should be undertaken in order to assess the risk from legacy coal mining.

8.1 Supplementary Recommendations

None

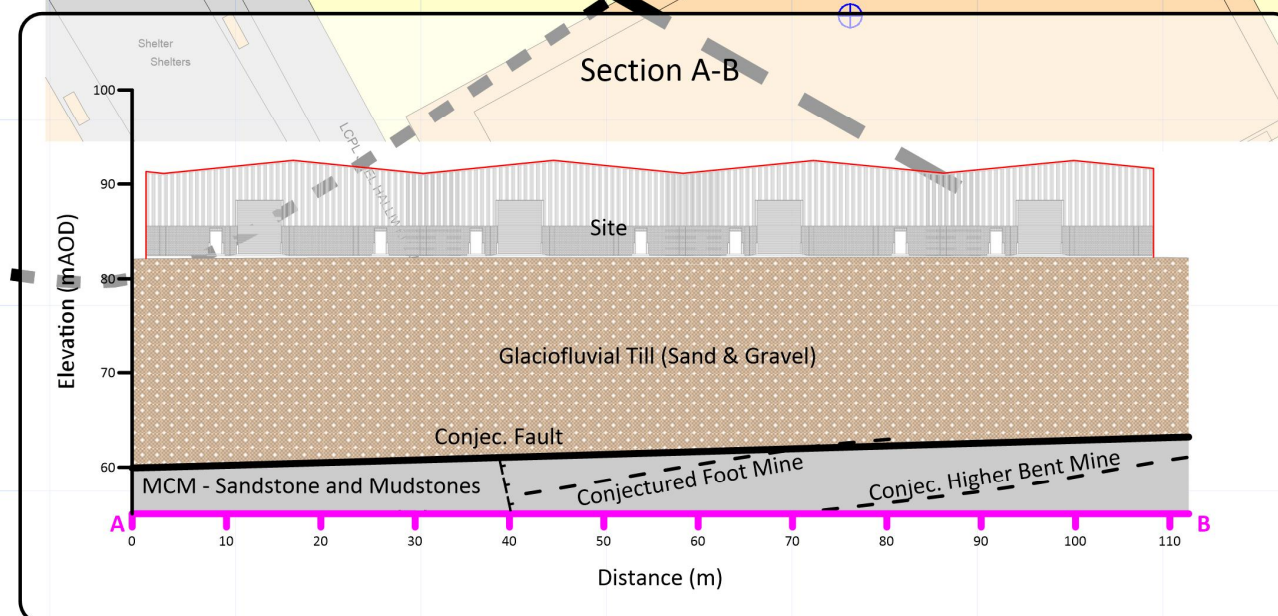
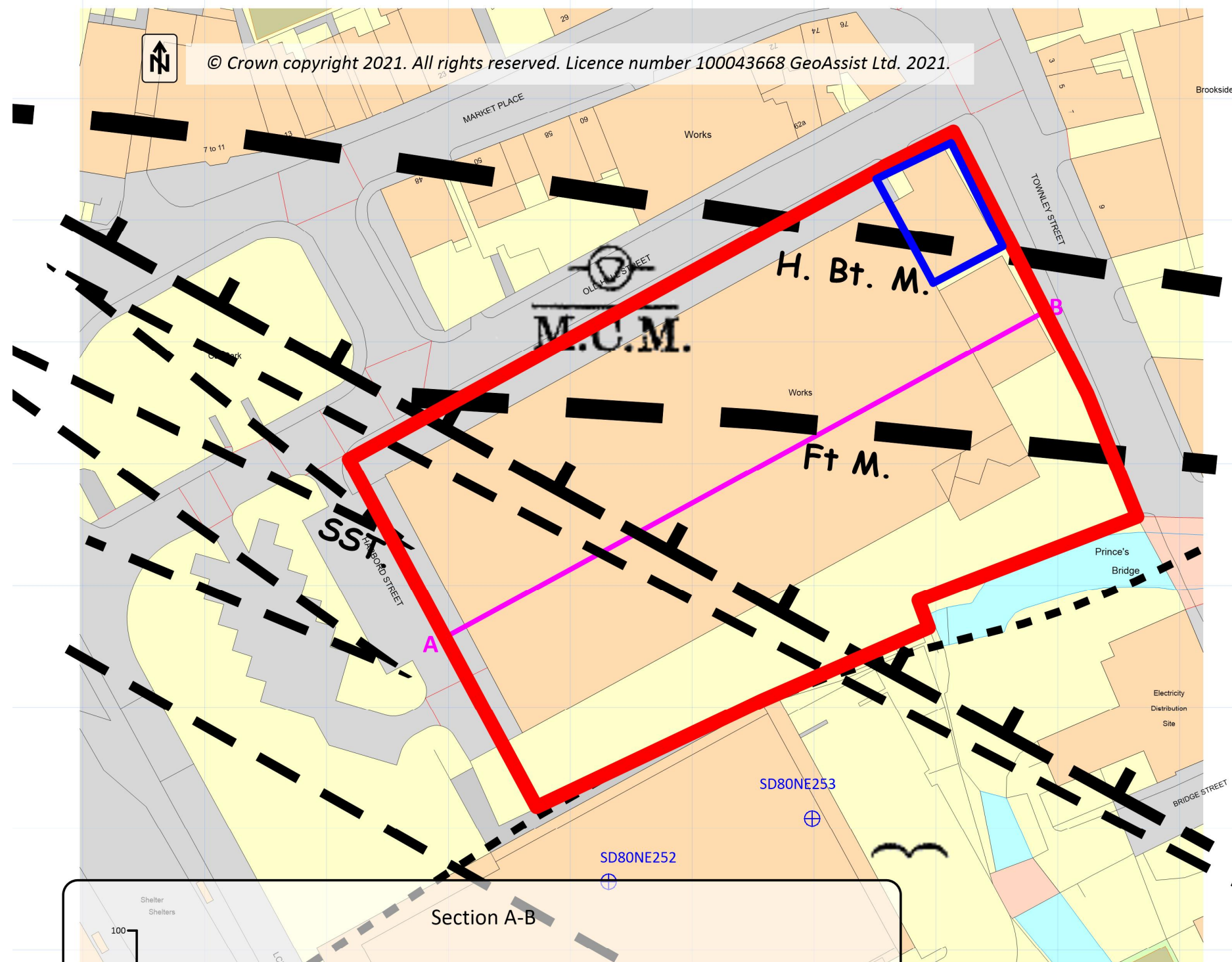


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Technical Director

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A1 Site Plan

Site Name	Storage World
Location	Old Hall Street, Middleton
GeoAssist Ref	6081VSW
Client	
	Storage World Old Hall Street Middleton M24 1AG
Planning Consultant	Thomasons
NGR (centre of site)	387200,406000
Production Date	
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

Coal Dip show on the schematic section is the inferred worst case based on the available data.



The Coal
Authority

CON29M

coal mining report

STORAGE WORLD, ALBANY MILL, OLD HALL
STREET, MIDDLETON, MANCHESTER, M24 1AG, LANCASHIRE



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **286902478_2**
Our reference: **51002704035001**
Date: **27 October 2021**

Client name:
NLIS Hub

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

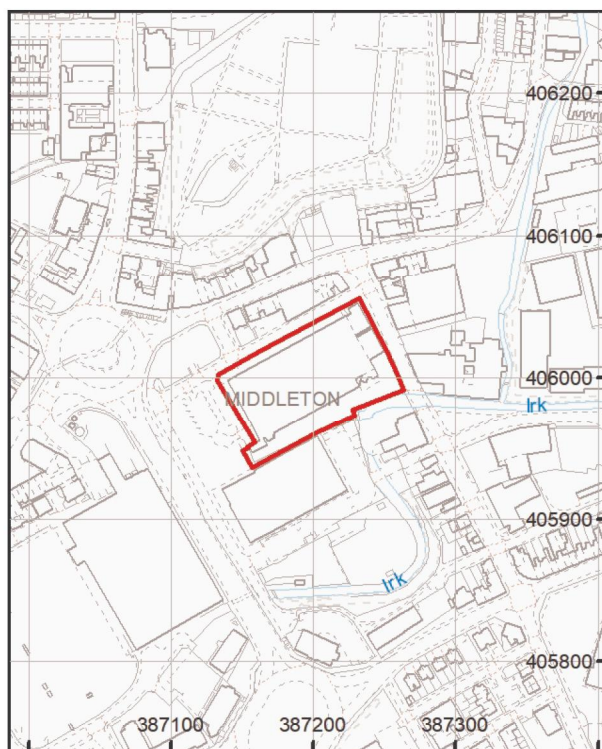
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

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Our reference: **51002704035001**
Date: **27 October 2021**

Client name:
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Professional opinion



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. 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Your reference: **286902478_2**
Our reference: **51002704035001**
Date: **27 October 2021**

Client name:
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Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9 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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

12 Withdrawal of support

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.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings