

DESK BASED COAL MINING RISK ASSESSMENT

Site: Littleborough Cricket Club

References: A/53

Date: 15 September 2026

Client: Denhurst Trading Limited

SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	Littleborough Cricket Club, Hare Hill Road, Littleborough, OL15 9LD
Grid Reference	E 393617, N 416918
Site Area	0.09 Ha
Proposed Development	Convert an existing redundant tennis court and adjacent hard standing area into 2 covered padel courts.
Current Site Use	The subject site is a parcel of land that is to the rear of Littleborough Cricket Club, part used as practice cricket nets. Beyond the boundary fence is open field that has two football pitches, beyond them are the rear gardens and houses on Redland Close.
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	Alluvial Fan Deposits: poorly sorted clayey sand and gravel.
	Bedrock Geology	Majority of the site – Lower Coal Measures Formation – (COAL BEARING MUDSTONE, SILTSTONE, SANDSTONE)
		Northwest –Middle Coal Measure – Penine Groups
	Faults	Nearest passess 88m to the North East of the site boundary a second fault line is 110m South West of the site. Both Fault lines running North West
Coal Mining/Land Stability	The site sits on the edge of two recorded abandoned mines, Handle Hall Colliery Upper Mountain Seam (Caltalogue Reference NW1230), also Hill Top Colliery Forty Yards Mountain Lower Foot Seam (Caltalogue Reference NW5541), both beneath the site. There are currently residential properties within its vicinity, suggesting that it may have been remediated as part of the off-site residential development.	

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1. INTRODUCTION

1.1. BACKGROUND

Denhurst Trading Limited (the client) has commissioned BMD to undertake a desk based coal mining risk assessment at Littleborough Cricket Club, Littleborough OL15 9LD.

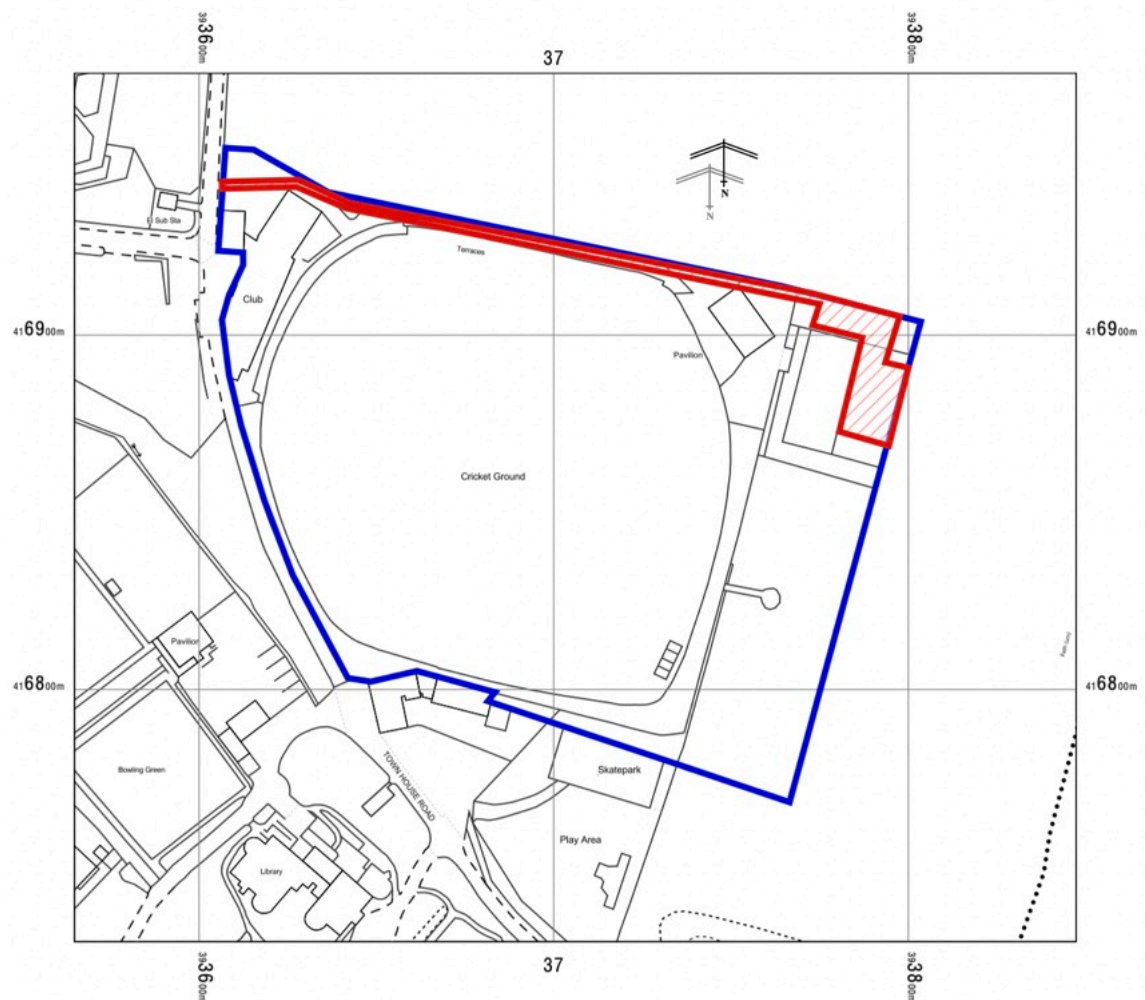
This report is required to determine potential geotechnical engineering works that will be required as a part of the proposed development for two padel courts.

1.2. PROPOSED DEVELOPMENT

Denhurst Trading Limited intends to construct up to two padel courts on the site of a tennis court and large hard standing area, adjacent to existing cricket practice nets.

The Location is indicated in Figure 1.1 below and within Drawing A/53-PL-01A in APPENDIX II.

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.

1.4. SOURCES OF INFORMATION

Background information was sought from the following sources:

Historical mapping and aerial imagery date 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

BMD 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 BMD; a charge may be levied against such consent.

2. SITE SETTING

2.1. SITE DETAILS

Table 2.1 Site Details

Site Address	Littleborough Cricket Club, Littleborough, OL15 9LD
National Grid Reference	E 393617, N 416918
Site Area	0.09 Ha

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

site location plan is presented as Drawing A/53-PL-01A in APPENDIX II.

2.2. CURRENT SITE USE

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

Table 2.2 Site Description

FEATURE	DESCRIPTION
Occupancy/Use	The subject site is an irregular shaped parcel of land that surrounds the existing Practice Nets associated with Littleborough Cricket Club. The site is a disused Tennis Court and a large area of hardstanding adjacent both the Tennis Court and the Practice Nets.
Structures	There is the perimeter tennis court fencing within the site boundary.
Retaining Structures	There are no retained structures within the site boundary.
Access	Access is available on foot from the car park to the west of the site boundary.
Slope	The site is topographically flat. There is a slight slope down west to east across the cricket area but falls away again to a housing estate some 80m away. The open area is used as football practice areas to east and north of the site.
Vegetation/Ecology	The site is largely maintained grass field. In the north of the site, there is a hedge in the fence line, with overgrown shrubbery.

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 a local Football Club.
East	Residential dwellings Redland Close.
South	Children's play Area and Littleborough beyond
West	Housing.

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.

Table 3.1 Historical Development

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXTRACT
1840-1890 Town Plans	Historical mapping indicates that the site was already laid out as a Cricket Ground with mostly open fields around its perimeter.	
1872-1914 OS One-inch Map	The cricket ground has changed little, apart from the road adjacent still jusyt open fields around its perimeter. The square adjacent to the site is the cricket pavillion, that is still in existance today.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXTRACT
1900-1950 Town Plans	The cricket green now has 3 pavillions, one of which stands on the site of one of the proposed padel courts. Still shows the open fields surrounding the site.	
1944-1975 National Grid Maps	There are no significant changes within the site boundary. To the east the new housing is now in place, the pavillion below the padel court is still shown.	
2023 Google Earth Aerial Imagery	Clearly shows the site in relation to the cricket club and the adjacent fields and properties on the eastern boundary of the open fields.	

4 . PRELIMINARY MINING ASSESSMENT

4 . 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.

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).

4.2. COAL MINING INFORMATION

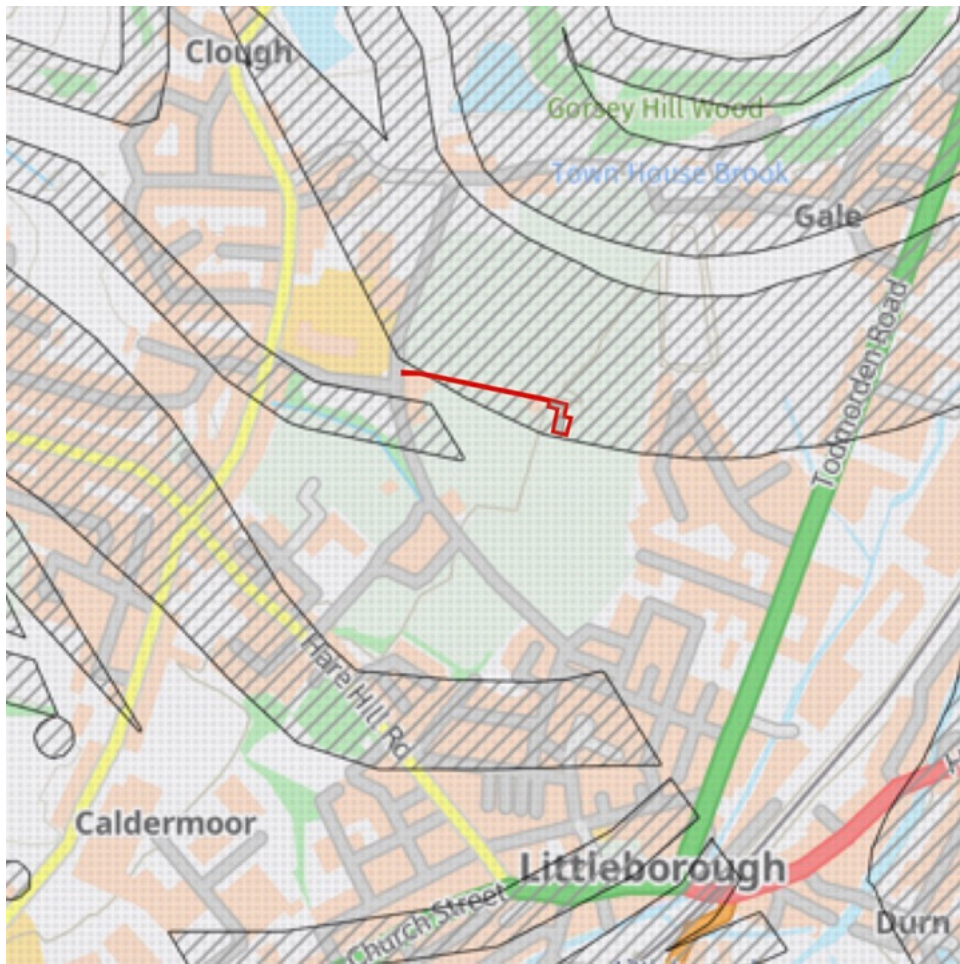
Prior to the enactment of the Coal Mines Regulation Act (1872), which came into force on the 1st of January 1883, there was no statutory requirement to record the extent of abandoned mine workings and as such the MRA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings 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 BMD has completed a review of relevant information in relation to potential coal mining activities.

In the first instance, BMD has reviewed the Mining Remediation Authority Online Viewer, and an excerpt of this is presented in Figure 4.1. This map shows that the site lies just within a high-risk development area.

Figure 4.1

Excerpt of the Mining Remediation Authority Online Viewer



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 Mining	Underground	None recorded.
Mining Remediation Authority Advice	Development	None recorded.
British Geological Survey Mapping		None recorded.
Review Of Mining Remediation Authority Archive		No MRA archives are available.
Historical Survey Mapping	Ordnance	1872-1914 OS One-inch Mapping does not include evidence of the historically recorded Adit.
Historical Investigations	Site	BMD has not been provided with any historic site investigations reports.

4.3. MINE ABANDONMENT PLANS

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

4.4. OPEN CAST MINING

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

4.5. MINESHAFT DATA

Available mineshaft data from the MRA database no mineshaft shown within 50

4.6. 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 4.2.

Table 4.2 Preliminary Mine Gas Assessment

SCENARIO	DISCUSSION	RATING
Are There Known Coal Seams Beneath The Site?	Yes - Handle Hall Colliery Upper Mountain Seam also Hill Top Colliery Forty Yards Mountain Lower Foot Seam	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.	Moderate
Are The Underlying Drift Deposits Impermeable?	Unknown –	Low
Are There Any Mine Entrances Within The Site Boundary Or Within 50m Of The Site?	No	Low
Are There Any Faults Below The Site Or In Close Proximity?	No – Nearest passess 88m to the North East of the site boundary a second is 110m South West of the site. Both Fault lines running North West	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 O f Rising Groundwater In Flooded Mine Workings?	Unknown	Moderate
OVERALL, MINE GAS RISK		High

CONCLUSIONS:

Source:

The site has potential for shallow workings beneath the site, long since abandoned.

Recommendations:

As the site does not create an enclosed space, except for canopies starting at 2m above ground level but they are fitted with cross ventilation to prevent heat build up in hot weather.

4.7. 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 4.3 **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)	Yes	High
Evidence Of Unrecorded Surface Extraction Of Coal Outcrop	No	Low
Unrecorded Underground Coal Mining At Shallow Depth (<30 m)	No	Low
Mine Entries (Shaft/Adits)	No	Low
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 mining activity on this site.

5. CONCLUSIONS AND RECOMMENDATIONS

A review of geological maps, MRA reports and mine abandonment plans, and web-based information has not highlighted mine workings at shallow depths across the site.

The anticipated end-use is for two padel courts, which is not noted on the MRA exemption list, but this application is basically fencing creating an enclosure. As such, the risk level adopted is taken to be high for past underground workings, and high for mine gas. These enclosure are deemed of little risk in their construction and are replacing a tennis court which as a similar rational of a fenced enclosure. Therefore we are replacing like with like, and should come under the exemption list.

Further mitigation is that there was a substantial structure on the site as shown in the historic maps namely a pavillion.

BMD recommends consultations between the local authority and the Mining Remediation Authority could be undertaken 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 BMD for the client (as present in Section 1) under the BMD "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 BMD 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. BMD reserves the right to amend the fee should any changes to the appointment terms create an increased risk to BMD.

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.

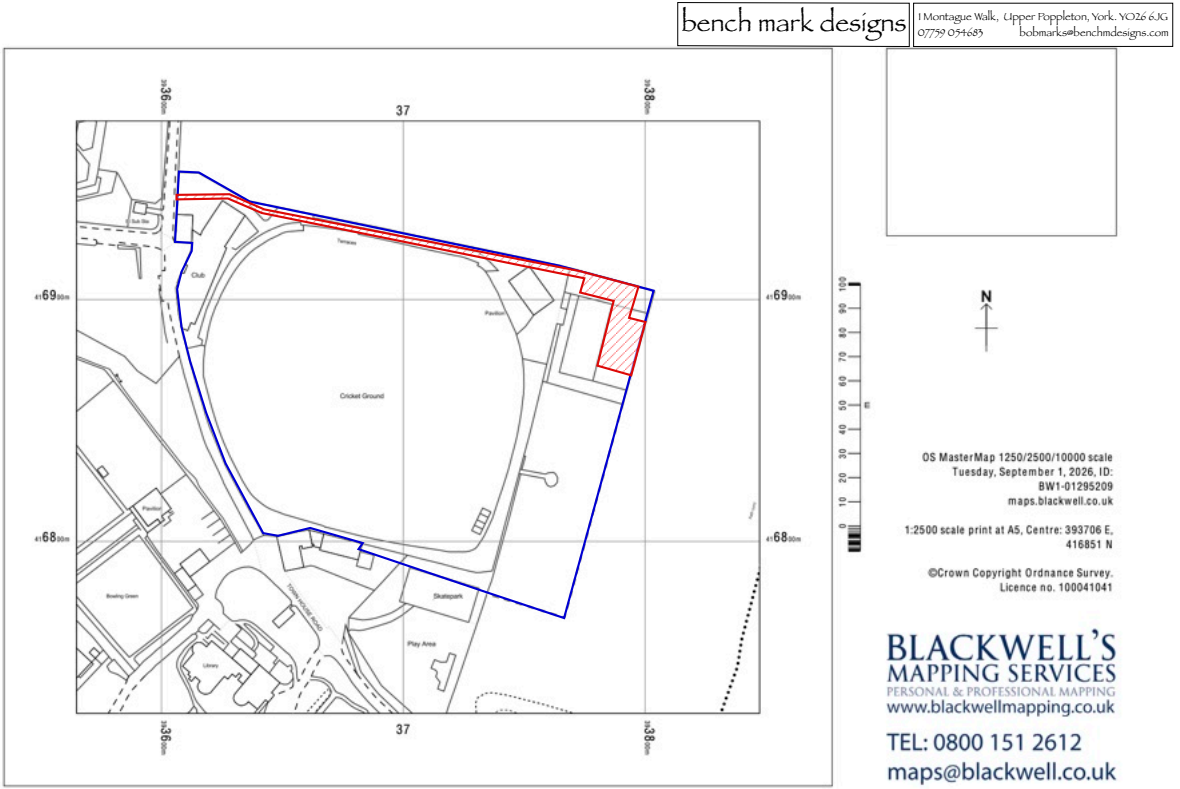
The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects' responses may not have been received from all parties. BMD 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, BMD 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.

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

Appendix II: Drawings

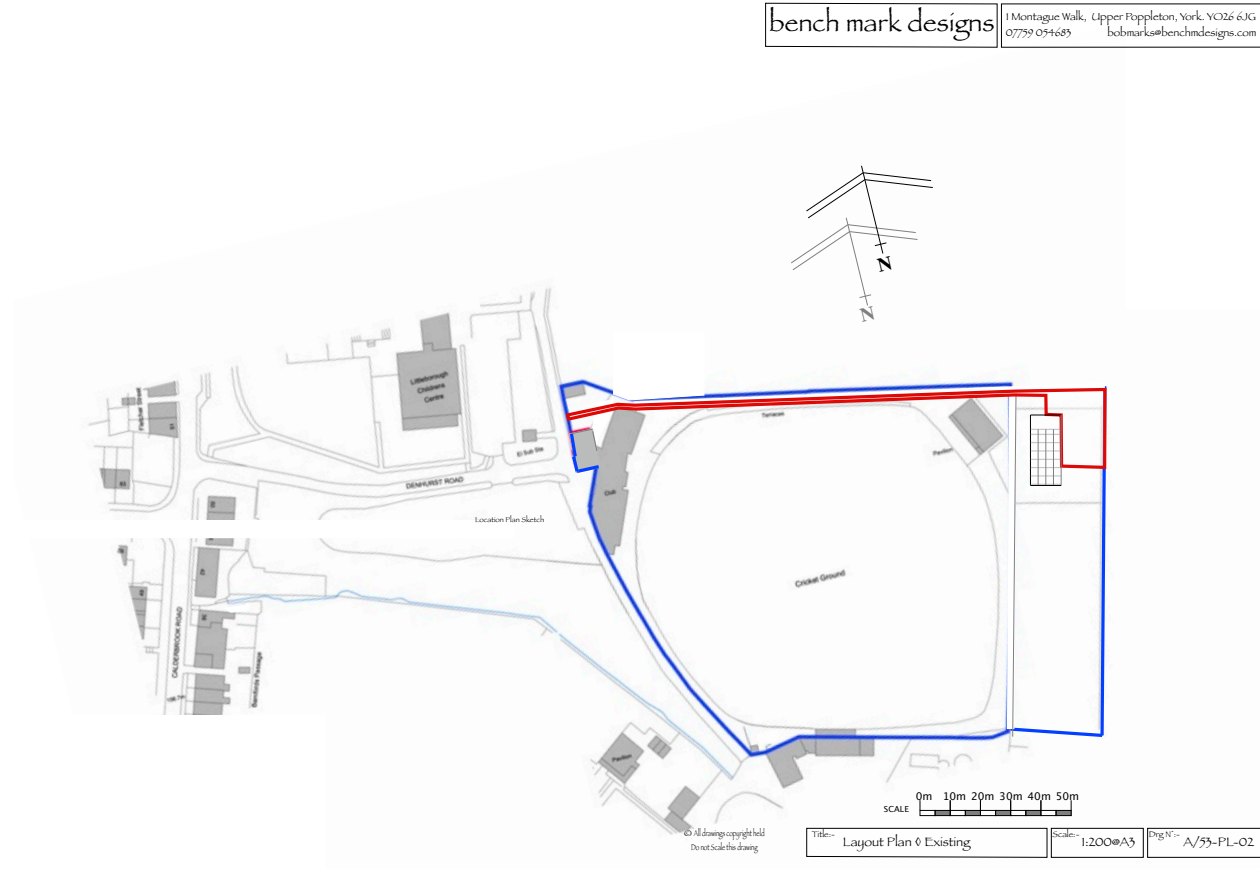


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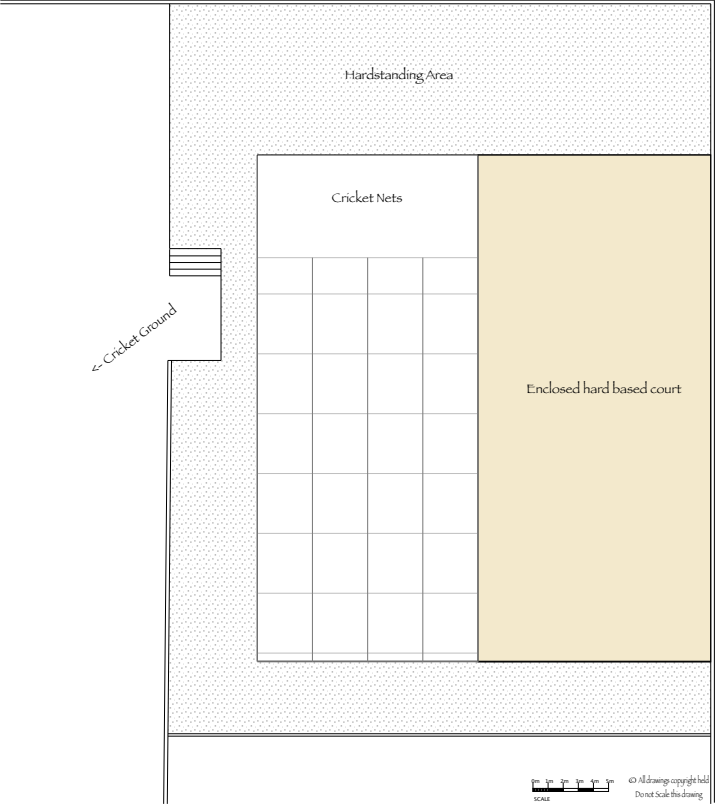


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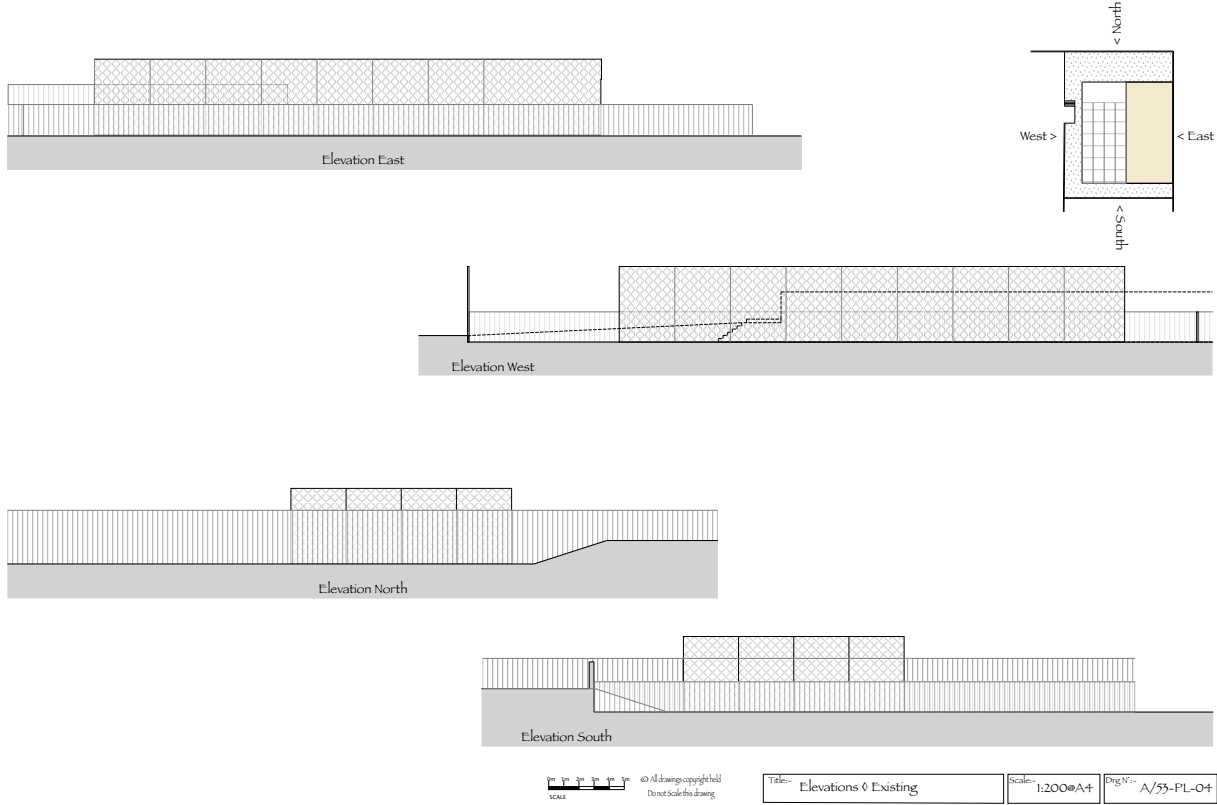
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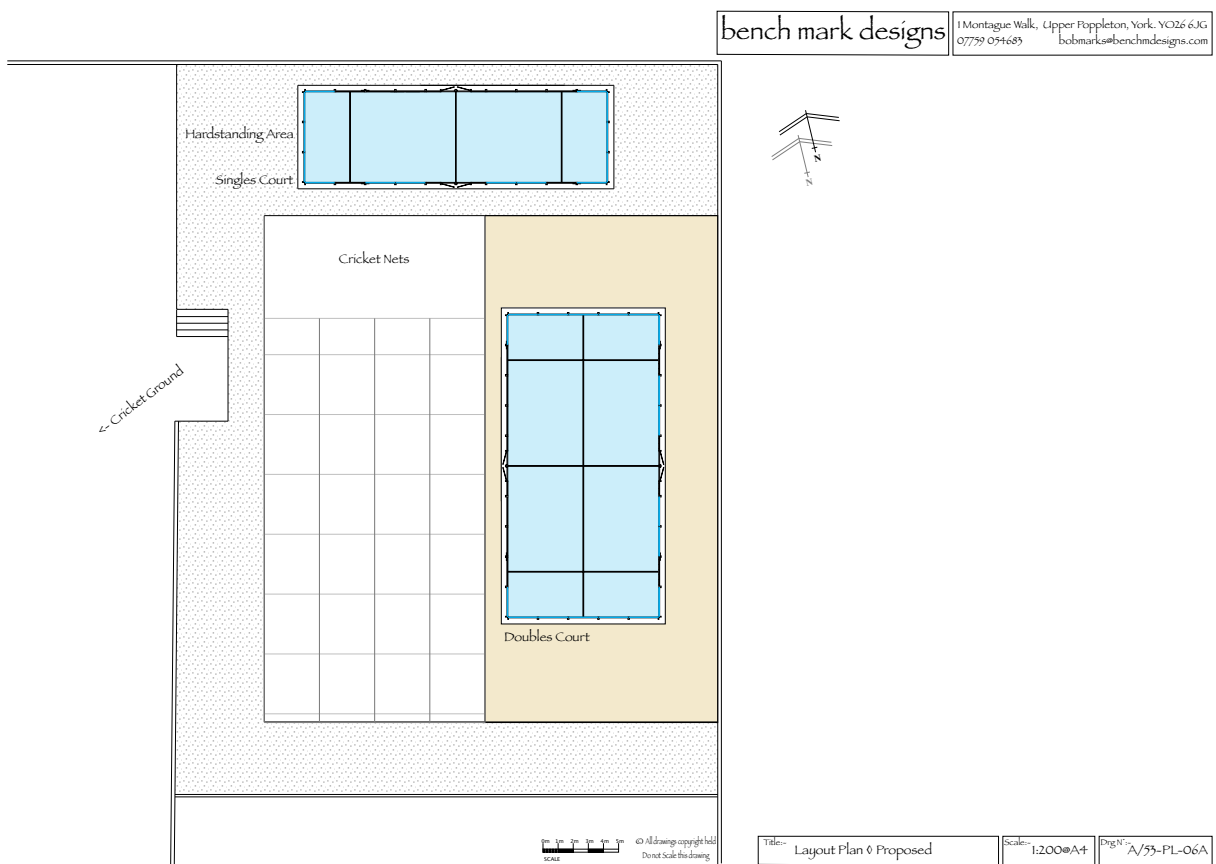
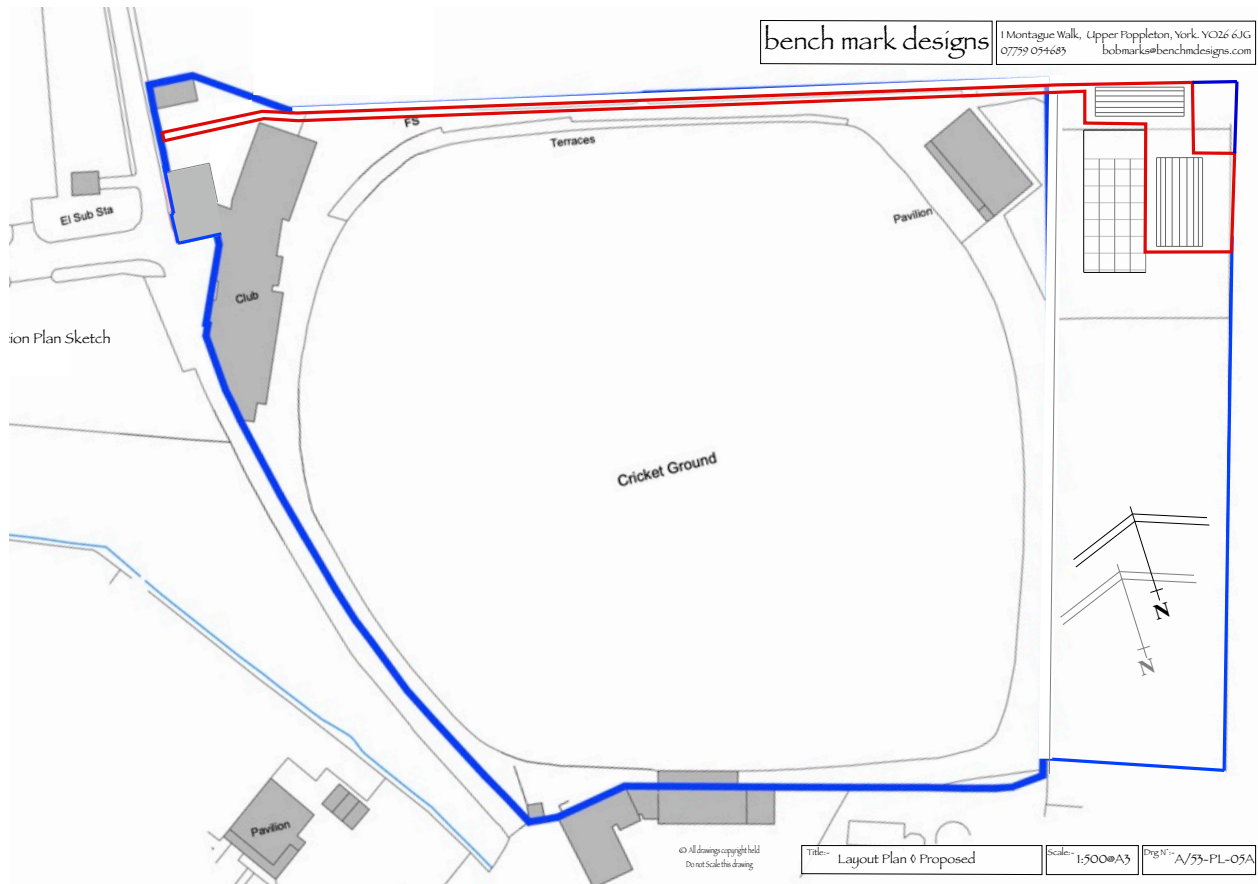
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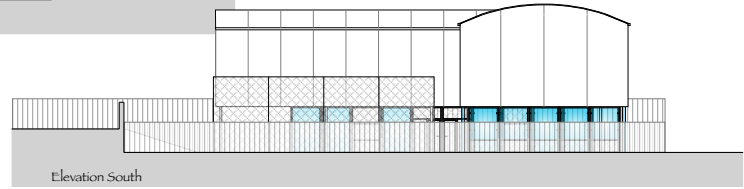
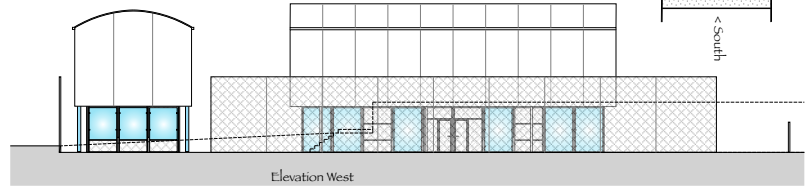
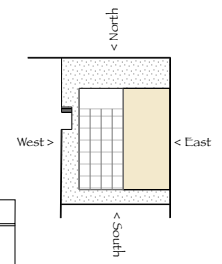
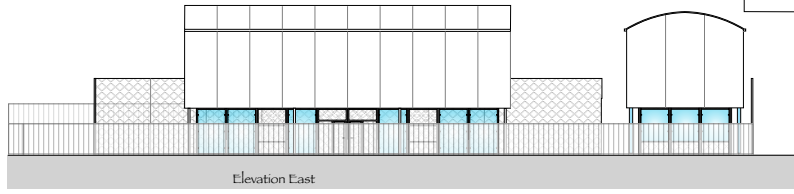
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Dwg No:- A/53-PL-04



bench mark designs

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Title:- Elevations & Proposed

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