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GEOLOGICAL AND MINING RISK ASSESSMENT

**FOR
LAND AT UNIT 1 TODD STREET,
BURY,
GREATER MANCHESTER,
BL9 5AA**

**PREPARED FOR
MR & MRS HORRIDGE**

**REPORT NO. 8159
MAY 2025**

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GEOLOGICAL & MINING RISK ASSESSMENT FOR LAND AT UNIT 1 TODD STREET, BURY, GREATER MANCHESTER, BL9 5AA

CLIENT: MR & MRS HORRIDGE

ARCHITECT: J C BUILDING DESIGN LIMITED

1. INTRODUCTION

This report has been prepared in accordance with an email, dated 8th April 2025, from the Client.

The brief for a coal mining risk assessment was set out in our estimate, ref. E7728 and dated 7th April 2025, and comprises a geological and mining risk assessment together with our conclusions and recommendations.

1.1 Site Location and Description

The site is located in an area of land to the north west of and including Unit 1 Todd Street, Bury, Greater Manchester, BL9 5AA as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 380525, 411579.

As shown on Figure 2, the roughly rectangular shaped site is bound to the north east by Hardman Street, to the south east by a depot, to the south west by a concrete surfaced loading/ storage yard, and to the north west by a car park. The site is currently occupied by an industrial unit and concrete surfaced loading/ storage yard.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to construct a storage unit, as shown on Figure 3.

The purpose of the desk study is to determine the geological structure, including the depth and thickness of coal and other mineral seam horizons, to determine the potential for mineworkings in these horizons based upon the available information and to provide our conclusions and recommendations.

2. DESK STUDY

2.1 Detailed Geological Appraisal

The British Geological Survey (BGS) have published sheet, ref. 88 NW, solid and drift edition at 1:10,560 scale dated 1928, an extract of which is given as Figure 4.

The geological survey indicates that the site is underlain by Glacial Boulder Clays which normally comprise of slightly gravelly slightly sandy silty clays with variable cobbles and boulders and with horizons of sand and/or gravel. The depth of this below the site is unknown however in some areas is indicated to be up to 12 metres deep.

Underlying the superficial deposits the bedrock is indicated to be the Pennine Lower Coal Measures Formation. Coal Measures strata in this area normally comprise interbedded mudstones, siltstones and subordinate sandstones with occasional economically important mineral seams of coal and ironstone. It should be noted that where found at near surface level Coal Measures strata are normally completely weathered to a soil.

No Made Ground is indicated on the geological survey to underly the site, however as the site has been previously developed some is likely to be present. However, on the BGS Onshore GeolIndex, Made Ground of unknown depth is shown to be present.

The Arley Mine Coal seam is shown to crop out around 490 metres to the north of the site. Due to the dip of strata the seam should be at an increasingly greater depth to the south.

Bedded strata beneath the site are shown to be within a fault bounded block with no arrows indicating the amount or direction of dip. A borehole around 265 metres north west of the site shows the Arley Mine Coal seam to be at a depth of 85 feet (26 metres). In addition the Fernhill Pit around 55 metres south of the site shows the Arley Mine Coal seam to be at a depth of 171 feet (52 metres). Based on this data we have estimated the dip of the strata to be approximately 5.5° to the south and estimated the depth of the Arley Mine Coal seam to be around 47 metres beneath the site.

The bedded rock strata are anticipated to be unaffected by geological faults.

2.2 Detailed Mining Appraisal

The presence of mineral seams, including coal, which might have been mined beneath the site has been determined from the published geological sheet and the Coal Authority CON29M Mining Report, ref. 61003413814001 and dated November 2021, a copy of which is appended.

The Coal Authority indicates that according to their limited, and probably incomplete, records the site surface could be affected by underground mineworkings in one seam of coal at 50 to 60 metres depth; the last mineworkings being in 1900. This is likely to be the Arley Mine which is generally up to 1.20 metres thick. However any movement in the ground due to coal mining associated with these workings should have stopped by now.

It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site, although reserves of coal exist which could be mined in the future subject to feasibility, licences and planning consents. It should be noted that on 23 December 2015 all underground coal mining ceased in the UK.

The Coal Authority records indicate that there are three abandoned mine entries within 20 metres of the site boundary:

- 380411-001 : shaft located in 1975 and was found to be filled – approximately 16 metres north of the site.
- 380411-002 : no treatment details – approximately 30 metres south east of the site.
- 380411-003 : no treatment details - approximately 58 metres south east of the site.

In any old mining area such as this, where records are generally incomplete, the existence of unrecorded mine entries should not be discounted and appropriate precautions should be taken during all earthworks. Should a mine entry be suspected appropriate action would need to be taken in the light of the established condition and location as determined by inspection and investigation. In addition the mine entries indicated may not be in the exact position plotted on the map.

The Coal Authority indicate that they are not aware of any geological faults, fissures or break lines affecting the site.

The Coal Authority have no records of opencast mines within 200 metres of the site boundary.

The Coal Authority have no records of property damage claims since 31 October 1994 within 50 metres of the site boundary.

2.3 Conclusions and Recommendations

Surface instability arises when the collapse of mineworkings migrates upwards through the roof strata and back to the surface or near surface level. There is considered to be a potential for this if there is less than ten times the unworked thickness of the coal seam in intact rock strata above the mined coal seam. In addition residual settlement of abandoned mineworkings is not possible to predict, and although the risk may be increased by the stresses imposed by a surface load, settlement can and does occur irrespective of ground surface loads.

Given the findings of the geological and mining appraisal we do not consider there to be a potential for unrecorded shallow mineworkings beneath the site which could affect the proposed development and no further consideration need be given.

The two untreated mineshafts are a sufficient distance away so as not to affect the proposed development. However during any groundworks close observation should be carried out and if any suspected mine shafts are encountered work should be stopped and a further risk assessment carried out.

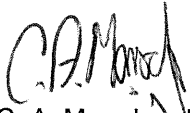
3.0 GENERAL

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr Ben Osborne at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8159
MAY 2025



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For and on behalf of
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For and on behalf of
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CON29M MINING REPORT



The Coal
Authority

CON29M

coal mining report

1 LAND AT: 380539, 411547, TODD STREET, LANCASHIRE, BL9 5BJ



Known or potential coal mining risks

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



Further action

These additional reports can give further detail on the risks identified:

- Mine entry interpretive report
- Mine entry plan and data sheets

For more information please see our **Further action reports** on page 10



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: **122486.001/GAJ**
Our reference: **61003413814001**
Date: **15 November 2021**

Client name:
NLIS

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



The Law
Society

Enquiry boundary

Key

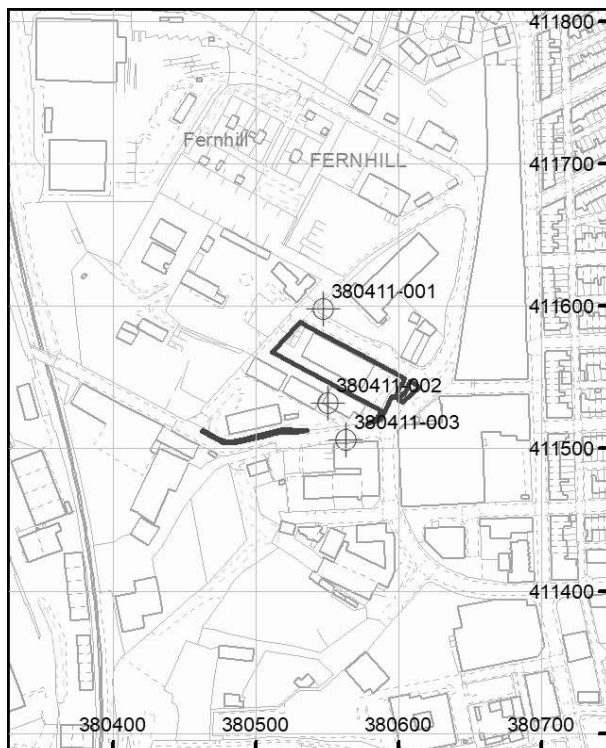
Approximate position of enquiry boundary shown



Disused mineshaft



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.

Professional opinion



Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. 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 caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted 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 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 advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. 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, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



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.

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.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 50m to 60m depth, and last worked in 1900.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

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

Within, or within 20 metres of, the boundary of the property there are 3 mine entries, the approximate positions of which are shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

380411-002. No treatment details.

380411-003. No treatment details.

380411-001. Our records indicate that this shaft was located in 1975 and was found to be filled.

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.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives 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 please visit www.groundstability.com.

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



Further action reports

Mine entry interpretive report - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:

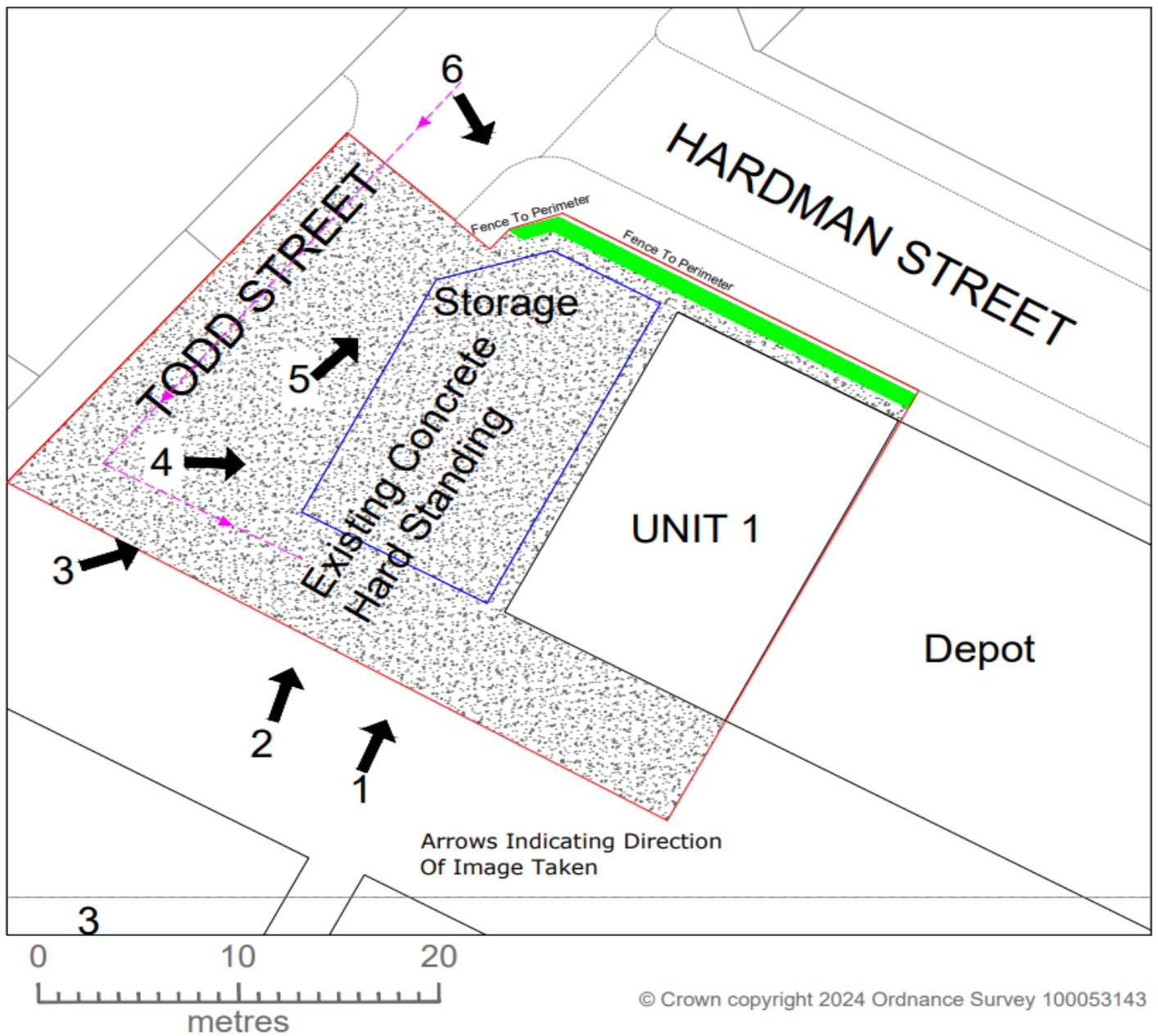
<https://www2.groundstability.com/interpretive-report>

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:

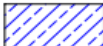
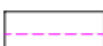
<https://www2.groundstability.com/plan-and-data-sheets>

FIGURES



Existing Site Plan 1:200@A1

Legend

-  Property Boundary
-  Proposed New Structure
-  Concrete Hard Standing Existing To Be Maintained
-  Moss/Grass Over Concrete To Be Maintained
-  Public Vehicle Access

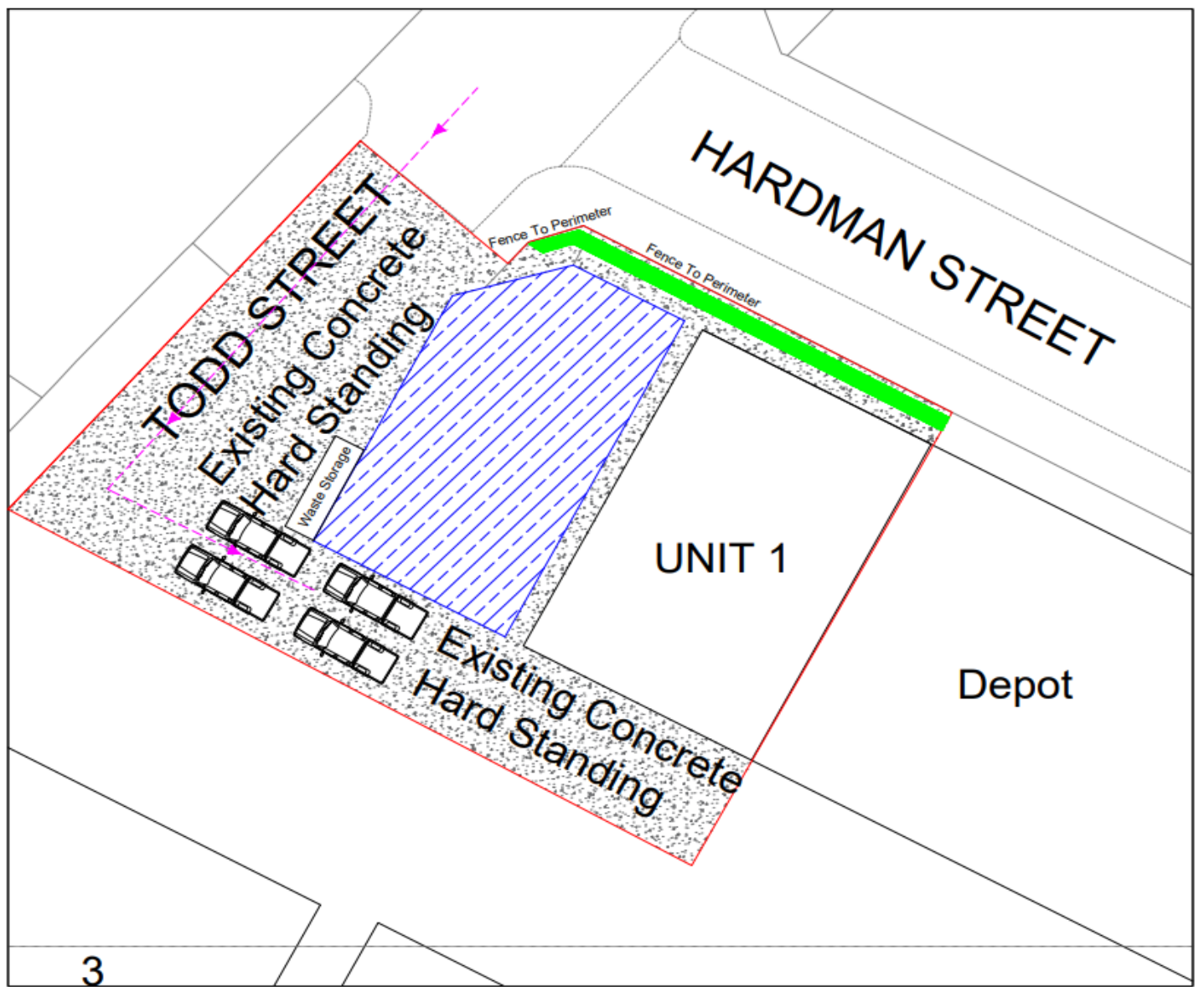
SS SUB SURFACE
 SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Site:
 LAND AT UNIT 1 TODD STREET, BURY,
 GREATER MANCHESTER, BL9 5AA

Client:
 MR & MRS HORRIDGE

Site Plan

Date Drawn: 07-May-25	Date Checked:	Orientation: 	Job Number: 8159
Drawn By: LMB	Checked By:	Scale: —	Figure Number: 2



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Proposed Site Plan 1:200@A1

Legend

-  Property Boundary
-  Proposed New Structure
-  Concrete Hard Standing Existing To Be Maintained
-  Moss/Grass Over Concrete To Be Maintained
-  Public Vehicle Access

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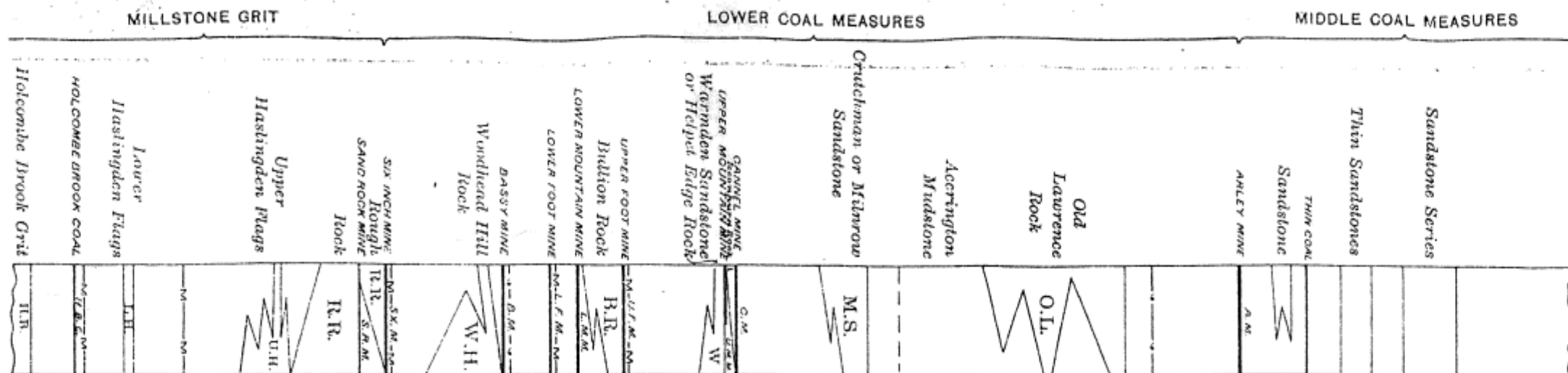
Site:
 LAND AT UNIT 1 TODD STREET, BURY,
 GREATER MANCHESTER, BL9 5AA

Client:
 MR & MRS HORRIDGE

Proposed Development

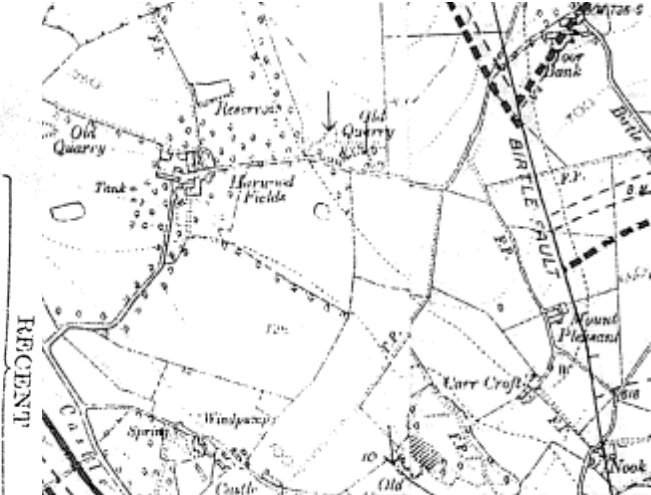
Date Drawn: 07-May-25	Date Checked:	Orientation: 	Job Number: 8159
Drawn By: LMB	Checked By:	Scale: —	Figure Number: 3

VERTICAL SECTION (Scale 1 Inch=150 Feet)

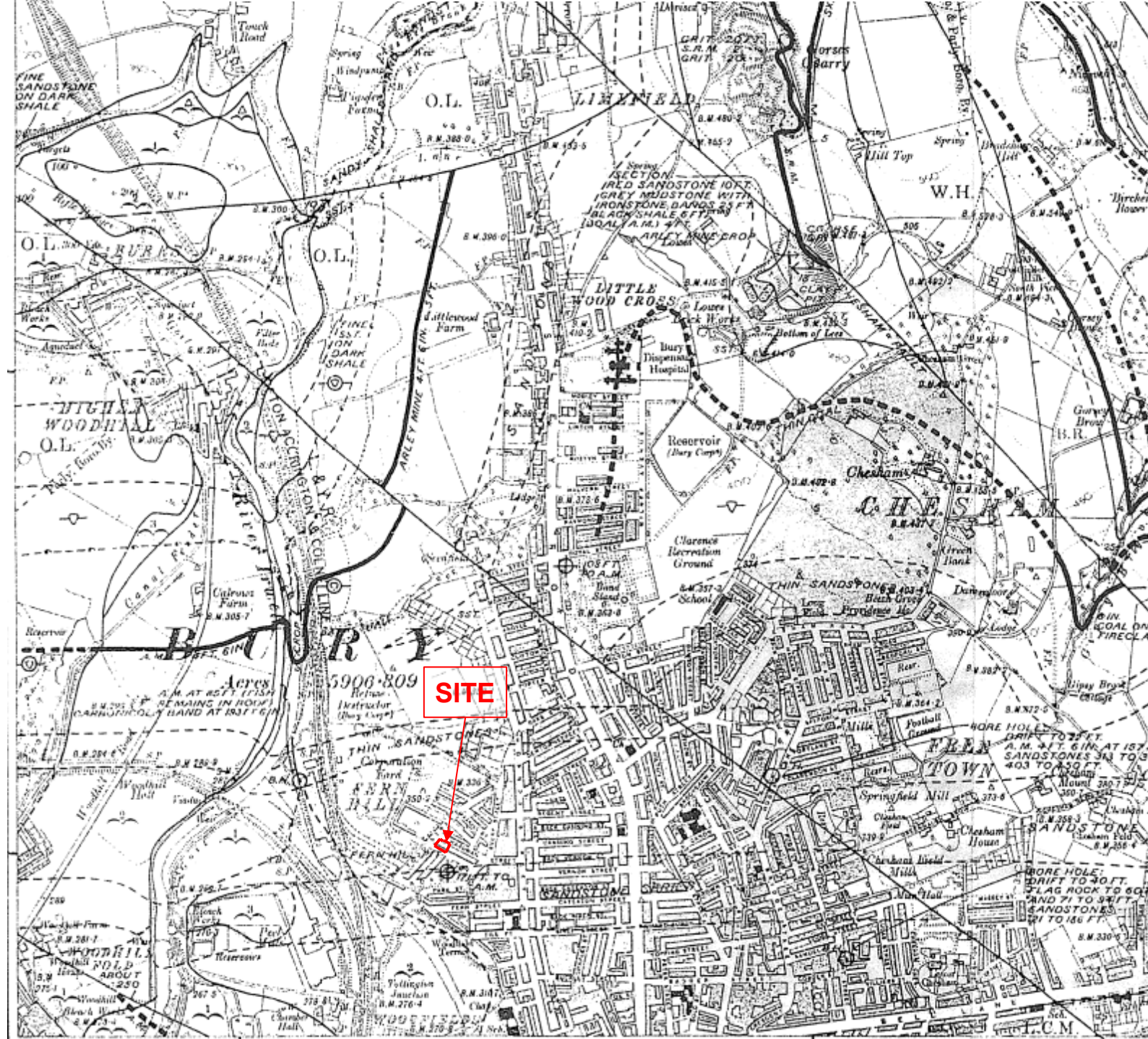


EXPLANATION of Geological Signs and Colours

- River Alluvium
- First Terrace
- Second Terrace
- Third Terrace
- Alluvial Cone
- Sand & Gravel
- Boulder Clay



- Dip observed at the surface, the angle in degrees.
- Gently inclined strata.
- Vertical strata.
- Horizontal strata.
- Broken strata.
- Contorted strata.
- Dip underground in seam indicated.
- White lines show the position of faults at the surface; the throw, when known, is given in feet on the downthrow side.
- Yellow lines show the position of faults underground in the seam indicated.
- Termination of a fault.
- Geological boundaries (Solid).
- Coal crops.
- Boundaries, coal crops and faults, where uncertain, are shown broken.
- Geological boundaries (Drift).
- Pit shaft.
- Pit shaft, abandoned.
- Mine Mouth, abandoned.
- Borehole.
- Fossil localities.
- Marine Band.
- Mussel Bank.
- Sandstone.



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Geological Map

Site	LAND AT UNIT 1 TODD STREET, BURY, GREATER MANCHESTER, BL9 5AA	Date Drawn	07-May-25	Date Checked		Orientation		Job No.	8159
Client	MR & MRS HORRIDGE	Drawn By	LMB	Checked By		Scale	1:10,560 at A3	Figure No.	4