

ID	Location	LEX Code	Description	Rock description
5	322m W	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
6	328m S	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
35m NE	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

1

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 125**

ID	Location	LEX Code	Description	Rock description
7	437m SE	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

9

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 127**

ID	Location	LEX Code	Description	Rock age
1	On site	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
2	39m SE	NR-SDST	NOB END ROCK - SANDSTONE	WESTPHALIAN
4	139m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
7	266m NW	PR-SDST	PEEL HALL ROCK - SANDSTONE	WESTPHALIAN
9	284m SW	NR-SDST	NOB END ROCK - SANDSTONE	WESTPHALIAN
10	290m SW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	304m SE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
13	351m NW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
18	458m E	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
39m SE	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

10

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 127**

ID	Location	Category	Description
3	139m NE	FAULT	Fault, inferred
5	142m N	ROCK	Coal seam, inferred

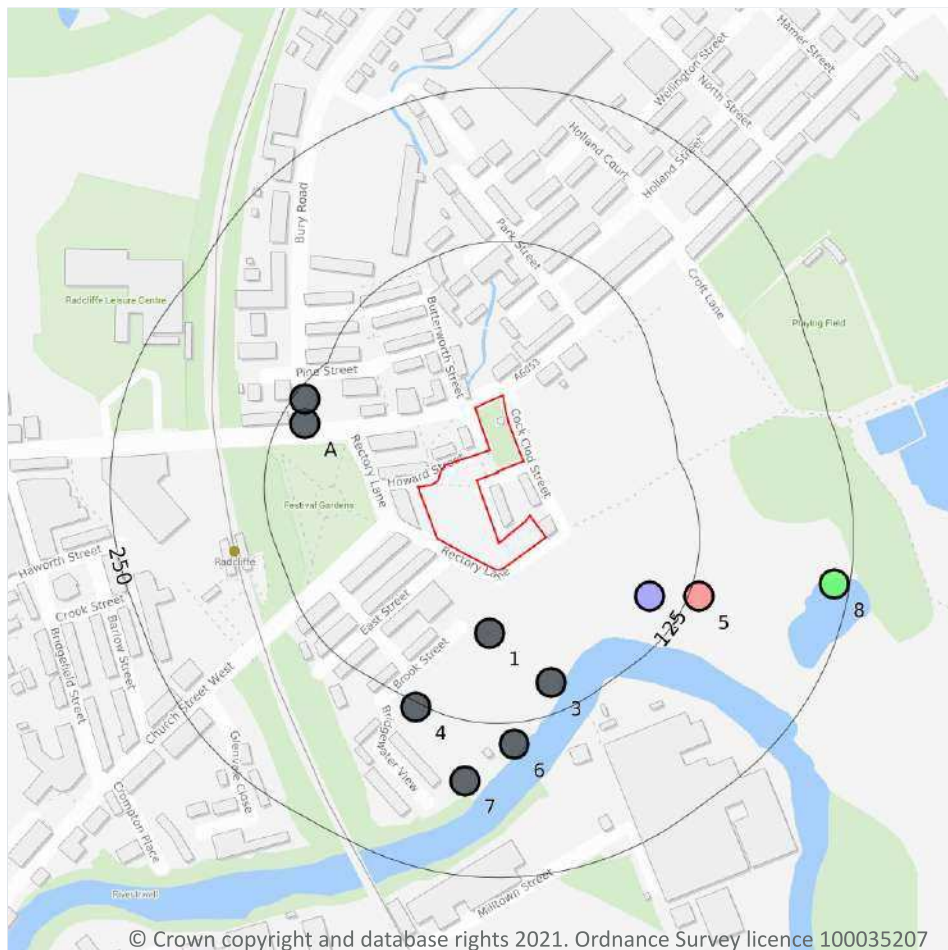


ID	Location	Category	Description
6	208m E	ROCK	Coal seam, inferred
8	284m SW	FAULT	Fault, inferred
12	315m S	FOSSIL_HORIZON	Marine band
14	396m NW	ROCK	Coal seam, inferred
15	399m SE	FOSSIL_HORIZON	Marine band
16	445m E	ROCK	Coal seam, inferred
17	458m E	FAULT	Fault, inferred
19	474m NW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

10

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 130**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	52m S	379040 407290	EAST LANCASHIRE PAPER MILL 18	-	Y	N/A
2	97m SE	379170 407320	RADCLIFFE	-2.0	N	18774
3	100m S	379090 407250	EAST LANCASHIRE PAPER MILL 19	-	Y	N/A

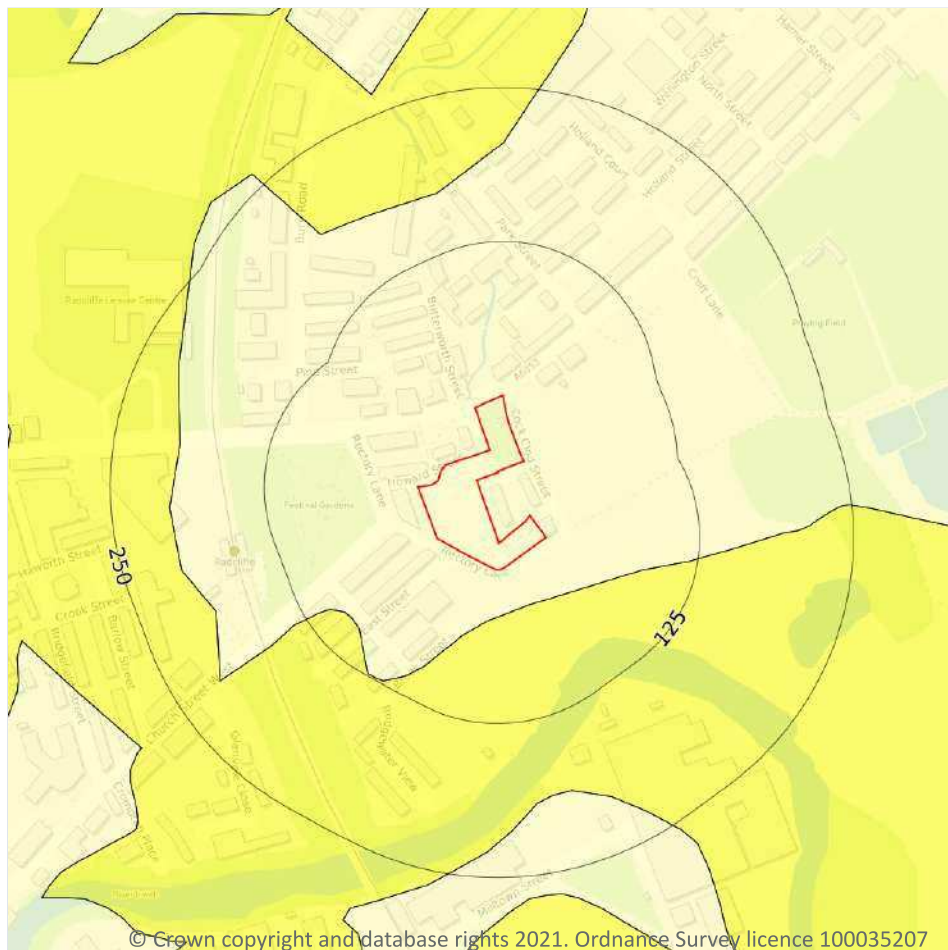


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	105m NW	378890 407460	RADCLIFFE AREA SEWER SCHEME 2	-	Y	N/A
A	116m NW	378890 407480	RADCLIFFE AREA SEWER SCHEME 1	-	Y	N/A
4	129m SW	378980 407230	EAST LANCASHIRE PAPER MILL 21	-	Y	N/A
5	133m E	379210 407320	J. WILD & SONS	124.36	N	18406
6	142m S	379060 407200	EAST LANCASHIRE PAPER MILL 17	-	Y	N/A
7	173m S	379020 407170	EAST LANCASHIRE PAPER MILL 20	-	Y	N/A
8	237m E	379320 407330	RADCLIFFE NO.1	13.5	N	18490

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

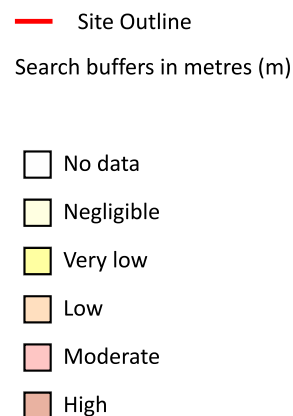
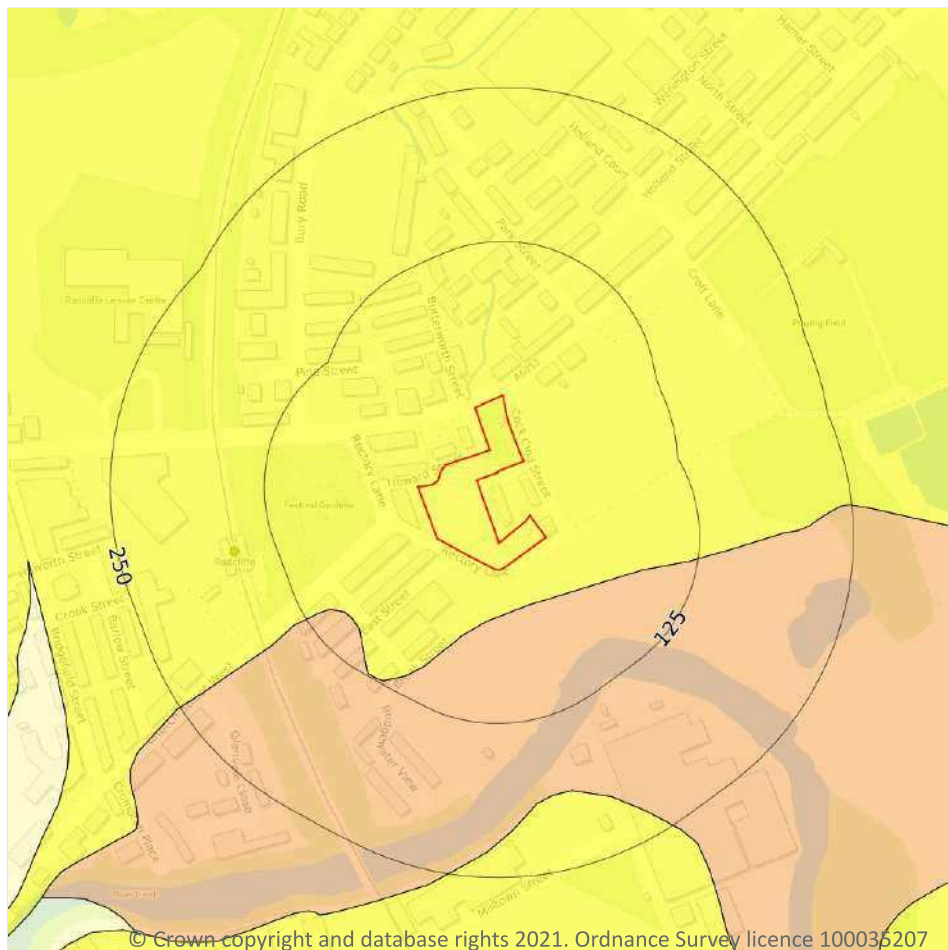
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 132**

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
35m S	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 133**

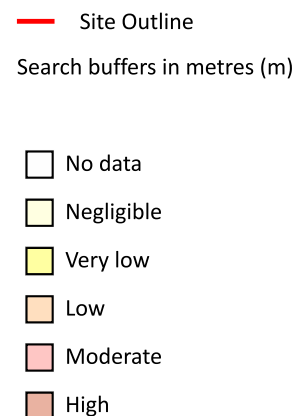
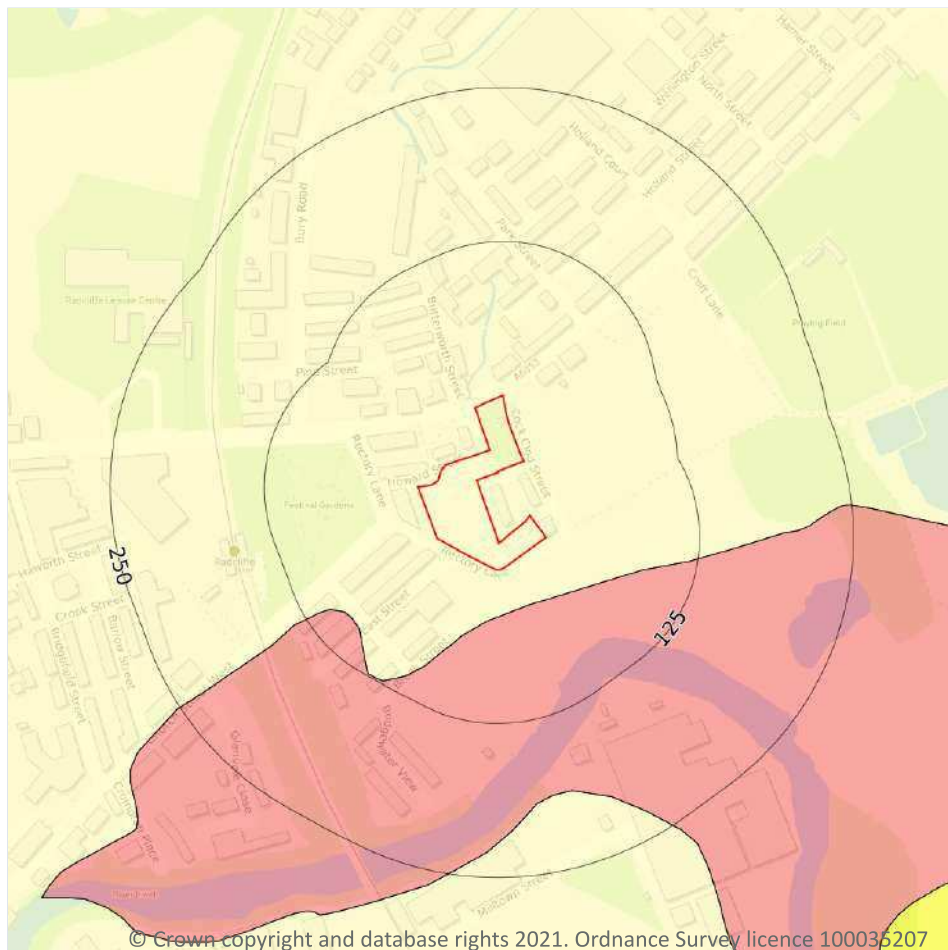
Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

Location	Hazard rating	Details
35m S	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

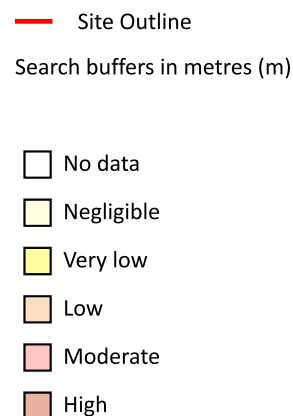
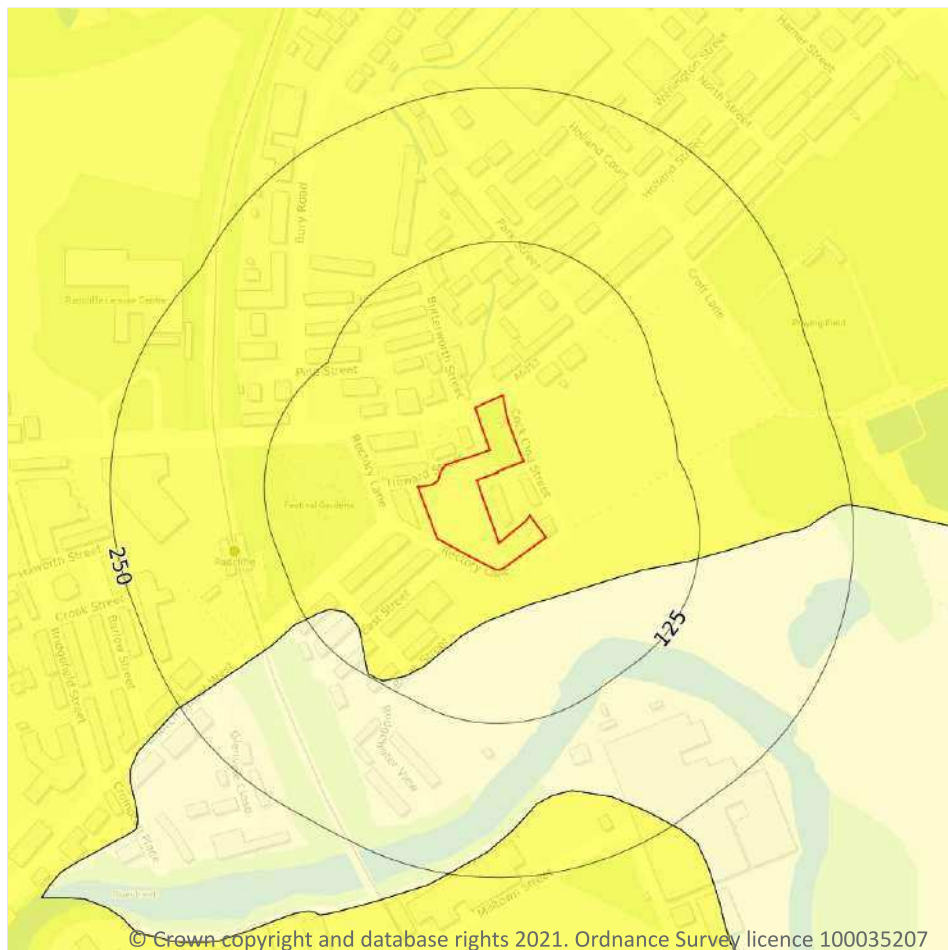
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 135**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
35m S	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

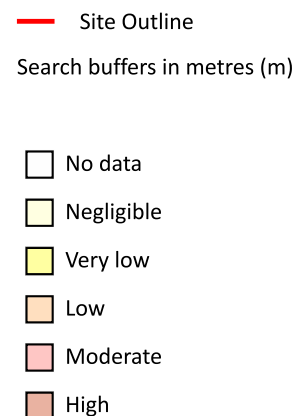
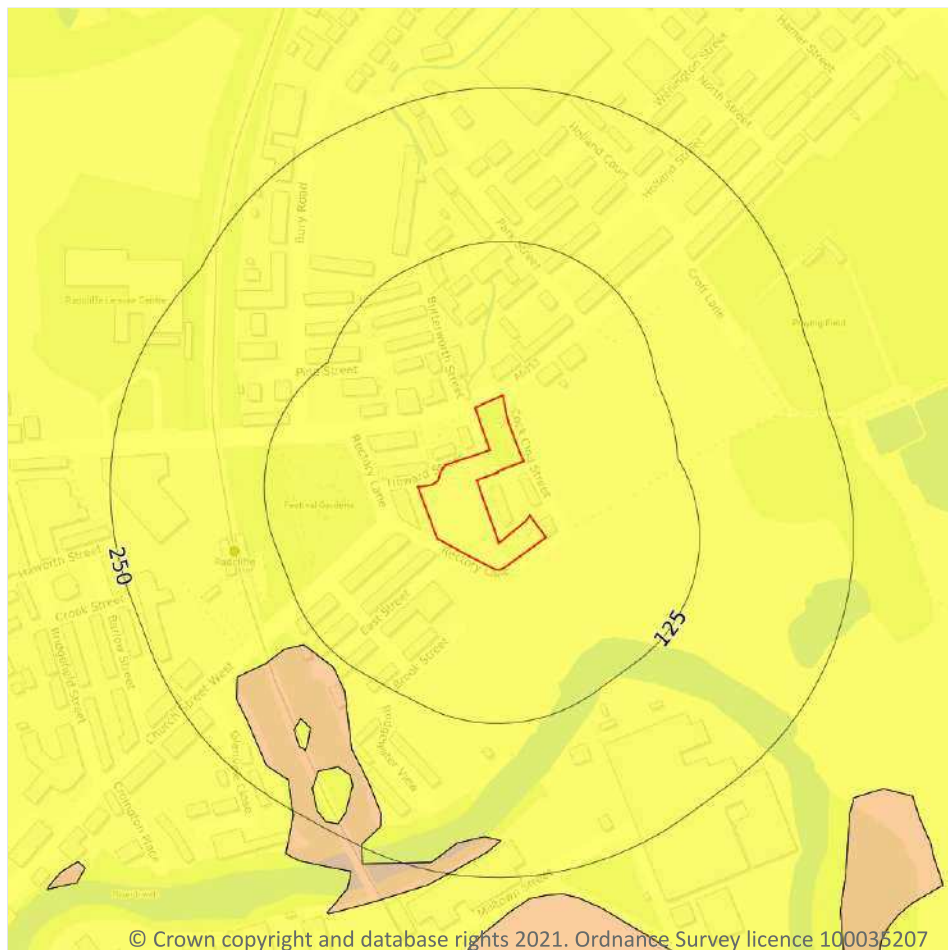
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 137**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
35m S	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

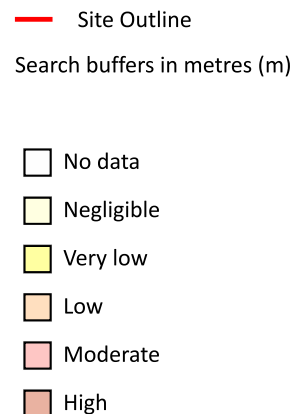
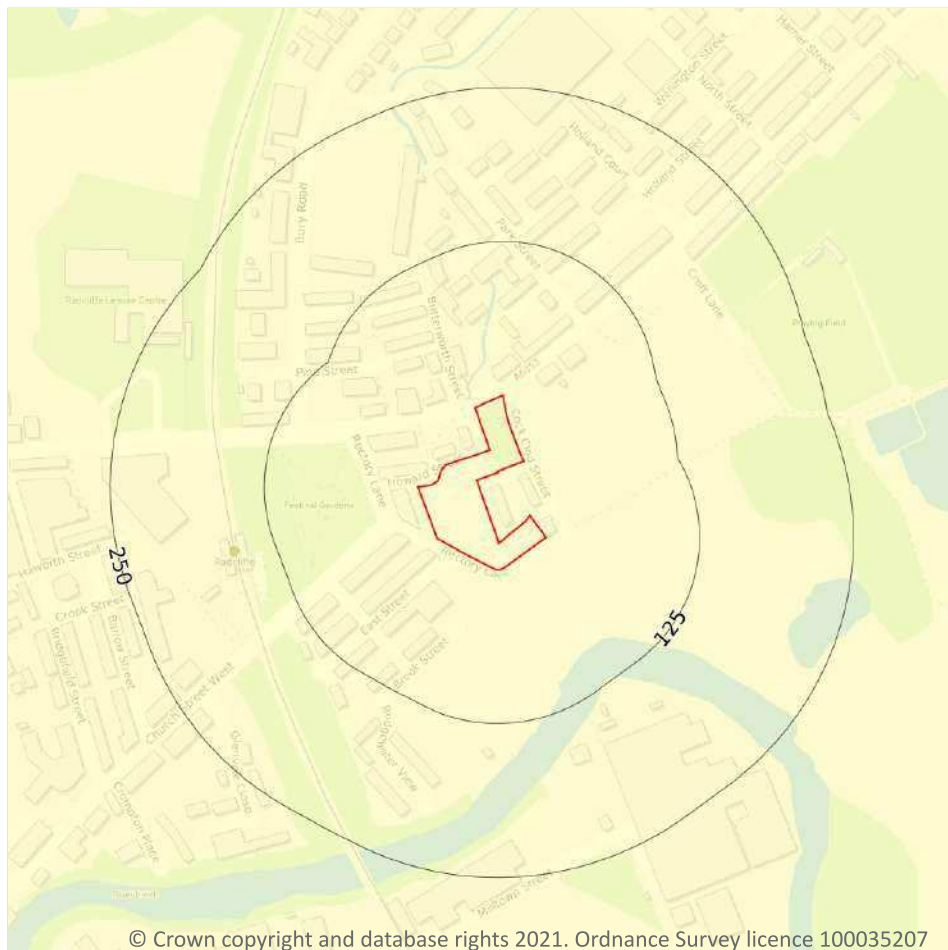
Features are displayed on the Natural ground subsidence - Landslides map on **page 138**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

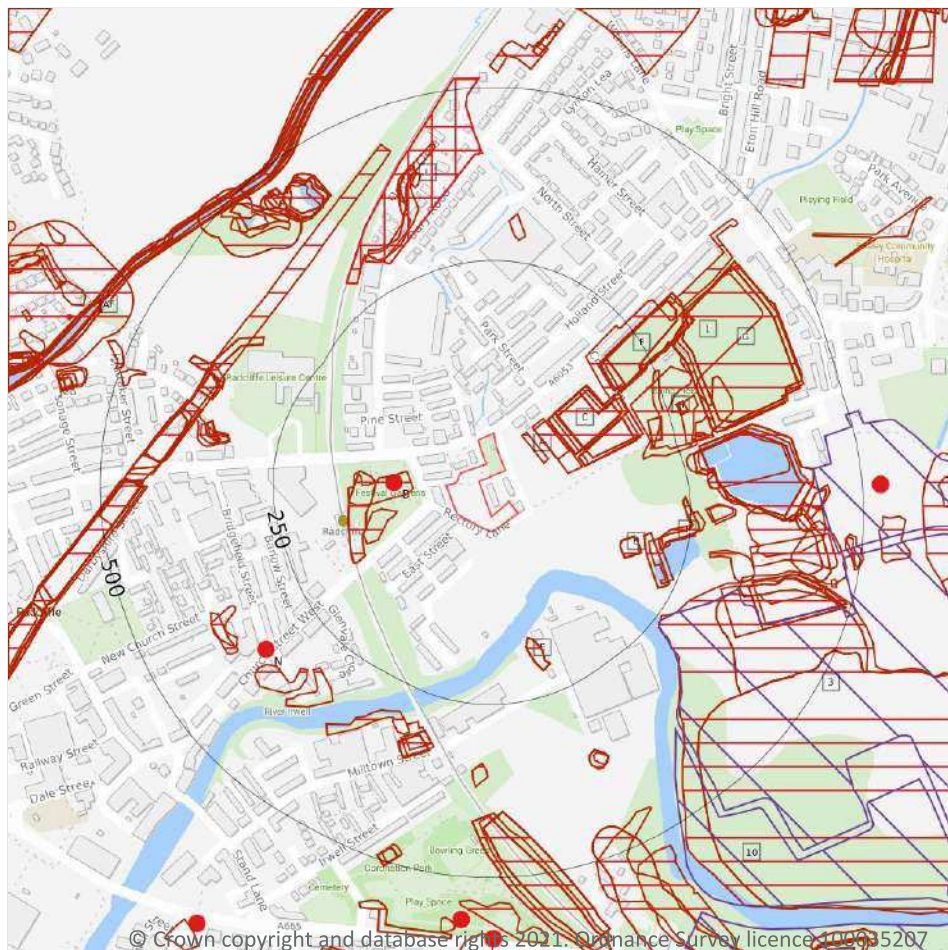
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 139**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- ▢ Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- ▢ Surface ground workings
- ▢ Underground workings
- ▢ Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- ▢ Sporadic underground mining of restricted extent possible
- ▢ Localised small scale underground mining possible
- ▢ Small scale mining possible
- ▢ Underground mining known or likely within or in close proximity
- ▢ Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Peter Brett Associates (PBA).



18.2 BritPits

Records within 500m

2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 141**

ID	Location	Details	Description
B	74m W	Name: Radcliffe Gravel Pit Address: RADCLIFFE, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
N	337m SW	Name: Scar Top Address: RADCLIFFE, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

47

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 141**

ID	Location	Land Use	Year of mapping	Mapping scale
A	39m E	Reservoirs	1891	1:10560
B	48m W	Gravel Pit	1851	1:10560
A	57m E	Reservoirs	1891	1:10560
A	59m E	Reservoirs	1908	1:10560
B	80m W	Refuse Heap	1908	1:10560
C	81m E	Reservoir	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	81m E	Reservoir	1927	1:10560
C	81m E	Reservoir	1908	1:10560
C	81m E	Reservoir	1891	1:10560
C	88m E	Reservoir	1955	1:10560
C	94m E	Ponds	1977	1:10000
C	94m E	Ponds	1965	1:10560
C	95m E	Pond	1991	1:10000
C	95m E	Pond	1988	1:10000
B	102m W	Refuse Heap	1938	1:10560
B	102m W	Refuse Heap	1927	1:10560
C	108m E	Reservoir	1938	1:10560
C	108m E	Reservoir	1927	1:10560
C	108m E	Reservoir	1908	1:10560
C	108m E	Reservoir	1891	1:10560
C	115m E	Reservoir	1955	1:10560
D	154m E	Ponds	1891	1:10560
D	154m E	Filter Beds	1938	1:10560
D	154m E	Filter Beds	1927	1:10560
E	162m S	Unspecified Ground Workings	1991	1:10000
E	162m S	Unspecified Ground Workings	1977	1:10000
E	162m S	Unspecified Ground Workings	1965	1:10560
E	162m S	Unspecified Ground Workings	1988	1:10000
1	170m NE	Ponds	1851	1:10560
F	181m NE	Reservoirs	1938	1:10560
F	181m NE	Reservoirs	1927	1:10560
F	181m NE	Reservoir	1908	1:10560
F	184m NE	Reservoirs	1891	1:10560
D	186m E	Filter Beds	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	186m E	Filter Beds	1927	1:10560
F	190m NE	Reservoirs	1955	1:10560
D	194m E	Filter Beds	1955	1:10560
G	196m NE	Reservoirs	1991	1:10000
G	196m NE	Reservoirs	1977	1:10000
G	196m NE	Ponds	1965	1:10560
G	196m NE	Reservoirs	1988	1:10000
H	202m E	Filter Beds	1955	1:10560
I	207m E	Unspecified Ground Workings	1938	1:10560
I	207m E	Unspecified Ground Workings	1927	1:10560
I	210m E	Unspecified Ground Workings	1955	1:10560
H	217m E	Filter Beds	1938	1:10560
H	217m E	Filter Beds	1927	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

9

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 141**

ID	Location	Land Use	Year of mapping	Mapping scale
L	285m NW	Colliery	1891	1:10560
AF	557m NW	Air Shaft	1950	1:10560
AF	593m NW	Air Shaft	1938	1:10560
AF	593m NW	Air Shaft	1927	1:10560
AF	593m NW	Air Shaft	1908	1:10560
-	844m W	Unspecified Shaft	1891	1:10560
-	866m S	Unspecified Old Shaft	1950	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	871m S	Unspecified Old Shaft	1938	1:10560
-	871m S	Unspecified Old Shaft	1927	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

3

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining, ground workings and natural cavities map on **page 141**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
3	258m SE	Dumers Lane	Sand and gravel	Surface mineral working	Valid	23/1/51
10	388m SE	Dumers Lane	Sand and gravel	Surface mineral working	Valid	23/1/51
Z	432m E	Close Park	Sand and gravel	Surface mineral working	Valid	23/1/51

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site

1

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

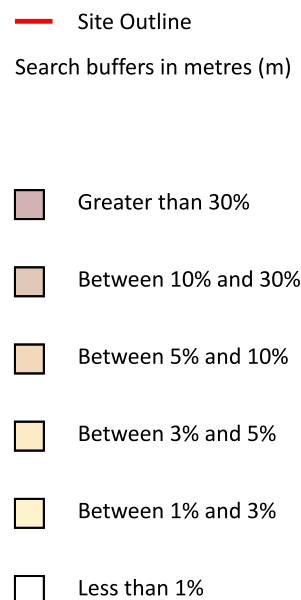
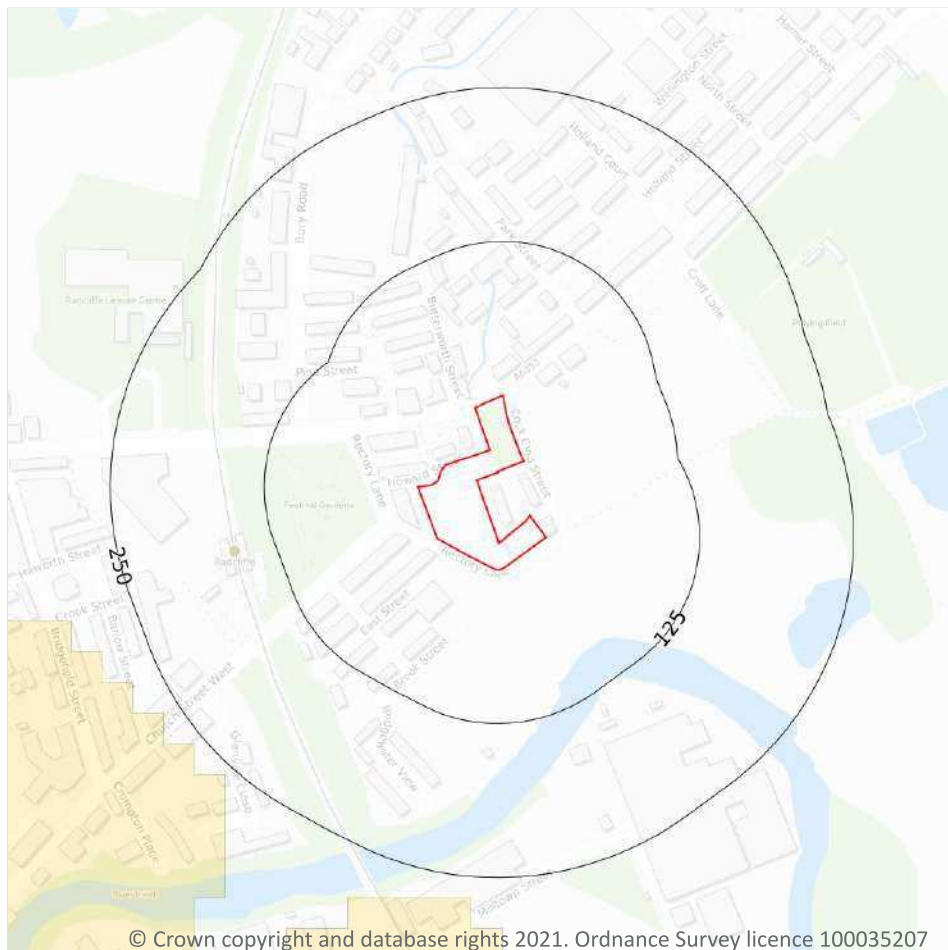
Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 148**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

7

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
17m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
20m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
31m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
35m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
39m NW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



20.3 BGS Measured Urban Soil Chemistry

Records within 50m

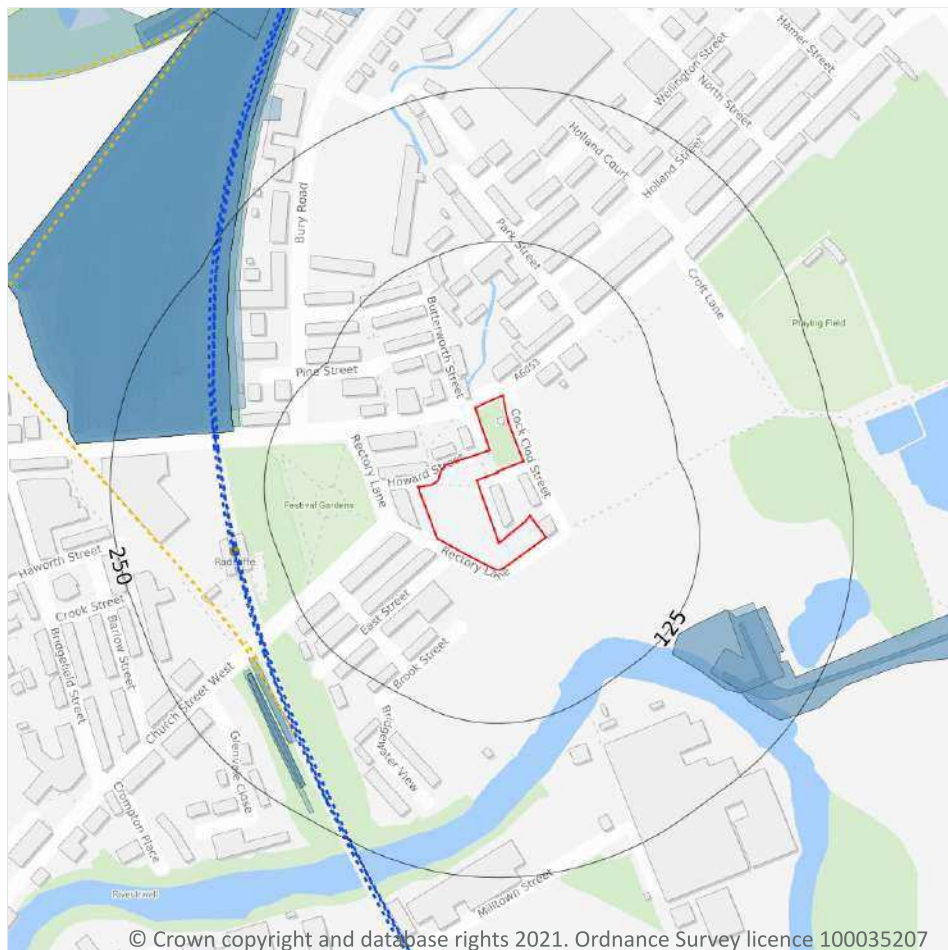
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

26

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 151**

Location	Land Use	Year of mapping	Mapping scale
133m SE	Railway Sidings	1938	10560
133m SE	Railway Sidings	1927	10560
153m W	Railway Sidings	1955	10560
154m NW	Railway Sidings	1965	10560
157m W	Railway Sidings	1938	10560
157m W	Railway Sidings	1927	10560
157m W	Railway Sidings	1908	10560
157m W	Railway Sidings	1891	10560
160m E	Railway Sidings	1955	10560
172m SE	Tramway Sidings	1929	2500
172m SE	Tramway Sidings	1937	2500
178m SW	Railway Sidings	1956	1250
181m SW	Railway Sidings	1956	2500
186m SW	Railway Sidings	1909	2500
186m SW	Railway Sidings	1893	2500
186m SW	Railway Sidings	1929	2500
186m SW	Railway Sidings	1937	2500



Location	Land Use	Year of mapping	Mapping scale
207m NW	Railway Sidings	1956	2500
208m NW	Railway Sidings	1956	1250
210m NW	Railway Sidings	1929	2500
210m NW	Railway Sidings	1937	2500
215m W	Railway Sidings	1909	2500
219m NW	Railway Sidings	1893	2500
220m W	Railway Sidings	1956	1250
233m W	Railway Sidings	1956	1250
234m W	Railway Sidings	1956	1250

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

4

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 151**

Location	Description
176m SW	Abandoned
179m SW	Abandoned
179m SW	Abandoned
180m SW	Razed

This data is sourced from OpenStreetMap.



21.7 Railways

Records within 250m

23

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on **page 151**

Location	Name	Type
155m W	-	light_rail
156m W	Not given	Multi Track
158m W	Not given	Multi Track
158m W	-	light_rail
159m W	Not given	Multi Track
160m W	Not given	Multi Track
161m W	Not given	Multi Track
162m SW	-	light_rail
165m SW	Not given	Multi Track
165m SW	-	light_rail
166m W	-	light_rail
166m SW	-	light_rail
168m W	-	light_rail
169m SW	-	light_rail
169m W	Not given	Multi Track
171m W	-	light_rail
172m W	Not given	Multi Track
174m W	Metrolink	light_rail
180m W	Not given	Multi Track
225m SW	-	light_rail
228m SW	-	light_rail
231m SW	Not given	Multi Track
249m NW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.



21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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The Coal
Authority

CON29M

coal mining report

RECTORY LANE, RADCLIFFE, GREATER MANCHESTER, M26 2QU



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4



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. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **GS-7611304**
Our reference: **51002394719001**
Date: **26 February 2021**

Client name:
GROUNDSURE LIMITED

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

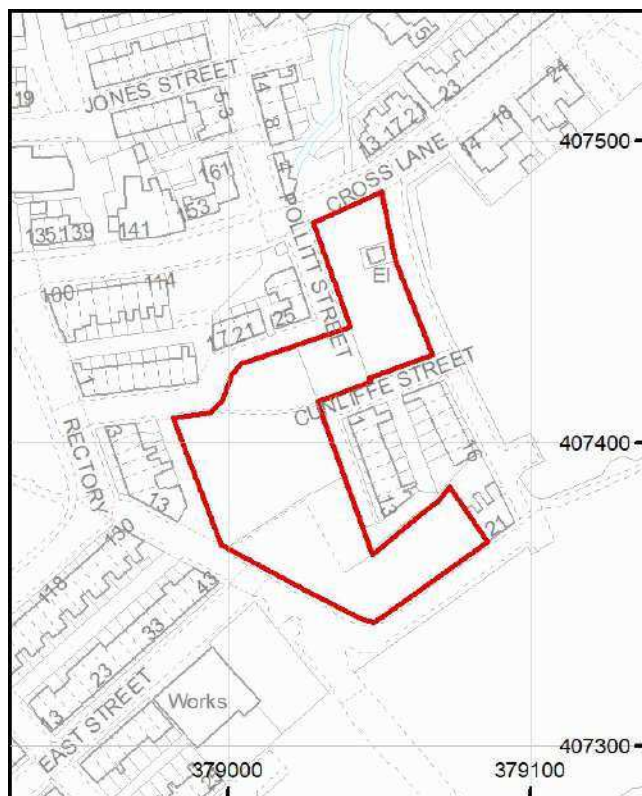


The Law
Society

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.



Site investigations

The following site investigation(s) took place in the location area:

A site investigation was carried out in April 2017 by Geocore Site Investigations, on behalf of WYG Environmental Ltd, Quaywest, Trafford Wharf Road, Trafford Park, Manchester M17 1HH on behalf of the Homes and Communities Agency.

Additional information regarding these investigations may be available from the company or companies listed above.

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 in a surface area that could be affected by underground mining in 5 seams of coal at 150m to 350m depth, and last worked in 1893.

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

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

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

Appendix C – Historical Mapping

Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: County Series

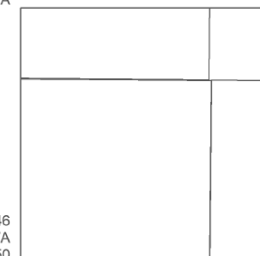
Map date: 1848-1850

Scale: 1:10,560

Printed at: 1:10,560



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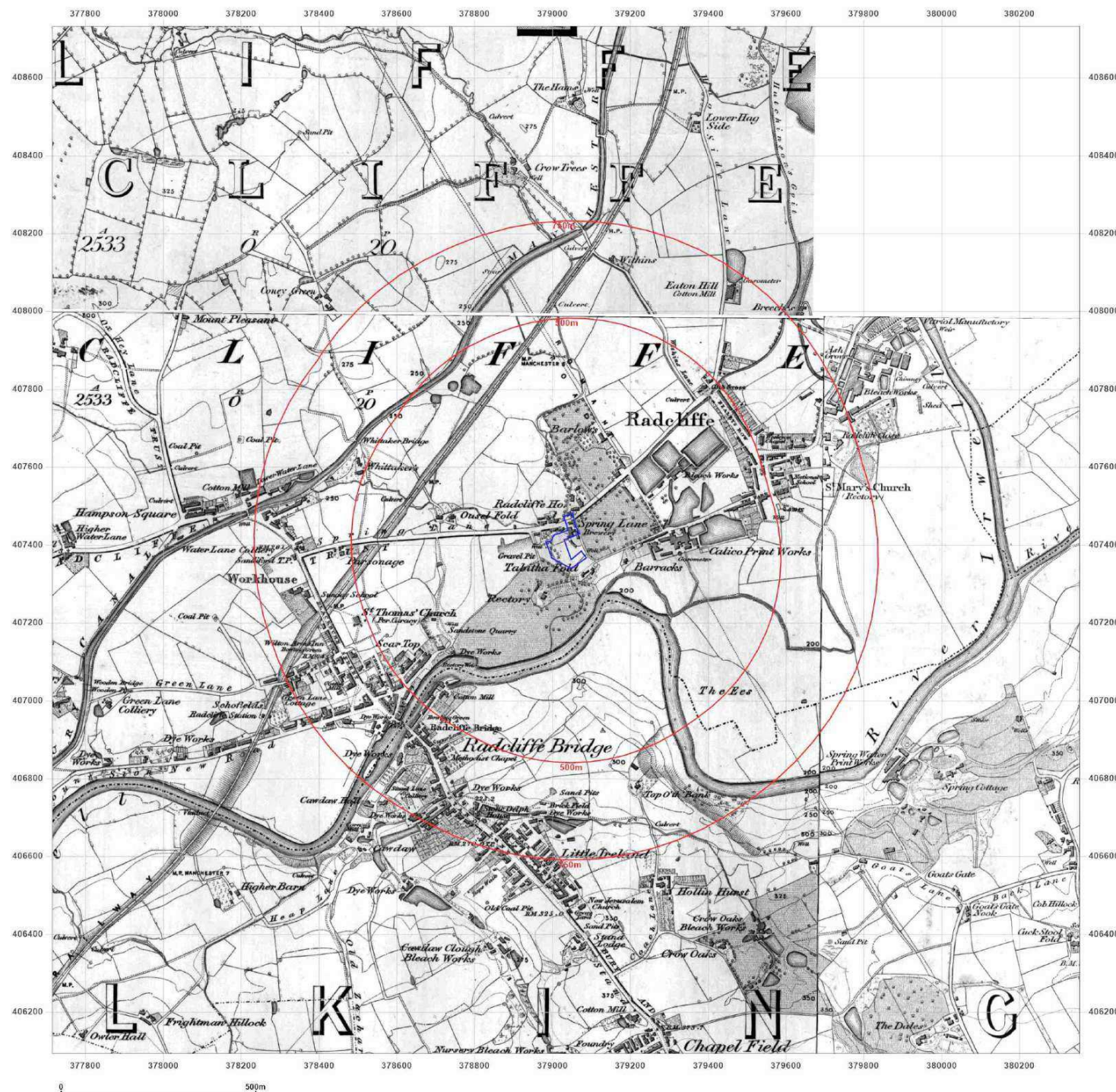


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Grid Ref: 379034, 407412

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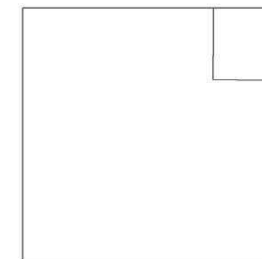
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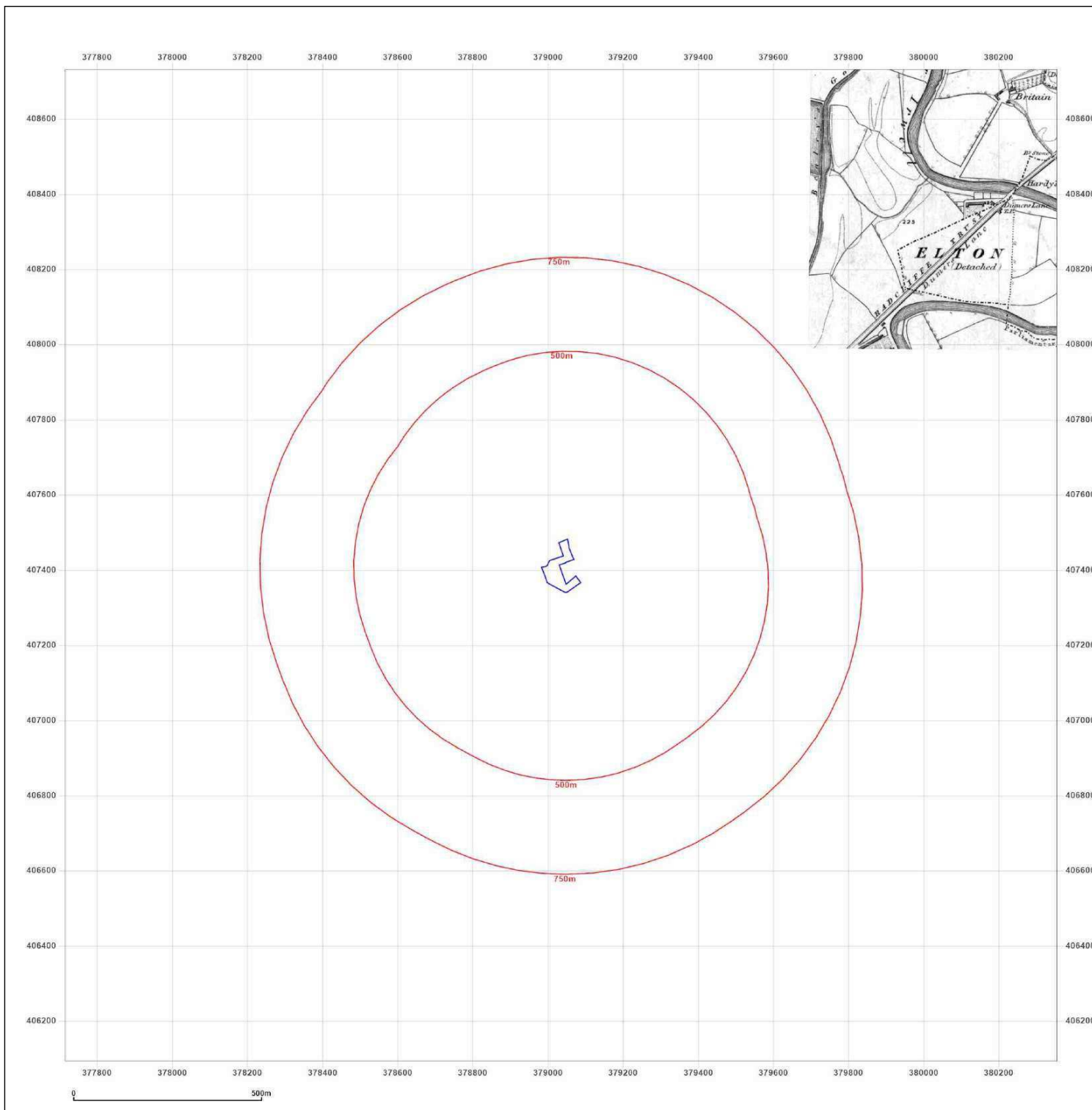


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Map Name: County Series

Map date: 1890-1891

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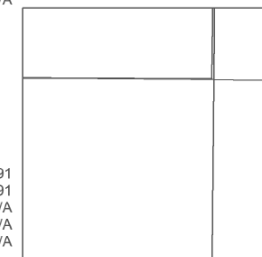
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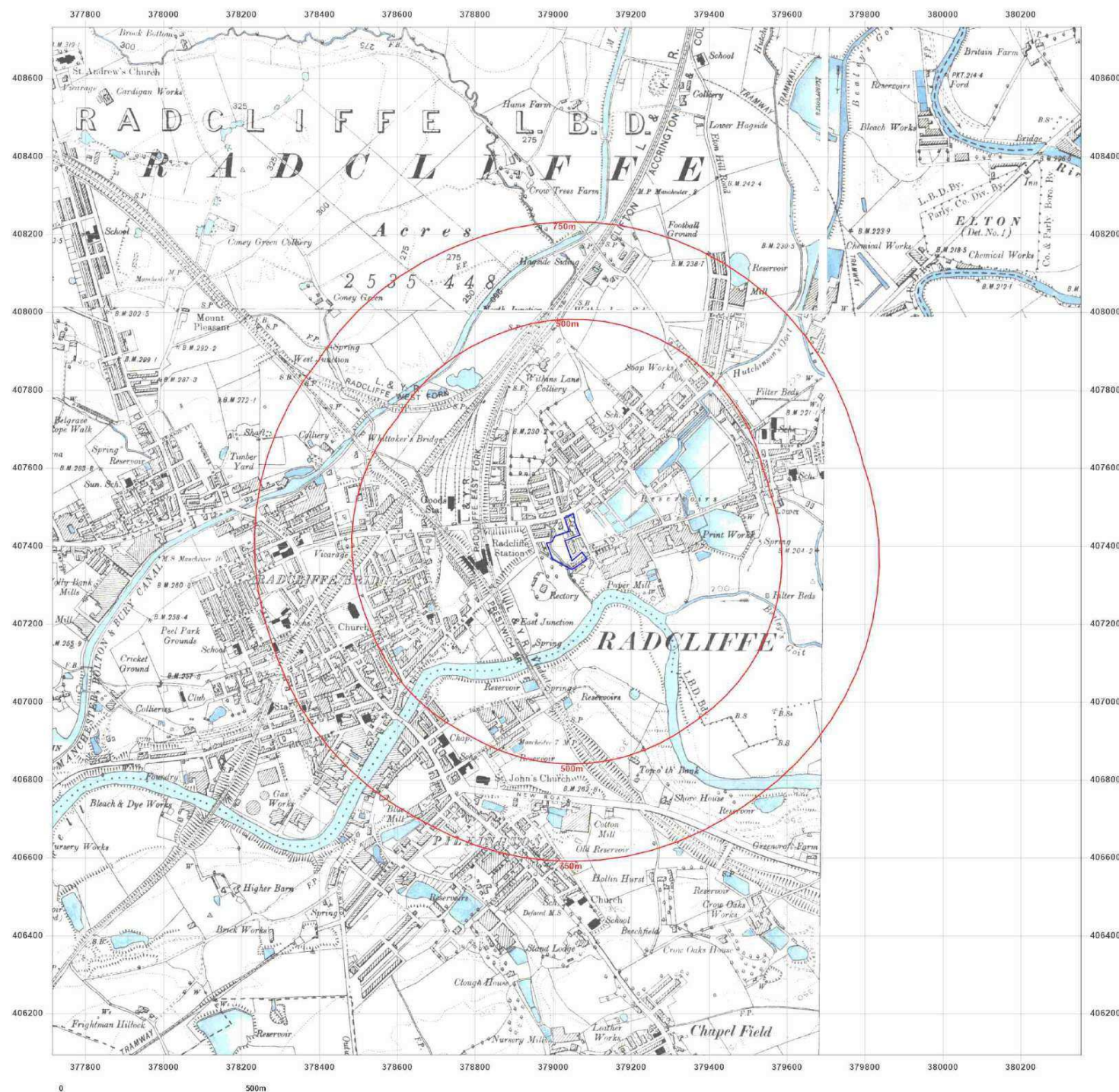


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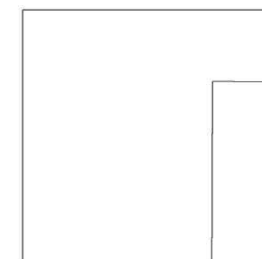
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Map Name: County Series

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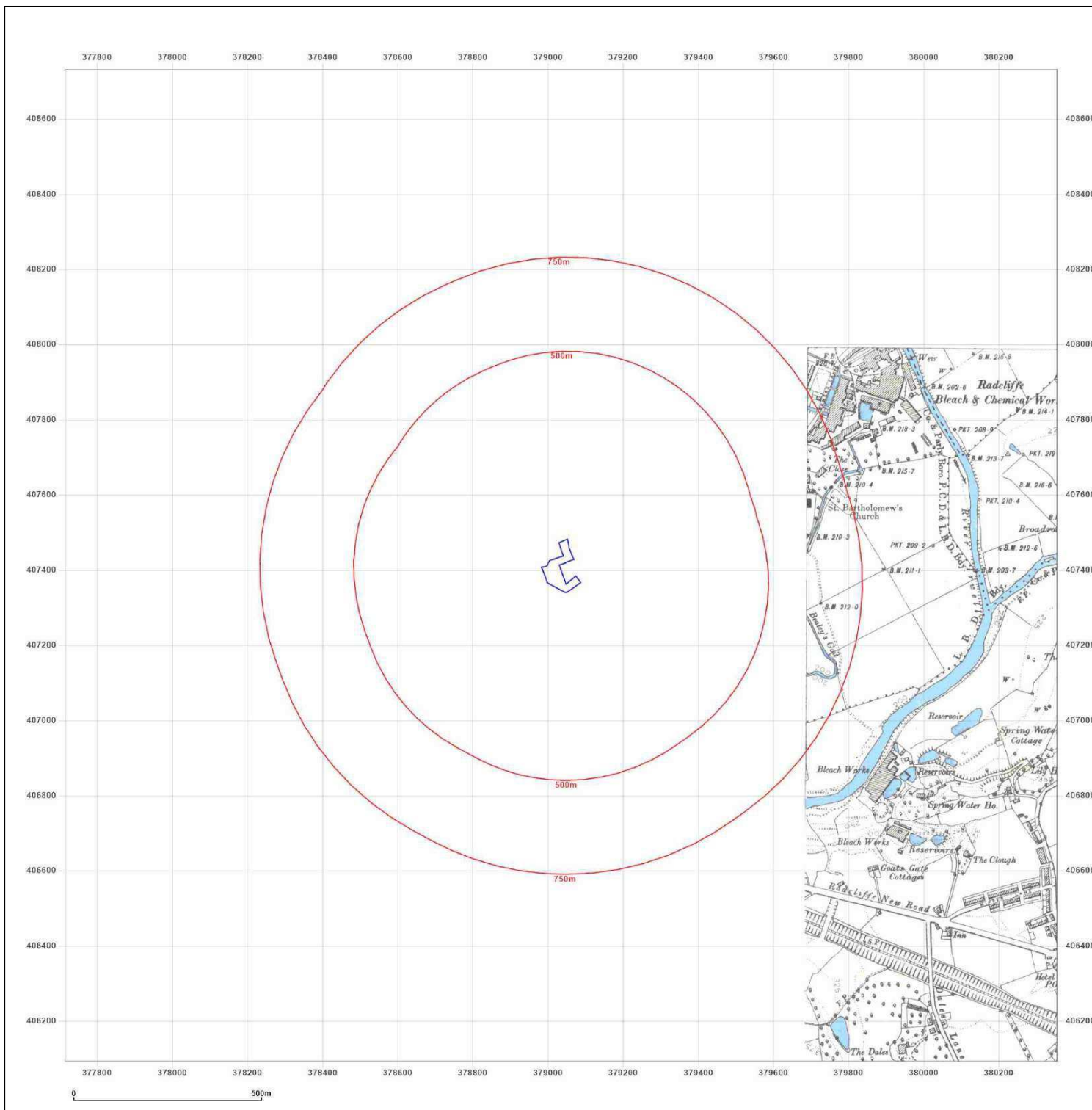


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Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

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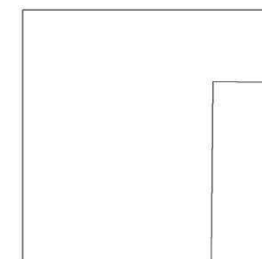
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Map Name: County Series

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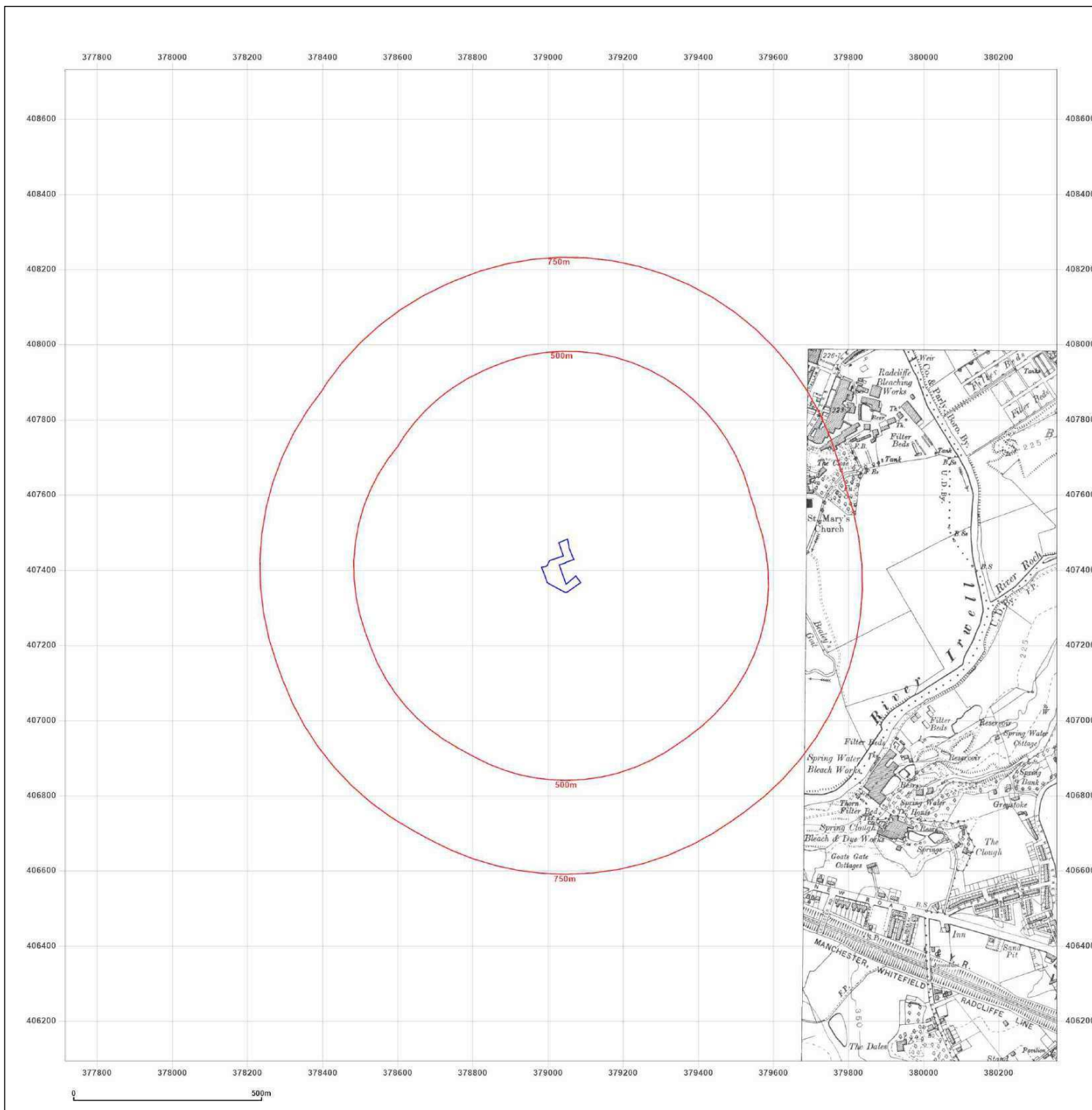


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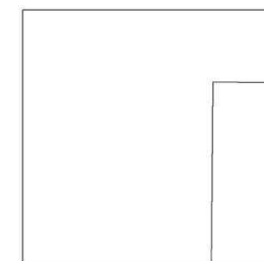
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Map Name: County Series

Map date: 1923

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Printed at: 1:10,560



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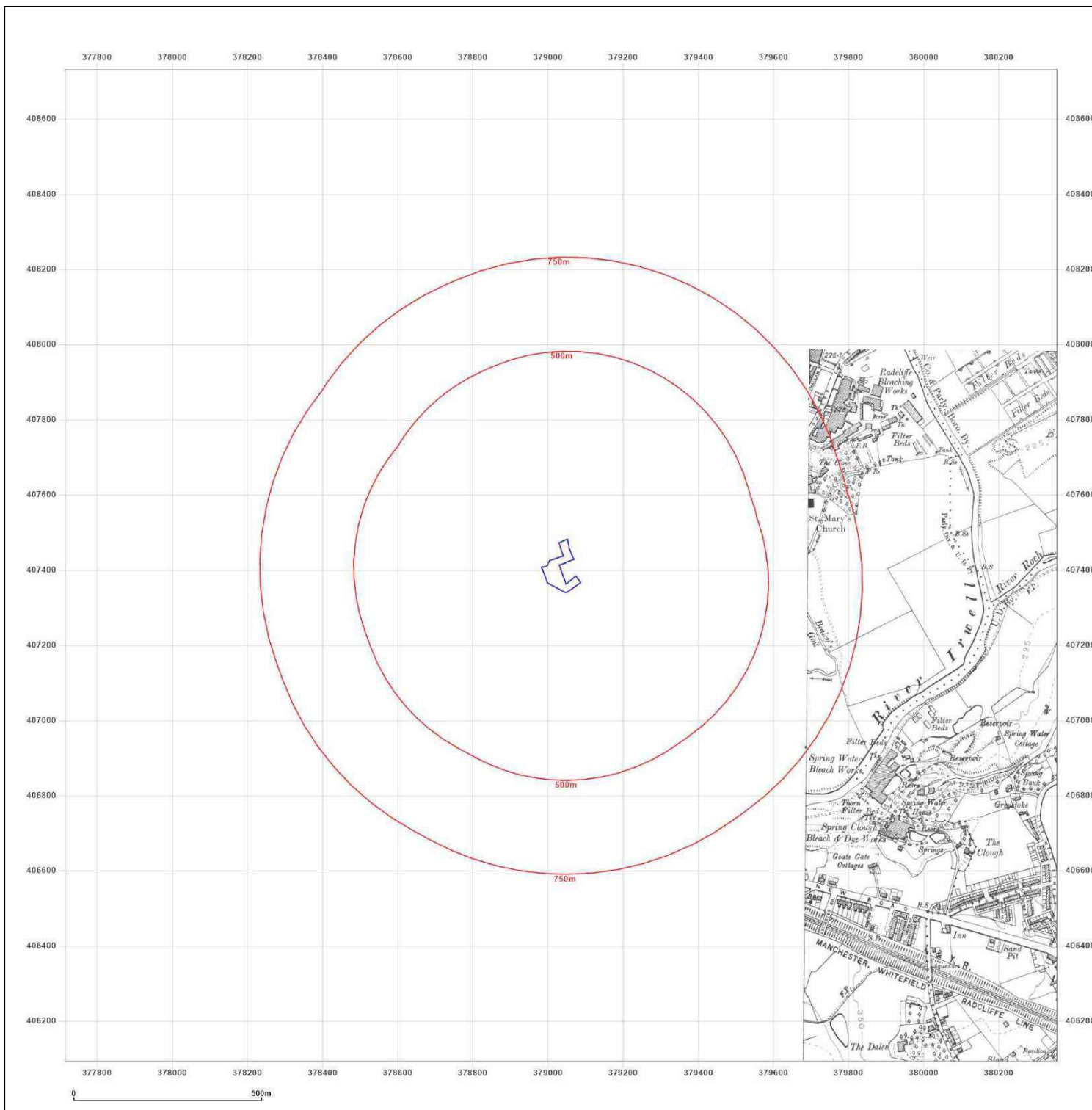


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Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1927-1932

Scale: 1:10,560

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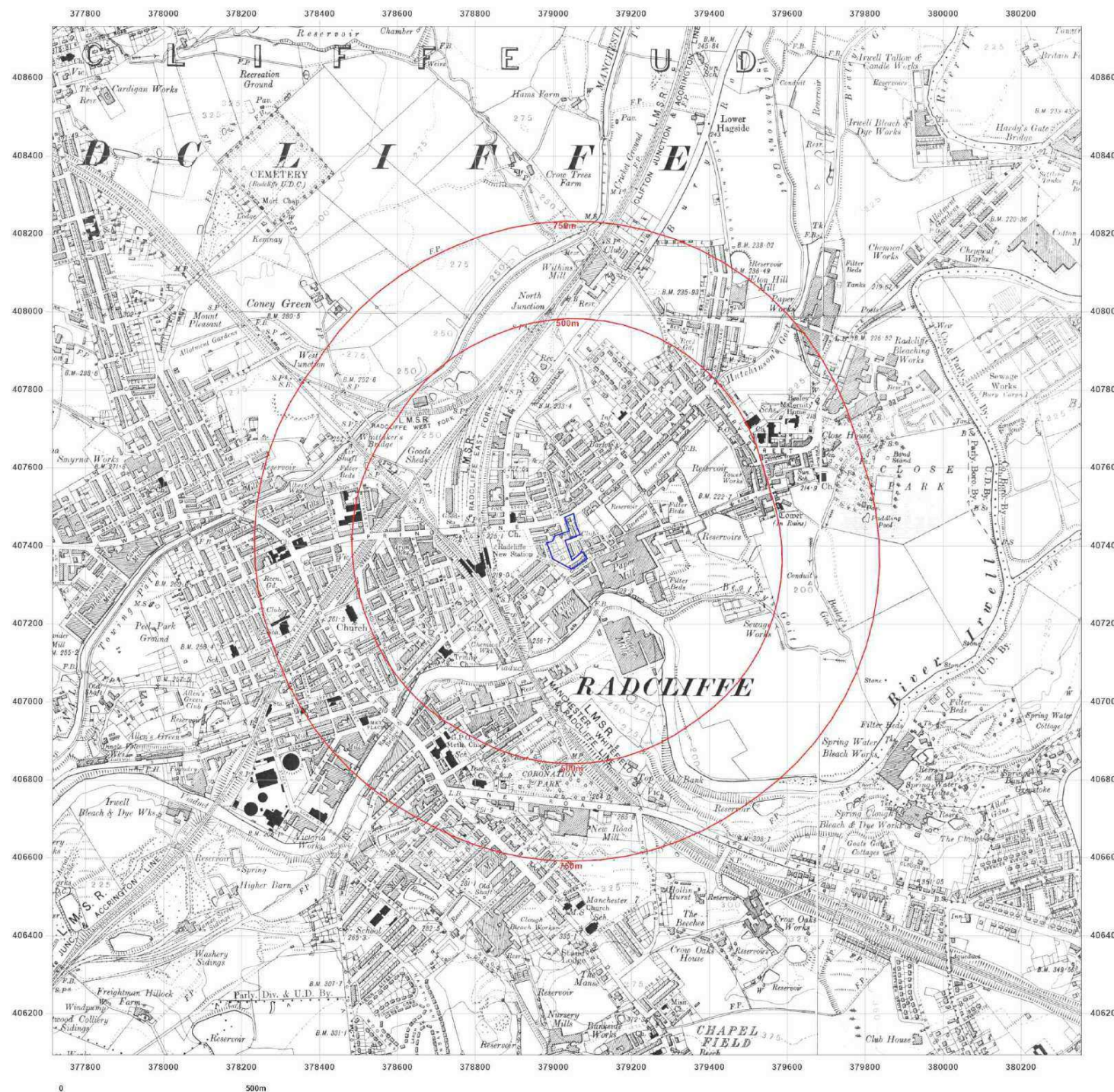


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Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1938

Scale: 1:10,560

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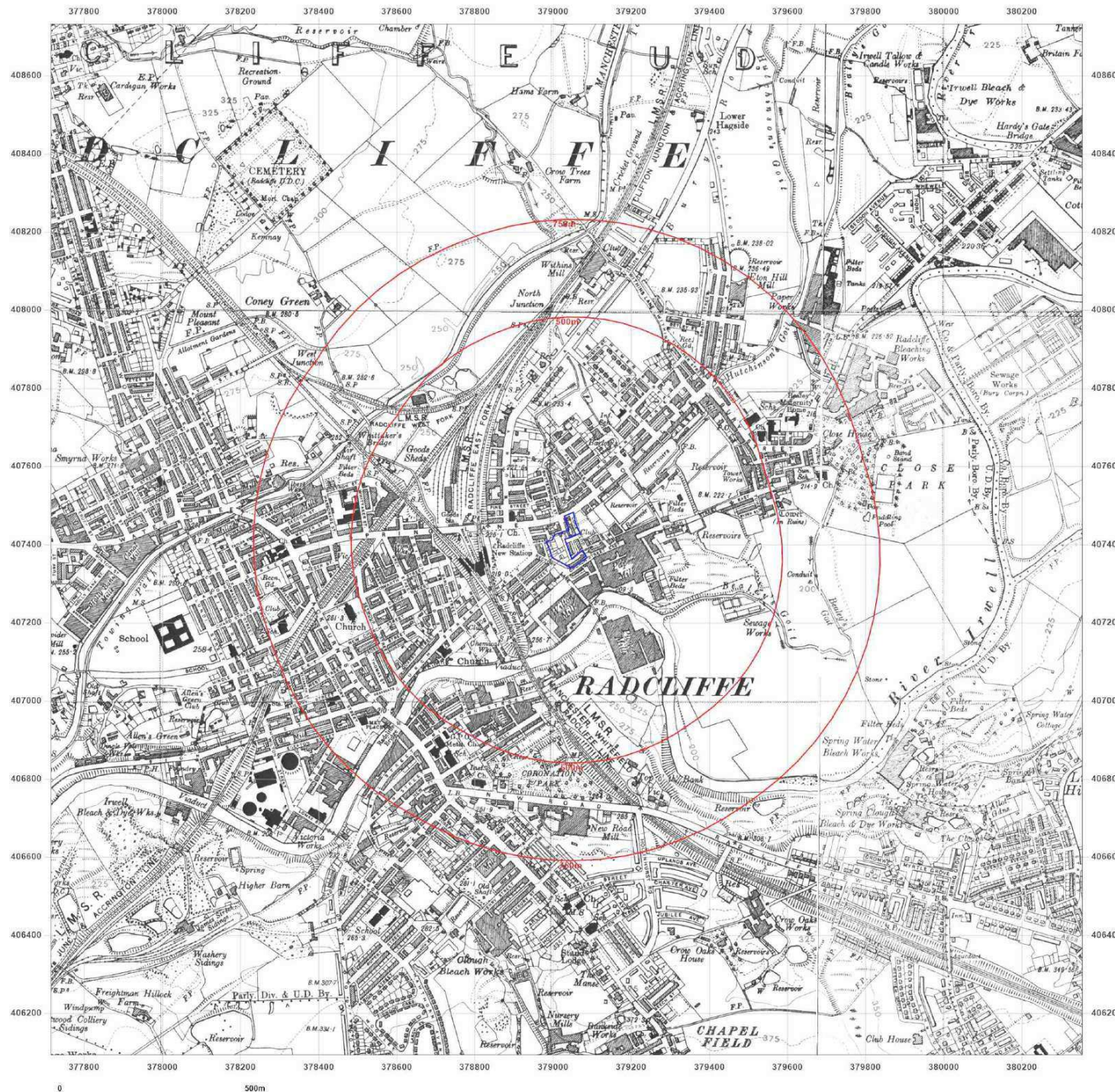


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Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: Provisional

Map date: 1955

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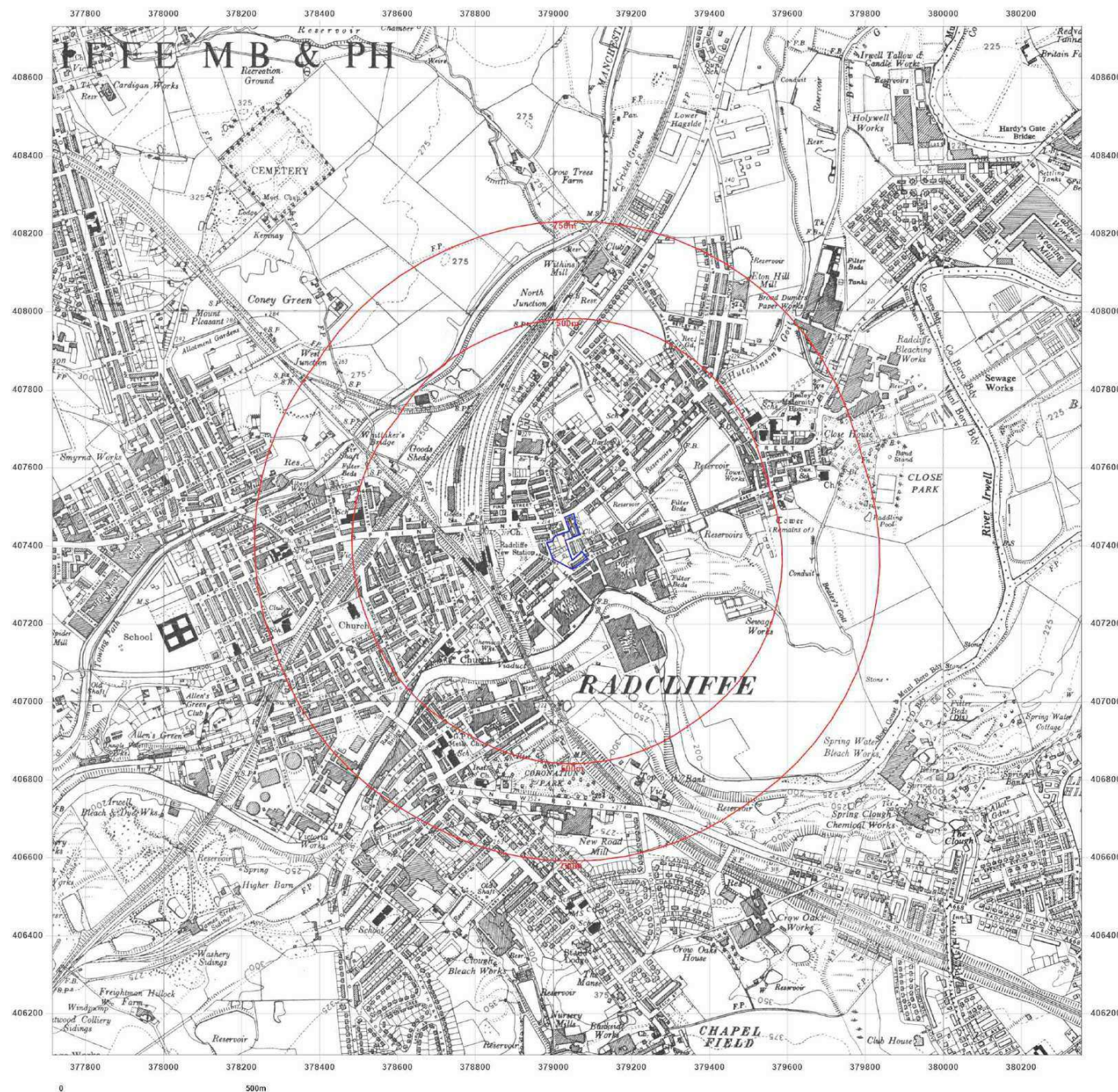


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Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000



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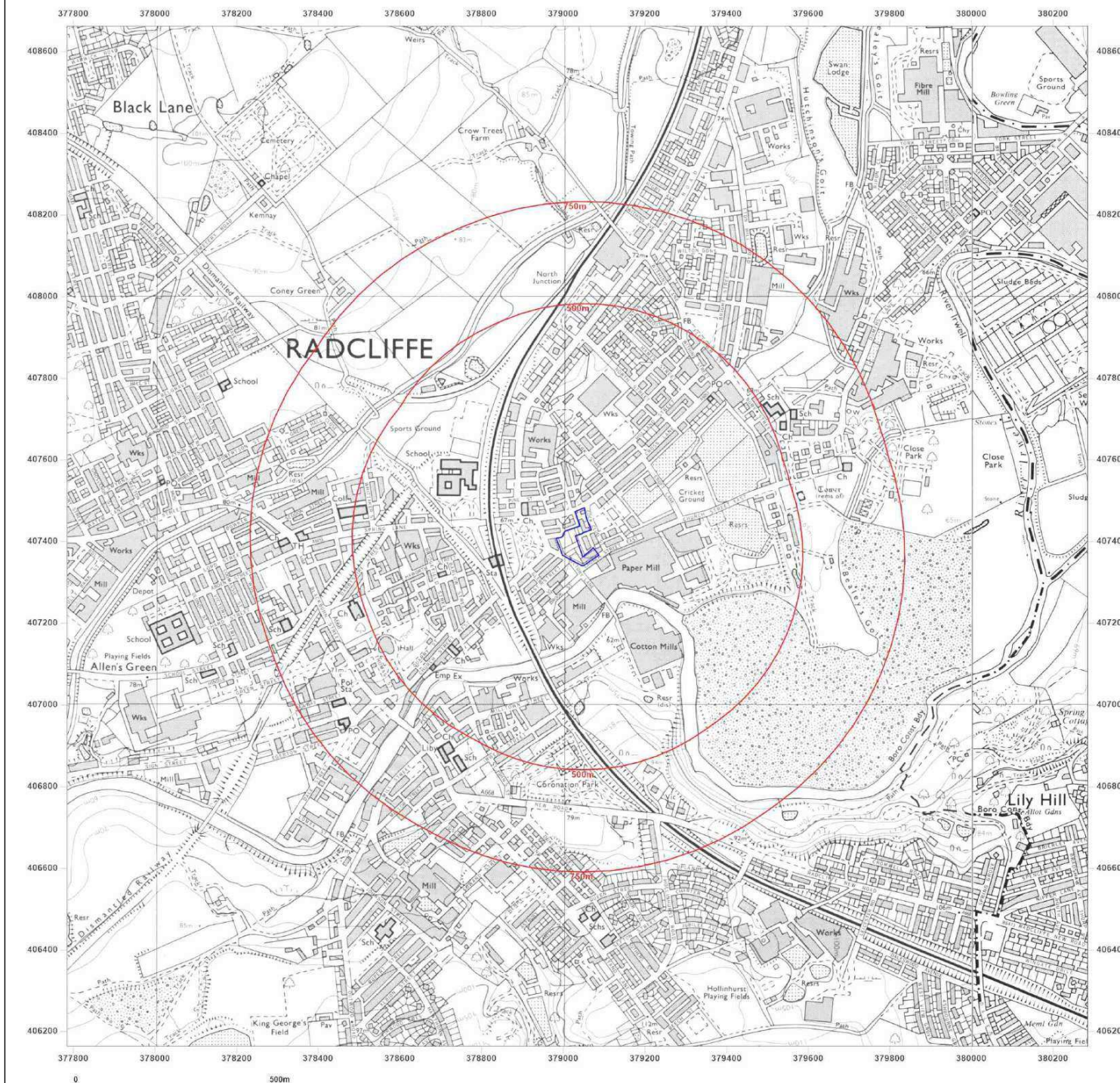


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M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1988
Edition N/A
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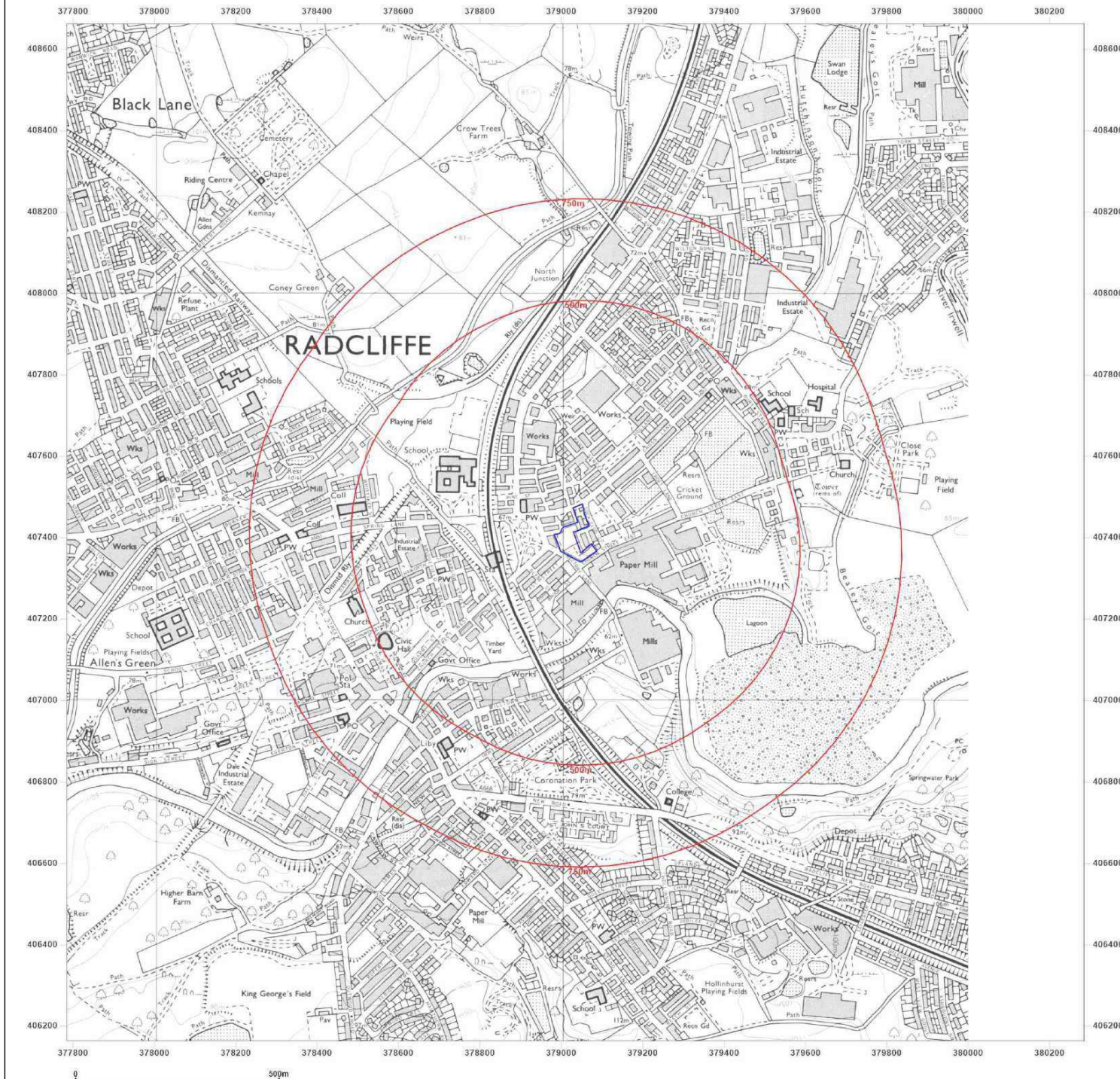


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1991
Edition N/A
Copyright N/A
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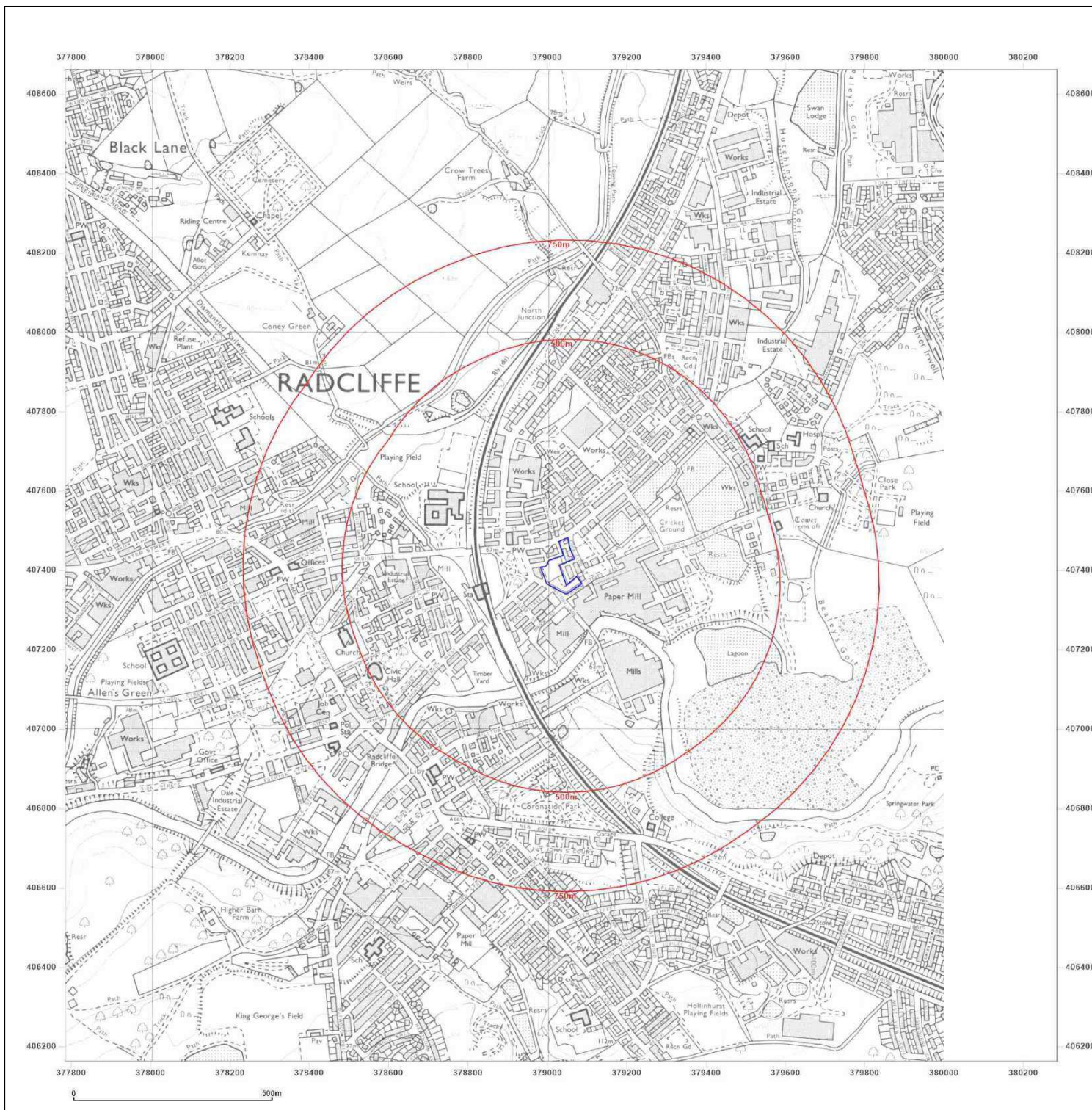


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

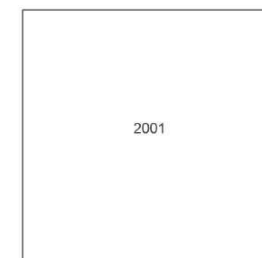
Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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M26 2QU

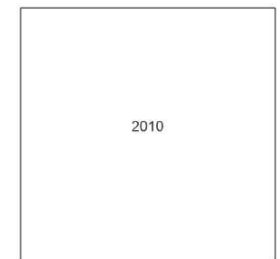
Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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M26 2QU

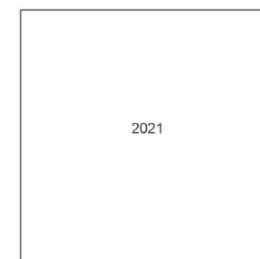
Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000

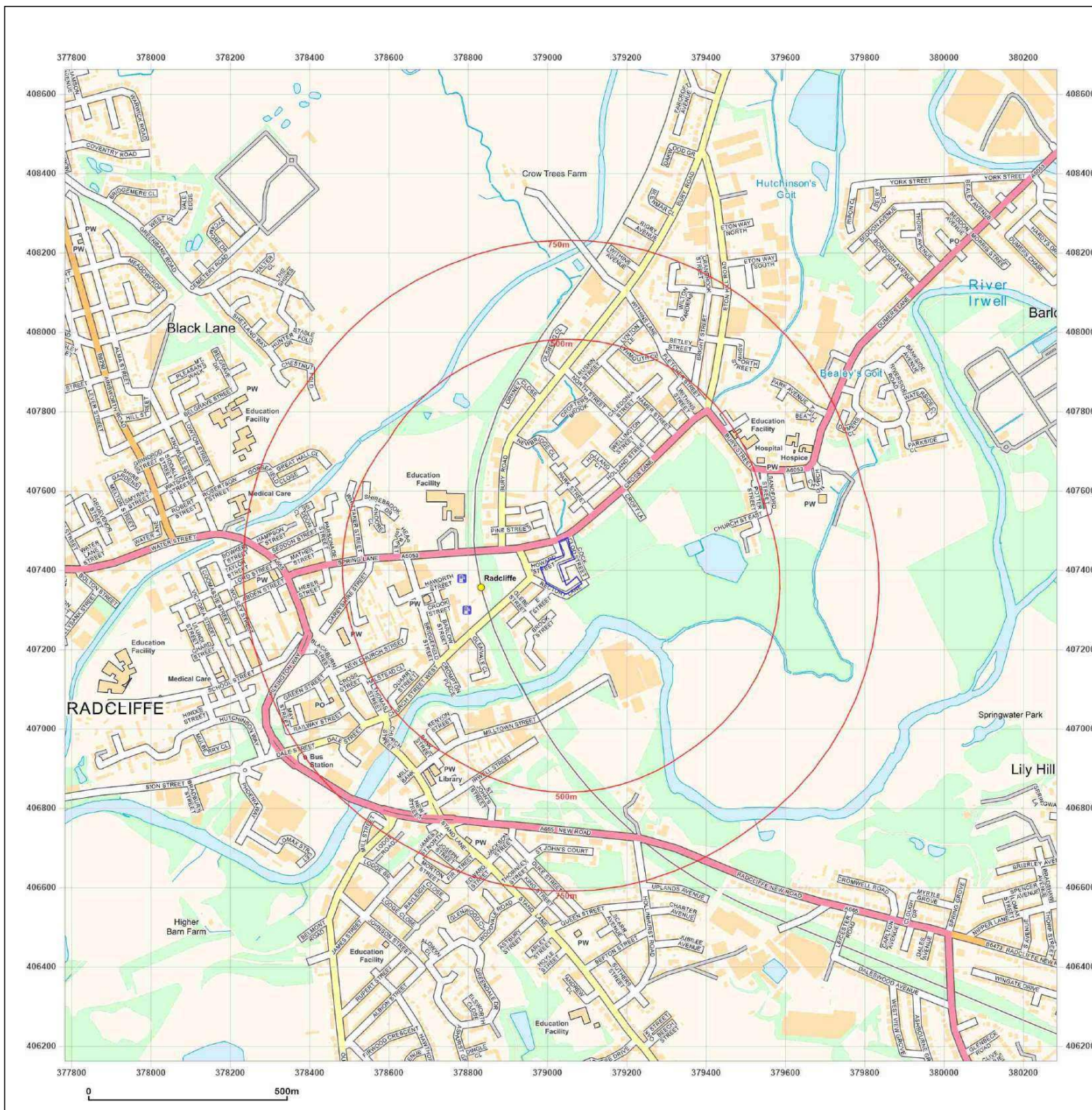


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
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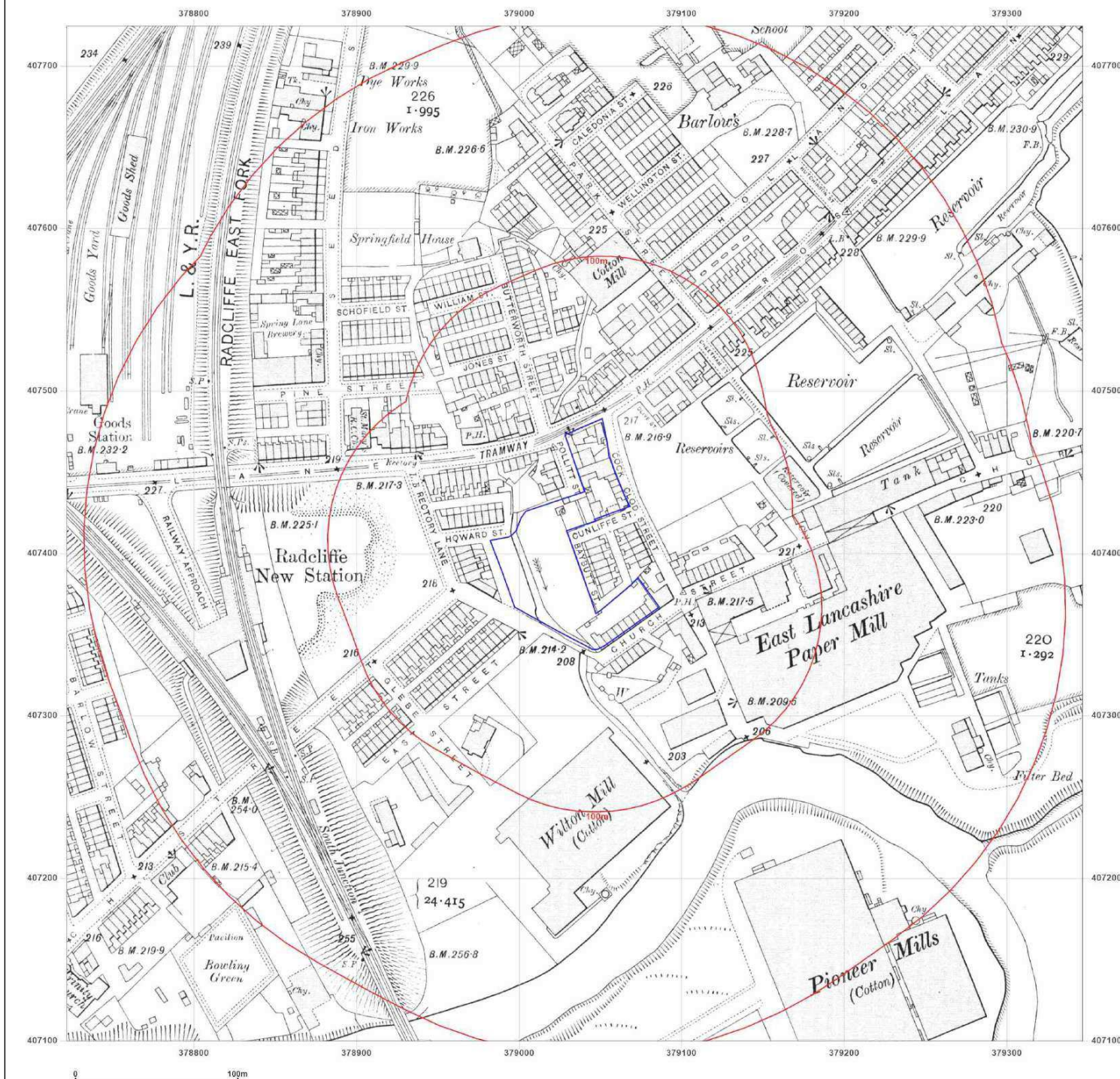


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1929
Revised 1929
Edition N/A
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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1937
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Edition N/A
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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1956
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Revised 1956
Edition N/A
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Revised 1956
Edition N/A
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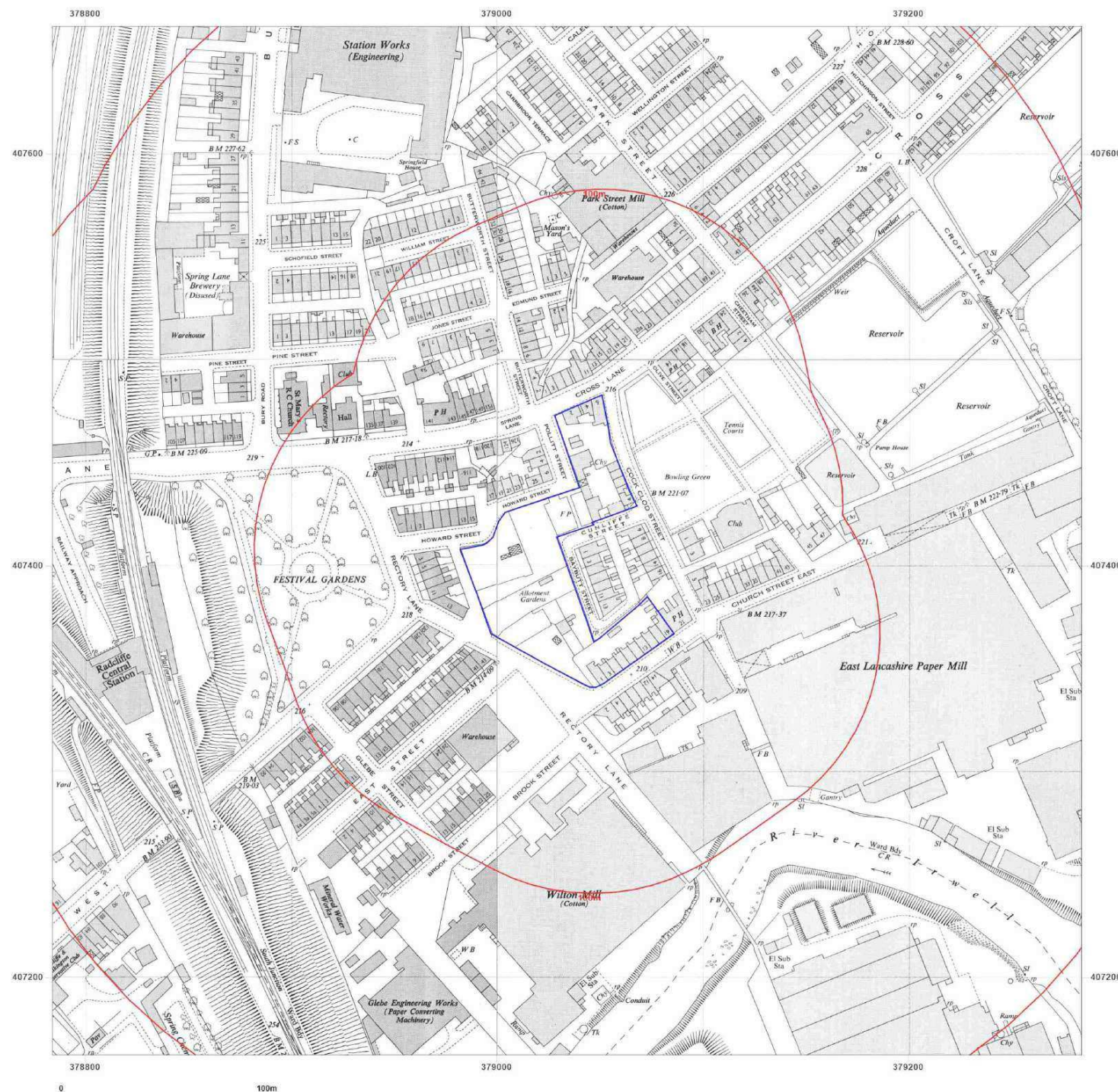


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1957

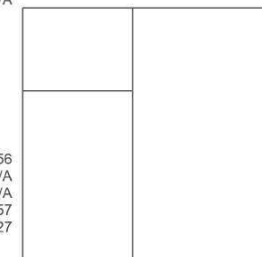
Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

Surveyed 1956
Revised N/A
Edition N/A
Copyright 1957
Levelled 1927

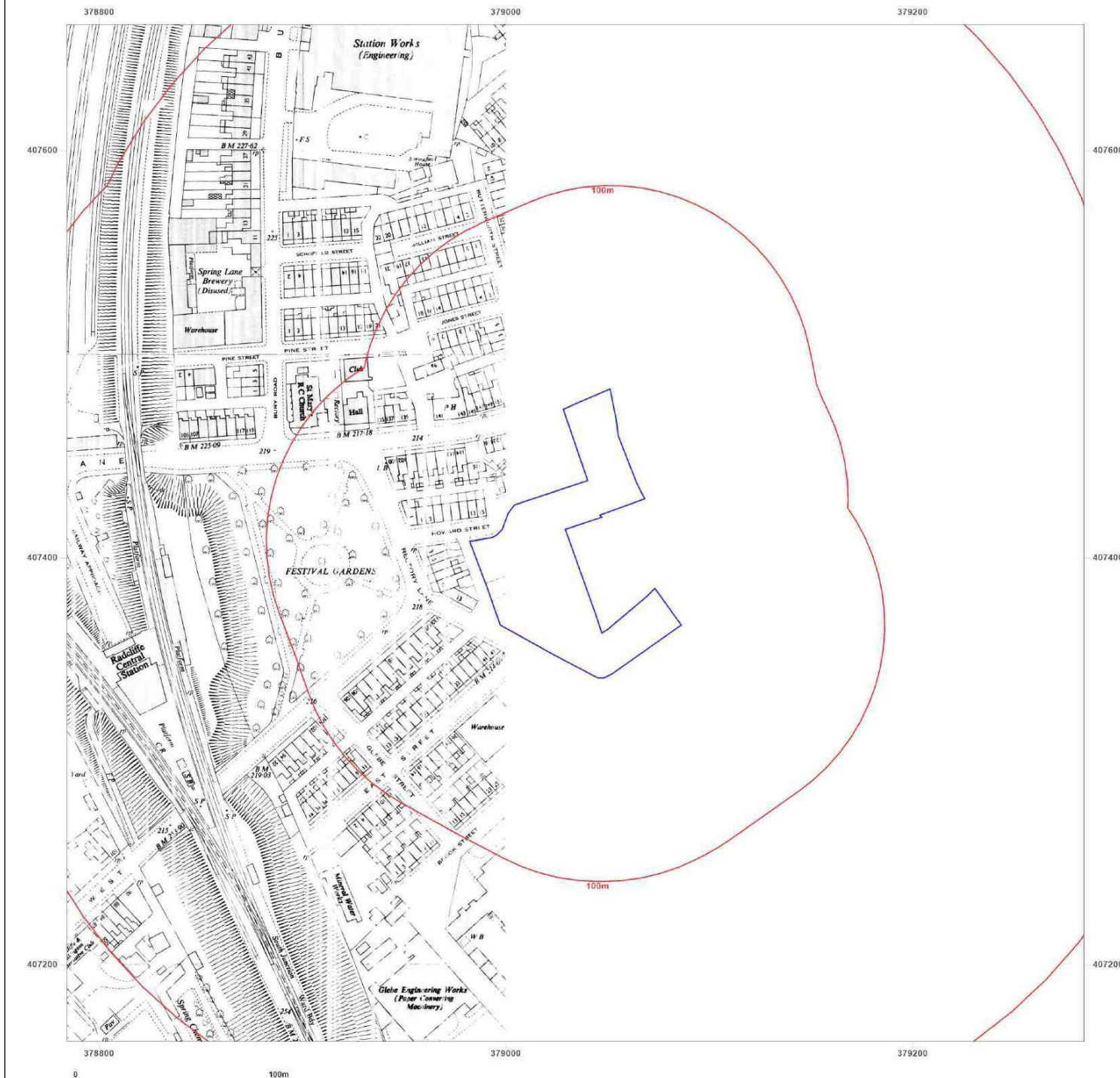


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Site Details:

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M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

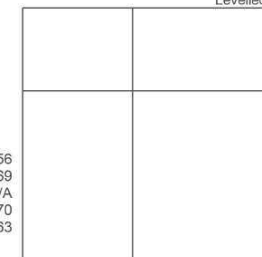
Map date: 1966-1970

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1956
Revised 1965
Edition N/A
Copyright 1966
Levelled 1962



Surveyed 1956
Revised 1969
Edition N/A
Copyright 1970
Levelled 1963

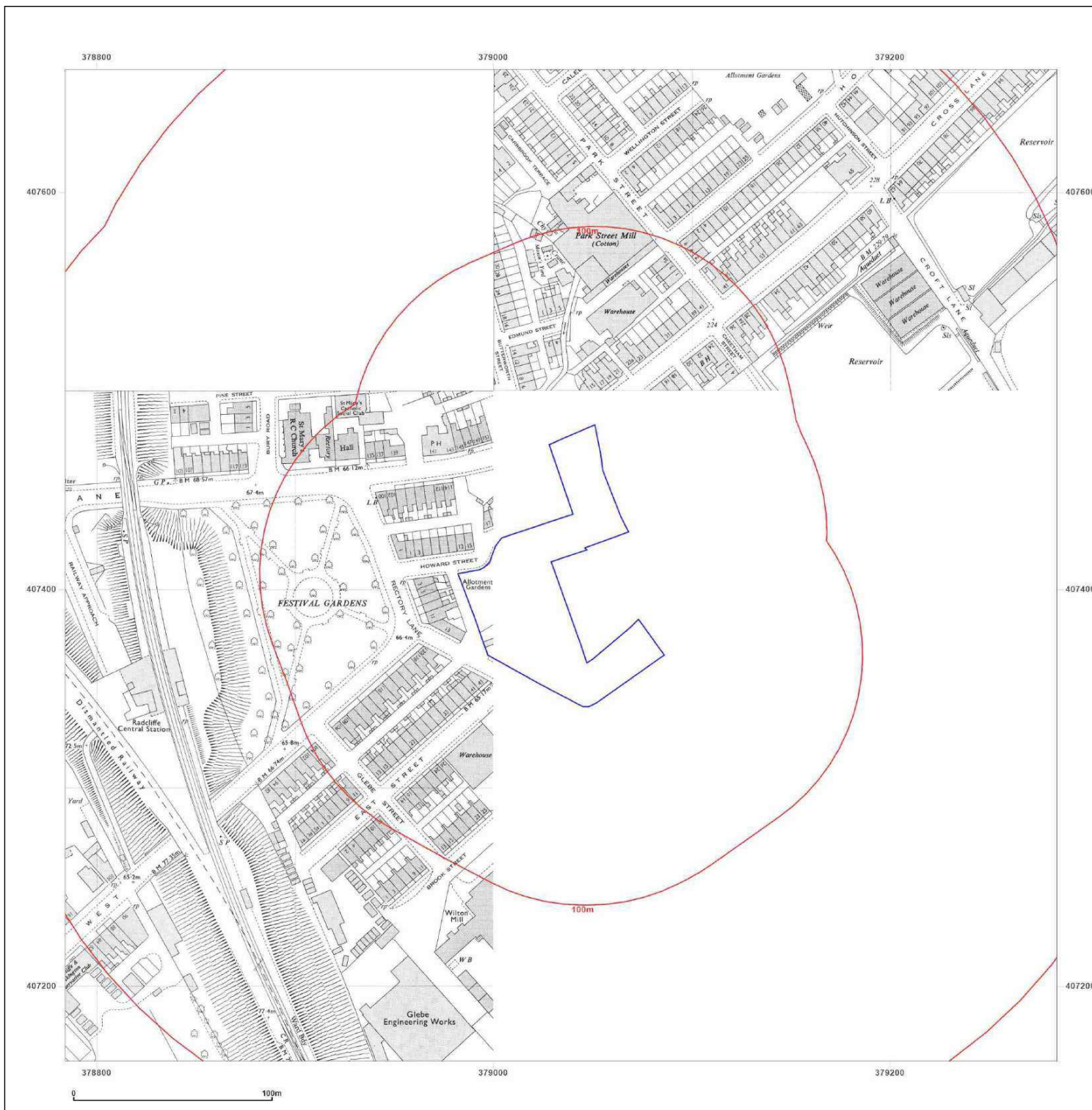


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RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1976-1978

Scale: 1:1,250

Printed at: 1:2,000



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M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1984-1988

Scale: 1:1,250

Printed at: 1:2,000



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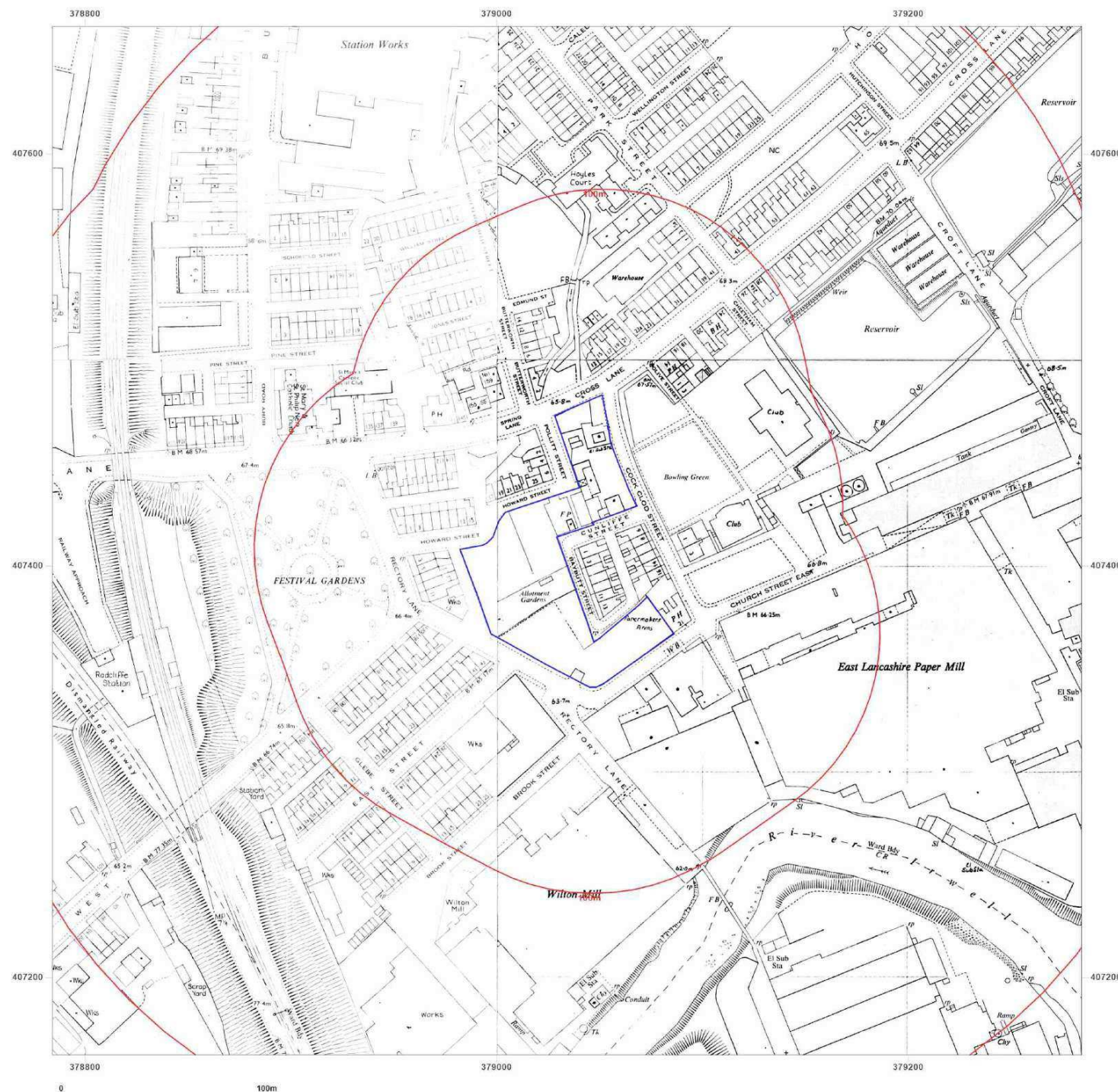


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Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1987
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Revised 1989
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Revised 1987
Edition N/A
Copyright 1987
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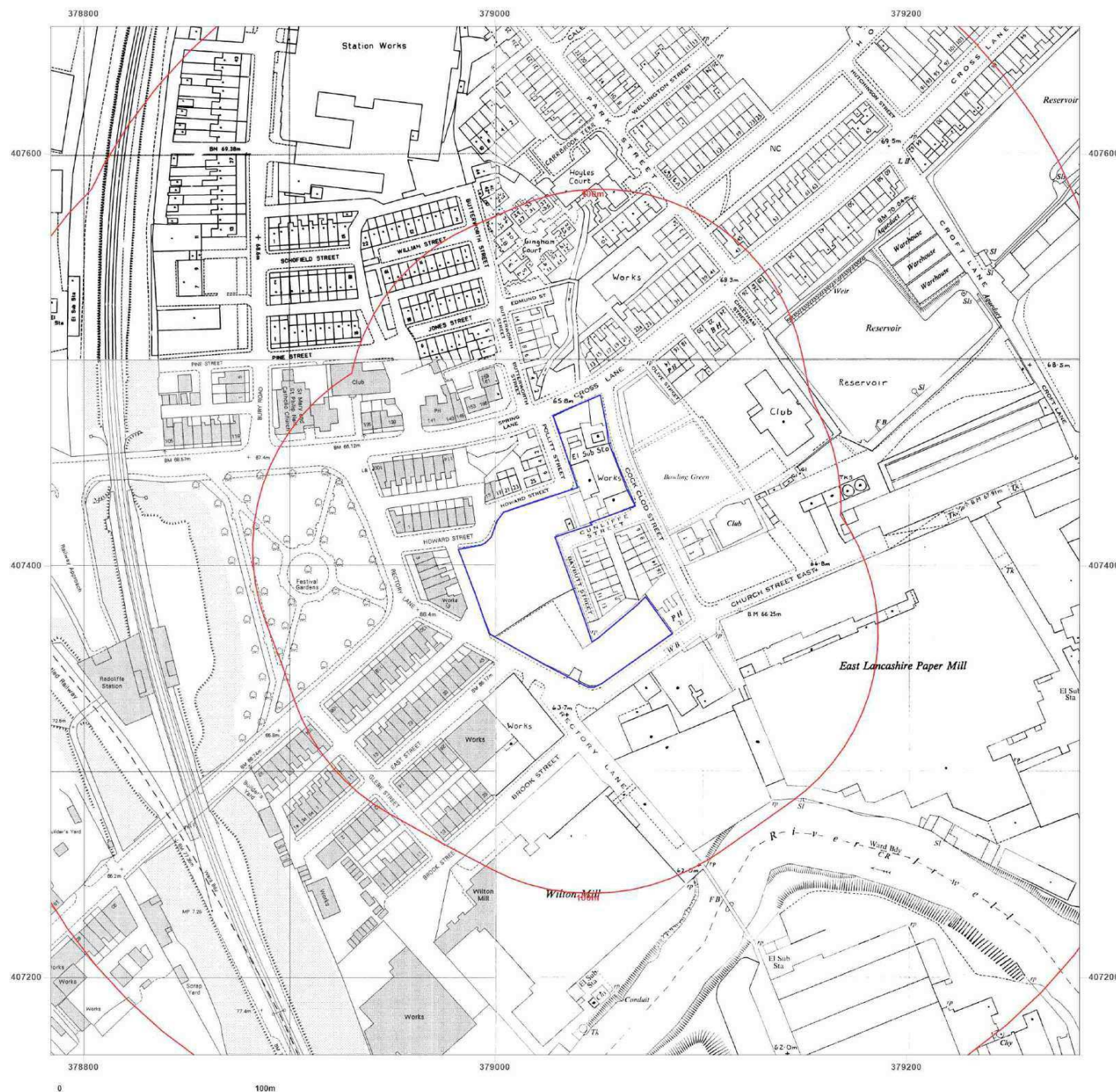


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Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

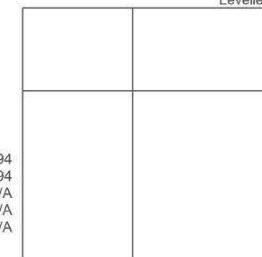
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

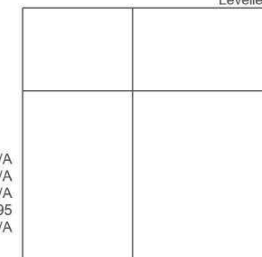
Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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M26 2QU

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Grid Ref: 379034, 407412

Map Name: National Grid

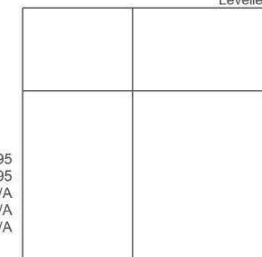
Map date: 1995

Scale: 1:1,250

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Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised N/A
Edition N/A
Copyright 1992
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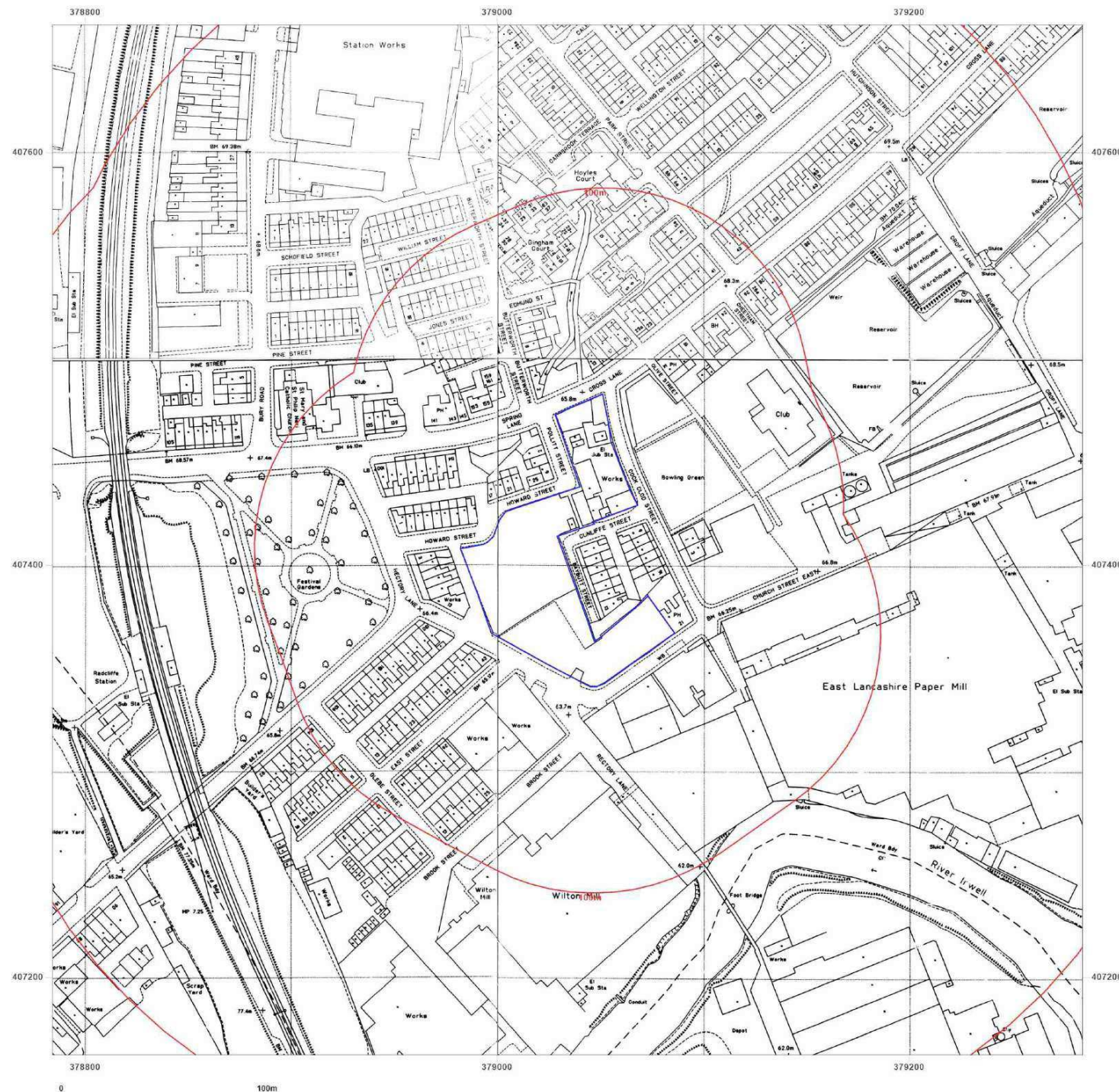


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Site Details:

RECTORY LANE, RADCLIFFE,
M26 2QU

Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

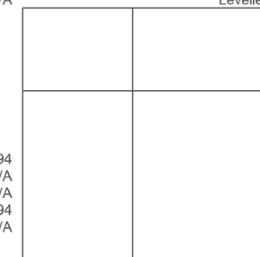
Printed at: 1:2,000



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M26 2QU

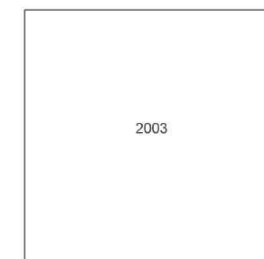
Client Ref: NX418
Report Ref: GS-7611303
Grid Ref: 379034, 407412

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Appendix D - Exploratory Hole Logs