

COAL MINING RISK ASSESSMENT FOR SPRING STREET SAWMILLS, SPRING STREET, RAMSBOTTOM, BURY, BL0 9JQ

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Prepared for

Warbdale Developments

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EXECUTIVE SUMMARY

A Coal Mining Risk Assessment was required by Bury Metropolitan Borough Council under Clause 11 of the National Policy Planning Framework. This report is required to support the planning application of the site.

In order to support a planning application for the subject site, **Warbdale Developments** commissioned **Demeter Environmental Ltd** to undertake a Coal Mining Risk Assessment at at Spring Street Sawmills, Spring Street, Ramsbottom, Bury, BL0 9JQ, to support the planning application for the commercial development of the site.

The project has been carried out in accordance with the guidance provided by the Department of Energy and Climate Change, the Coal Authority's guidance document "Risk Based Approach to Development Management - Resources for Developers Version 4" (2017) and CIRIA "SP32 Construction over Abandoned Mine Workings" (2002).

The project has been carried out within the existing legislative framework, which is outlined in Appendix B.

It should be noted that the table below only offers a brief summary of the information presented in this report and is for briefing purposes only. Reference should be made to the main report for detailed analysis undertaken.

**Table 1: Executive Summary**

	SUBJECT	DATA
SITE INFORMATION AND SETTING	Client	Warbdale Developments
	Site	Spring Street Sawmills
	Site location	Spring Street Sawmills, Spring Street, Ramsbottom, Bury, BL0 9JQ
	Grid Reference	378899E 416599N
	Access	Via Spring Street
	Proposed development	The commercial development of the site
CONCEPTUAL SITE MODEL	History	Initially (1850-1851) the site formed part of a larger parcel of open land, a pond appears to be present on the north eastern area of the site. The 1892 map identifies buildings on the southern area of the site; no evidence of a pond is present. The 1929 map identified additional buildings on the site and the site is identified as a timber yard, by 1954 some of the buildings had been demolished with further redevelopment between 1970 and 1978.
	Geology	Devensian Till underlain by Holcombe Brook Grit (sandstone) on the eastern area with the Millstone Grit Group (mudstone and siltstone).
	Coal	An inferred coal seam outcrops under the site with a fossil horizon 16m west of the site
Proposed Further Works		It is recommended three 30m boreholes are sunk to a nominal depth of 30mbgl to determine if coal seams/ worked seams are present bellow the site. If the boreholes identify the presence of workings at shallow depth, grouting of the worked seams may be required. The aim of drilling the boreholes is to determine the thickness and strength of the drift strata – BGS mapping indicates the drift to comprise of glacial till and the thickness and properties of this will be relevant to the overall assessment of risk of instability – and to probe in the solid strata for the presence of voided or weak zones associated with coal workings and the potential for void migration to the surface. Boreholes should be intermittently monitored for ground gas composition as the drilling works are advanced. Boreholes should be grouted to rockhead on completion using PFA/cement grout. Gas monitoring standpipes should be installed within the drift and should be monitored on at least 4 occasions for gas composition and flow rate. The results should be assessed against the guidance contained in CIRIA Publication C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings.
This sheet is intended as a summary of the report; it does not provide a definitive analysis.		



1 INTRODUCTION

1.1 Coal Mining Risk Assessment Terms of Reference

1.1.1 This report presents the results of a Coal Mining Risk Assessment (CMRA) carried out within the grounds of ***Spring Street Sawmills, Spring Street, Ramsbottom, Bury, BL0 9JQ***, performed for ***Warbdale Developments***. This report was written in October 2025 and should be read in the light of any subsequent changes in legislation, statutory requirements or industry practices.

1.1.2 The works were carried out in accordance with the standard terms of contract of ***Demeter Environmental Ltd.***

1.1.3 This report has been prepared in accordance to the Demeter Environmental Limited Quality Management System.

1.2 Aims and Objectives of Coal Mining Risk Assessment

1.2.1 The primary objective of the CMRA was to assess whether the site has the potential to be affected by underground mining.

1.2.2 This study includes a review of the available geological information in order to establish the likely ground conditions at the site. The review is based on the following information:

- Review of the Coal Authority Mining Report for the site;
- Review of data available from the BGS;
- Review of data from previous site investigation reports;
- Identification of likely ground conditions at the site based on the data obtained;

1.2.3 The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form.

1.3 Scope of Coal Mining Risk Assessment

1.3.1 The objectives of the coal mining risk assessment is to:

1. Present a desk based review of all available information within this report on the coal mining issues which are relevant to the site;
2. Use the information obtained to identify and assess the risks to the proposed development from coal mining legacy, including cumulative impact issues;



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3. Set 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;
4. Demonstrate to the Local Planning Authority that the application is, or can be made safe and stable to meet the requirements of the National Planning Policy Framework and the requirements of the Coal Authority in respect of their determination of planning application consultations;
5. Minimise the risks and effects of land instability on properties, infra structure and the public;
6. Help to ensure that various types of development should not be placed in unstable locations without appropriate precautions;
7. Bring unstable land, wherever possible back into productive use; and
8. Assist in safeguarding public and private investment by a proper appreciation of site conditions and necessary precautionary measures.

1.3.2 The scheme has been designed taking into account the findings in the Coal Authority Report and this risk assessment as well as the requirements of the Coal Authority and the current National Planning Policy Guidance.

1.3.3 This report has been prepared in general accordance with the Coal Mining Risk Assessment Model Report Template and intends to demonstrate to the Local Planning Authority and the Coal Authority that the site is, or can be, made safe and stable, and to meet the requirements of the National Policy Planning Framework (NPPF).

1.4 Limitations of Data

1.4.1 It should be noted that it did not become a legal requirement to deposit coal mining abandonment plans until the 1870's and that this requirement was not rigorously enforced for some time after. Many shallow coal seams were worked prior to the introduction of first edition Ordnance Survey Maps and information on these workings is often not available. Therefore if coal seams were accessible then invariably they could have been worked by formal or informal means.

1.4.2 It is also possible that if unrecorded workings are present then unrecorded mine entries may be present.



1.5 Principal Sources of Information

1.5.1 Documents that were available or have been obtained for reference or obtaining data are given in Appendix A. Further information on data used in this report and dates the data was obtained/accessed is given below:

Table 2: Summary of Information Obtained

Source	Data Provided	Date Obtained / Accessed
British Geological Survey	1:50,000 Geological Maps 1:10,000 Geological maps\ Borehole Section sheets	10 th October 2025
Coal Authority	Interactive Map Viewer Coal Mining Report	10 th October 2025
Google Earth®	Aerial plates	10 th October 2025

2 SITE CONTEXT

2.1 Site Location

2.1.1 The site is located off Spring Street, the approximate grid reference is 378899E 416599N, as shown on Drawing 1 and Plate 2 in Appendix D.

2.1.2 The site is located within the administrative jurisdiction of Bury Metropolitan Borough Council.

2.2 Proposed Development

2.2.1 It is proposed that three industrial units are erected on the site. The drawings are presented in Appendix B.

3 SITE HISTORY

3.1 Historical O.S. Maps

3.1.1 The historical usage of both the site and the surrounds has been researched by reference to historical maps, street plans, street directories, historical aerial photographs and anecdotal evidence. The historical O.S. maps are presented in the desk study report (reference 22-02-11).

3.1.2 No mining features were noted.

3.2 Anecdotal Evidence

3.2.1 No additional information on the site history could be sourced.

3.3 Previous Reports

3.3.1 Demeter Environmental Limited have prepared a Phase I Desk Study report and a Phase II site investigation report for the site.

3.3.2 A search of on-line planning information held by Bury Metropolitan Borough Council was undertaken, one previous application for the site (54544) was noted, the design and access



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statement indicates the last use of the site was a timber yard and joiners workshop which ceased operations in early 2011.

- 3.3.3 An application (63957) was made in 2019 for the land on the western boundary, the application was supported with a Phase 1 desk study report prepared by others. The report identifies the site as gardens. Paddock.

4 ENVIRONMENTAL SETTING

4.1 Published Geology – 1:10,000 Geological Maps

- 4.1.1 The documented geology has been ascertained by the examination of British Geological Survey 1:10,000 Sheet SD71NE and the appropriate geological memoir is summarised hereunder:
- 4.1.2 Deposits of made ground are present 120m east and 243m north east of the site.
- 4.1.3 The drift geology is given as Devensian Till.
- 4.1.4 The solid geology is given as the Holcombe Brook Grit (sandstone) on the eastern area with the Millstone Grit Group (mudstone and siltstone).
- 4.1.5 An inferred coal seam outcrops under the site with a fossil horizon 16m west of the site.

4.2 Published Geology – 1:50,000 Geological Maps

- 4.2.1 The documented geology has been ascertained by the examination of British Geological Survey 1:50,000 Sheet 76 (Rochdale) and the appropriate geological memoir is summarised hereunder:
- 4.2.2 The drift geology is given as Devensian Till.
- 4.2.3 The solid geology is given as the Holcombe Brook Grit (sandstone) on the eastern area with the Marsden Formation (mudstone and siltstone).
- 4.2.4 An inferred coal seam outcrops under the site with a fossil horizon 16m west of the site.
- 4.2.5 Based on the geological map the outcropping coal seam dips to the north east.

4.3 Geological Information From Previous Site Investigation(s) / Walkover Survey

- 4.3.1 A site investigation was undertaken in 2024 (April and November), the details are given below:
- 4.3.2 The general succession of strata encountered during the site investigation can be summarised as made ground comprising mainly of Brown SAND with brick, concrete, metal,



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sandstone cobbles and glass. (MADE GROUND) overlying Brown/yellow clayey SILT/ silty CLAY). The solid geology was not confirmed during the site investigation.

Table 3: Generalised Strata Sequence

Strata	Depth range (mbgl)		Thickness range (m)
	Top	Base	
Brown SAND with brick, concrete, metal, sandstone cobbles and glass. (MADE GROUND)	GL	1.00 (Based on TP101)	1.00
Brown/yellow clayey SILT	1.00 (Based on TP101)	Not proven	Not proven

4.3.3 The general succession of strata encountered during the November site investigation was very similar to the strata encountered in the April 2024 site investigation.

4.3.4 Made ground varied from no made ground present (TP201 only) to 1.20mbgl (TP206).

4.4 Borehole Records

4.4.1 The BGS Borehole map indicates that there are three borehole records available within 50m of the site which are confidential are not accessible.



5 COAL MINING RISK ASSESSMENT (CMRA)

5.1 Coal Mining Referral Area Plans

5.1.1 Information obtained from the Coal Authority is given below.

Table 3: Summary of Information From The Coal Authority

Question	Discussion	Yes / No
Is the site within a Coal Mining Reporting (Standing Advice) Area?	The Coal Mining Reporting Area, also known as CON29M Coal and Brine Consultation Areas, is the known extent of coal mining activity and is used to determine whether a coal mining report is required for property transactions and the conveyance process. This area does not represent the full extent of geological coal reserves and resources.	Yes
Is the site within a 'Development High Risk' (Referral) Area?	The Development High Risk Area is the part of the coal mining reporting area, which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and breaklines and previous surface mining sites. New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. This area was formally known as the Development Referral Area.	Yes
Is the subject site within the zone of influence of any mine entries?	Mine entries indicate the entrance into a mine working, for which there are two types: shafts and adits. Mine shafts are vertical or near vertical entrances to a mine whereas adits are a walkable entrance to a mine as shown on plans held by the Coal Authority. Mine entry positions are taken from a variety of plan sources, which vary in age, scale, accuracy and condition. These factors determine the accuracy of the mine entry position derived. A Mine Entry with Potential Zone of Influence is the area of the ground that might be affected if subsidence of the mine entry occurs.	No
Are there any fissures or breaklines within close proximity to the subject site?	Fissures and breaklines are types of geological disturbances which are lines of weaknesses at the surface which may have been affected by coal mining	No
If the subject site in an area where there are coal outcrops?	Coal Outcrops illustrate a location where a workable coal seam is present at or close to the surface.	Yes
Are there any past shallow coal mine working in close proximity to the subject site?	Past shallow coal mine workings are derived from the Coal Authority's records of underground coal mine workings. This dataset has been created by extracting all those underground workings, or parts thereof, whose depth is 30 metres or less from the surface. Shallow workings do not have sufficient overlying strata therefore any movement has the potential to reach the surface and cause damage; approximately 50% of the accepted surface hazards are related to shallow workings, both recorded and unrecorded.	No
Is the subject site in an area/in close proximity to an area where there are probable shallow coal mine workings	Probable shallow coal mine workings contain locations and estimated extents of probable shallow underground workings for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The data has been estimated from available mining records by qualified mining surveyors.	No
Are there any past or current surface mining in close proximity to the subject site?	Surface Mining Areas denote an area of coal extracted by surface excavations in the past or are being excavated currently, these sites do not necessarily reflect the extent of the excavation. Coal resources may still be available within these areas due to the inefficiencies of some historic mining techniques. These areas are often referred to as "opencast mining".	No

5.2 Summary of Consultants Coal Mining Report

5.2.1 Data provided by the Cal Authority in the Consultants Coal Mining Report is summarised below:



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Table 4: Summary of Coal Authority Consultants Coal Mining Report

Section	Summary	Definition
Past Underground Mining	No	Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.
Probable unrecorded shallow workings	None	Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).
Spine roadways at shallow depth	No	Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.
Mine entries	None	Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.
Abandoned mine plan catalogue numbers	None	Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.
Outcrops	Lower Holcombe Brook (workable seam) outcrops on the site	Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.
Geological faults, fissures and breaklines	No	Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.
Opencast mines	No	Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.
Coal Authority managed tips	No	Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.
Site investigations	None	Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.
Remediated sites	None	Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures
Coal mining subsidence	None	Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given. Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice. Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.
Mine gas	None	Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.
Mine water treatment schemes	None	Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body. These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.



Section	Summary	Definition
		Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.
Future underground mining	None	Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.
Coal mining licensing	None	Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.
Court orders	None	Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.
Section 46 notices	None	Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.
Withdrawal of support notices	None	Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.
Payments to owners of former copyhold land	None	Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.
Development advice	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. Mine Gas: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. 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. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.	



6 SUMMARY OF HAZARDS AND RISKS ASSOCIATED WITH FORMER MINING ACTIVITIES

6.1.1 The hazards associated with former mining activities, and associated hazards are summarised hereunder:

Table 5: Summary of Risks Associated With Former Mining Areas and Associated Hazards

Risk	Hazard	Consequence	Has Risk Been Identified?
Surface coal workings	Collapse of workings beneath buildings causing sudden loss of bearing to the structure (Consequence of 'Mild').	Mild/Minor – effect on building fabric	Possibly
Shallow coal mine workings	Collapse of the workings surrounding the buildings causing disruption to the infrastructure (Consequence of 'Minor').	Severe – acute risk to human health	Possibly
Mine entries (shafts and adits)	Failure of unrecorded mine entries, areas of previously collapsed ground that have migrated to the surface beneath the building causing loss of bearing. Similar conditions may exist where coal may have been worked by primitive surface extraction (bell pits etc.) extraction at the crop of the seam (Consequence of 'Mild').	Mild/Minor – effect on building fabric	No
	Failure of unrecorded mine entries, areas of previously collapsed ground or backfilled surface workings adjacent to the buildings causing disruption to the infrastructure, ad depending on the location, a loss of bearing to the structure (Consequence of 'Minor').	Severe – acute risk to human health	
Mine entries (shafts and adits)	Entry	Severe – acute risk to human health	No
Gas emissions from coal mines including methane and carbon dioxide	Explosion / Asphyxiation	Mild – effect on building fabric	No
		Severe – acute risk to human health	
Spontaneous combustion or ignition of coal which may lead to the production of carbon monoxide	Migration of mine gases from old mine workings and shafts to the surface results in explosion or the build-up of asphyxiating gases in confined areas. The effects can potentially cause serious structural damage to a building and loss of life. (Consequence of 'Mild' for buildings and 'Severe' for end users).	Mild – effect on building fabric	No
Transmission of gases into adjacent properties from underground sources through ground fractures		Severe – acute risk to human health	No
		Mild – effect on building fabric	
Coal mining subsidence	Consolidation of the workings and the overlying ground either as a result of self-weight consolidation or foundation loading beneath the build area resulting in settlement damage to the structure (Consequence of 'Mild').	Minor - effect on building fabric	No
	Consolidation of the workings and the overlying ground as a result of self-weight consolidation adjacent to the buildings causing disruption to the infrastructure (Consequence of 'Minor').		



7 COAL MINING RISK ASSESSMENT

7.1.1 Based on the information above, the risks associated with coal mining has been undertaken, which is presented hereunder:

Table 6: Coal Mining Risk Assessment

Risk	Is Risk Present?	Proposed Works
Shallow coal mine workings (<30mbgl)	Possibly	It is recommended that a ground investigation be undertaken to establish the extent of any workings, and to define the area that may require treatment. It is recommended three 30m boreholes are sunk to a nominal depth of 30mbgl to determine if coal seams/ worked seams are present below the site. If the boreholes identify the presence of workings at shallow depth, grouting of the worked seams may be required. The aim of drilling the boreholes is to determine the thickness and strength of the drift strata – BGS mapping indicates the drift to comprise of glacial till and the thickness and properties of this will be relevant to the overall assessment of risk of instability – and to probe in the solid strata for the presence of voided or weak zones associated with coal workings and the potential for void migration to the surface. Boreholes should be intermittently monitored for ground gas composition as the drilling works are advanced. Boreholes should be grouted to rockhead on completion using PFA/cement grout. Gas monitoring standpipes should be installed within the drift and should be monitored on at least 4 occasions for gas composition and flow rate. The results should be assessed against the guidance contained in CIRIA Publication C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings. All site investigation works should be undertaken in accordance with British Standards BS 5930 'Code of Practice for Site Investigations', and British Standards BS 10175 'Investigation of Potentially Contaminated Sites – Code of Practice'. Prior written permission from The Coal Authority is required for intrusive activities which will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). No permission has been sought at this stage. An interpretive report should then be prepared to determine the extent and significance of any risk posed, and to inform foundation design and the drill and grout mitigation strategy.
Surface coal mine workings	Possibly	On completion of the investigation above the risk from shallow worked seams / bell pits will be assessed.



8 WATCHING BRIEF

- 8.1.1 Should any anomalous features be identified during development works, then a mining/structural engineer should be contacted for advice, and the features should be investigated further so that appropriate mitigation measures can be taken as necessary.

9 THE COAL AUTHORITY PERMISSIONS

- 9.1.1 Prior written permission from The Coal Authority is required for intrusive activities that will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). Further information on The Coal Authority's permissions process can be found at: <http://www.coal.gov.uk/services/permissions/index.cfm>. Permissions have not yet been sought, but will need to be prior to any intrusive investigation



APPENDIX A: REFERENCES

The following documents were available or have been obtained for reference or obtaining data:

Groundsure Report			
BGS Borehole Record Viewer			
Land contamination risk management (LCRM)	Environment Agency	LCRM	2020
The Environmental Protection Act	1990		
The Contaminated Land (Wales) Regulations	2006		
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APPENDIX B: DRAWINGS





