

Smith Grant LLP

Suite 16 - Bryn Estyn Business Centre

Bryn Estyn Road

Wrexham

LL13 9TY

For the attention of: Louise Stock.**By email only: louise.stock@smithgrant.co.uk**

Dear Sirs,

RE: Mine Shafts Investigation at Scobell Street, Bury**1. Introduction**

Eccles Associates Limited (EAL) has been commissioned by Smith Grant LLP, acting as engineers on behalf of the Landowners and Clients: Wain Estates and VHW, to undertake an intrusive investigation at the above site to determine the location of three historic mine shafts. The site is to be redeveloped and the location of the shafts is required to inform the proposed building and infrastructure layouts.

2. Historic Mine Shafts

Consultants Coal Mining Reports have previously been obtained for the site as part of a desk study report undertaken by REC (Reference 51002188555001 7 November 2019) and a Coal Mining Risk Assessment undertaken by Clancy Consulting (Reference 51003413688001 25 March 2024). These reports identified three recorded shafts to affect the site:

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	377411-001	377942 411908		Coal	
Shaft	377411-002	377982 411826		Coal	
Shaft	377411-003	377898 411935		Coal	

Further information about the shafts was additionally presented in the Permit information from the Coal Authority (Appendix 1)

Reference:	Reference: 377411-001	Reference: 377411-002	Reference: 377411-003
Type:	Type: Shaft	Type: Shaft	Type: Shaft
Approx Co-ordinates:	377942E, 411908N	377982E, 411826N	377898E, 411935N
Departure:	Departure: 10m	Departure: 10m	Departure: 10m
Depth:	Depth: 19m	Depth: 29m	Depth: 13m
Drift Thickness:	Unknown	Unknown	Unknown
Assumed Diameter:	Assumed Diameter: 2.5m	Assumed Diameter: 2.5m	Assumed Diameter: 2.5m
Shaft Diameter:	N/A	N/A	N/A
Adit Bearing:	NA	NA	NA
Treatment Date:	N/A	N/A	N/A
Treatment Details:	N/A	N/A	N/A
Possible Waste:	Not Known	Not Known	Not Known
Colliery Name:	Unknown	Unknown	Unknown

Shallow coal seams are present and unrecorded shafts are also a possibility.

3. Fieldwork

Fieldwork was carried out between the 2nd and 5th September 2024 under the supervision of an EAL engineer. The location of each shaft as provided by the Coal Authority was pegged out by use of a differential GPS (dGPS) unit (+/- 7 mm accuracy). A series of trenches was excavated at each location by use of a 13 tn hydraulic excavator (minimum of 1.50 m wide with a maximum of one metre spacing between each trench). The trenches covered an area of a minimum of 10 m radius from the assumed shaft location in order to cover the extent specified departure zone of the shaft positions. Investigation of shafts 377411-001 and 002 were restricted by the proximity of the Walshaw Brook. As such, only areas to the west of the brook were investigated.

The trenches were excavated to a depth sufficient to prove that natural undisturbed ground was present. This varied between 0.70 m and 1.50 m and generally averaged 1.20 m. During excavation, the EAL engineer checked for signs of workings (made ground, fill, soft spots, etc.). On completion of each trench, a photographic record was made and the trench location was surveyed by use of a dGPS.

4. Conclusions and Recommendations

No evidence of mine shafts or associated workings were observed during the trenching operations. EAL recommends that a geophysical survey using electromagnetic and magnetometer instruments be undertaken to cover a wider area than that investigated by the works undertaken to date.

Should you require clarification or additional information please do not hesitate to contact the undersigned.

Yours sincerely

D Daniels

Derek Daniels
BSc, MSc, DIC, FGS

Appendix 1: Coal Authority Permits
Appendix 2: Drawings and Summary of Trenches
Appendix 3: Photographs
Appendix 4: Limitations

APPENDIX 1

Coal Authority Permits



The Coal
Authority

Permit to Enter or Disturb Coal Authority Interests

Permit 28673

Name and Address of Permit Holder:

Wain Estates
Frontwell House
Trident Business Park
Birchwood
Warrington
WA3 6BX

Site Location:

Land off
Scobell Street
Bury
BL8 3DE

This certificate hereby grants the above named Permit Holder a Permit to carry out:-

Excavation to locate 2 mine entries (377411-001, 377411-003), to determine presence within site boundary

within the Authority's interests at the identified site location above as shown on the Grant Permit Boundary (overleaf) for the period of **12 months** from the granted date shown below. *The granting of this Permit does not constitute advice given by the Authority in relation to the proposed operations. It is the Permit Holder's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.*

Conditions:

- Manned entry (i.e.) into mine entries/workings) is strictly prohibited.
- Water flush
- Gas Monitoring CO, CH₄, CO₂, O₂, H₂S at borehole and rig
- Operators undertaking the work must be in possession of this certificate and the Permit boundary plan at the time of works
- Appropriate borehole sealing without delay and to withstand site level changes
- If these recorded mine entries or any other unrecorded mine entries are encountered/disturbed during your proposed works you are required to provide the Authority with the results of your investigations together with the proposed specification for any further treatment and capping for comment and approval, prior to treatment workings commencing.

Signed: Ruth Griffiths

Granted Date: 19th August 2024

For and on behalf of The Coal Authority

Nominated Representative: Ruth Griffiths, Permitting Manager;

The Coal Authority, Permitting Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG

Tel: 01623 637450; E-Mail: permissions@coal.gov.uk

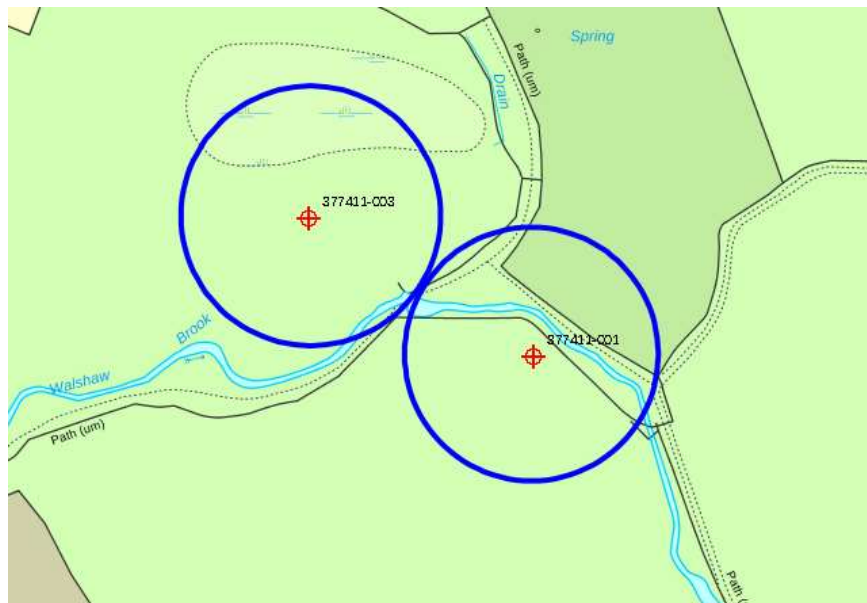


The Coal
Authority

Granted Permit Boundary

Permit Ref: 28673

Permit Boundary:



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The Coal
Authority

Permit to Enter or Disturb Coal Authority Interests

Permit 28743

Name and Address of Permit Holder:

VHW
9 Bowland Close
Bury
BL8 3DJ

Site Location:

Land off
Scobell Street
Bury
BL8 3DE

This certificate hereby grants the above named Permit Holder a Permit to carry out:-

Excavation to locate 2 mine entries (377411-001, 377411-002), to determine presence within site boundary

within the Authority's interests at the identified site location above as shown on the Grant Permit Boundary (overleaf) for the period of **12 months** from the granted date shown below. *The granting of this Permit does not constitute advice given by the Authority in relation to the proposed operations. It is the Permit Holder's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.*

Conditions:

- Manned entry (i.e.) into mine entries/workings) is strictly prohibited.
- Water flush
- Gas Monitoring CO, CH₄, CO₂, O₂, H₂S at borehole and rig
- Operators undertaking the work must be in possession of this certificate and the Permit boundary plan at the time of works
- Appropriate borehole sealing without delay and to withstand site level changes
- If these recorded mine entries or any other unrecorded mine entries are encountered/disturbed during your proposed works you are required to provide the Authority with the results of your investigations together with the proposed specification for any further treatment and capping for comment and approval, prior to treatment workings commencing.

Signed: Ruth Griffiths Granted Date: 28th August 2024

For and on behalf of The Coal Authority

Nominated Representative: Ruth Griffiths, Permitting Manager;

The Coal Authority, Permitting Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG

Tel: 01623 637450; E-Mail: permissions@coal.gov.uk



The Coal
Authority

Granted Permit Boundary

Permit Ref: 28743

Permit Boundary:



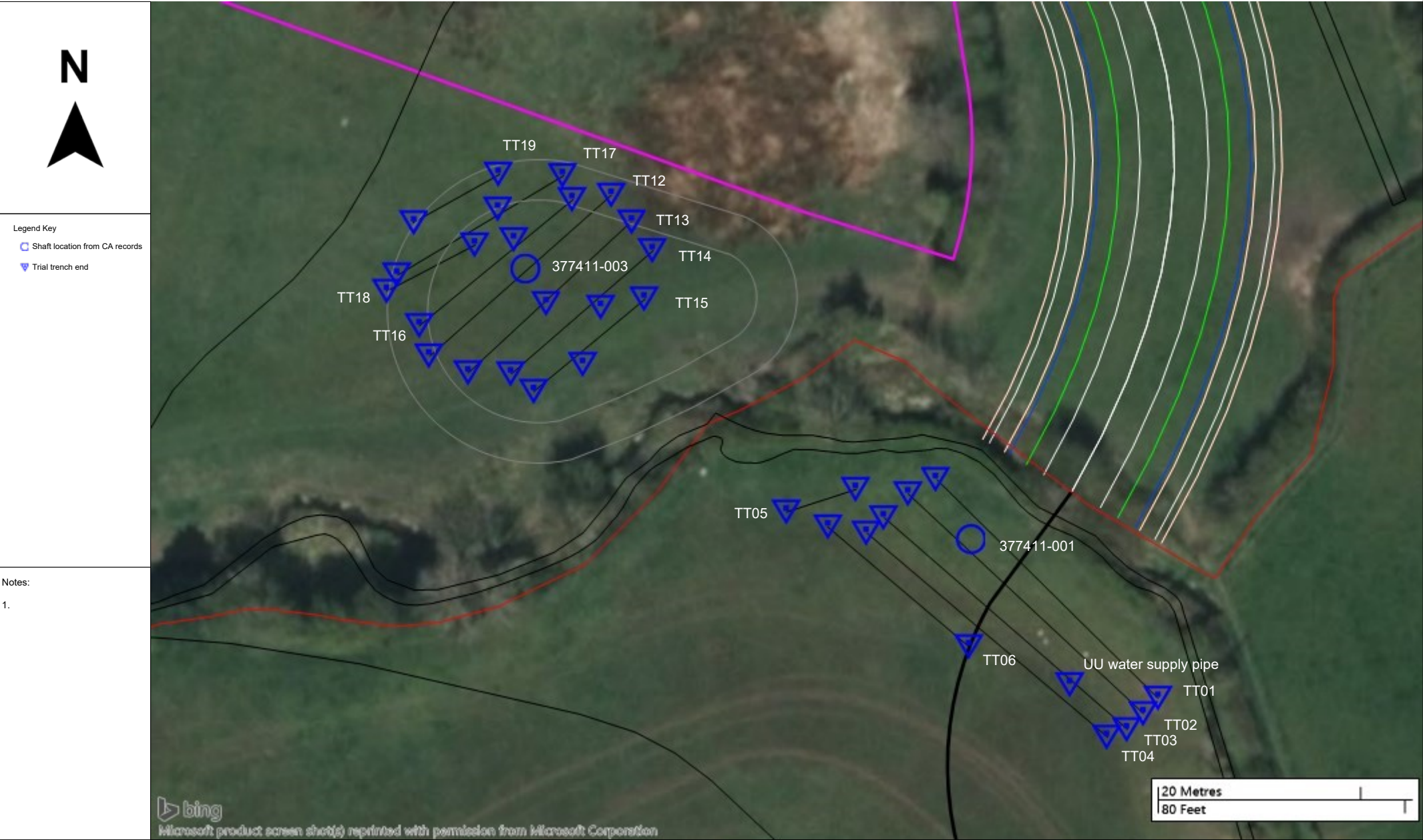
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APPENDIX 2

Drawings and Summary of Trenches

Exploratory Hole Location Plan

EAL



Date: 11-09-2024	Project: Scobell Street Mine Shaft Investigation	Drawing No: Drawing 01
Issue: FINAL	Project No: 24-052	
Scale: 1:500	Client: Wain Estates	

Exploratory Hole Location Plan

EAL



Notes:
1.

Date: 11-09-2024	Project: Scobell Street Mine Shaft Investigation	Drawing No: Drawing 02
Issue: FINAL	Project No: 24-052	
Scale: 1:500	Client: Wain Estates	

Project: Scobell Street Mine Shaft Investigation
Title: Summary of Trial Trench Details



Grid: OSGB Location method: dGPS

Coal Authority mineshaft ID:	Trench ID:	Start date:	End date:	Easting start (m E):	Easting end (m E):	Northing start (m N):	Northing end (m N):	Ground level start (m OD):	Ground level end (m OD):	Length (m):	Notes:
377411-001	TT01	02/09/2024	02/09/2024	377938.67	377960.53	411913.96	411892.19	122.05	122.52	30.86	No evidence of workings
377411-001	TT02	02/09/2024	02/09/2024	377935.83	377959.09	411912.55	411890.67	121.99	122.66	31.93	No evidence of workings
377411-001	TT03	02/09/2024	02/09/2024	377933.47	377957.53	411910.18	411889.09	122.03	122.59	32.00	No evidence of workings
377411-001	TT04	02/09/2024	02/09/2024	377931.73	377955.53	411908.68	411888.35	122.13	122.50	31.30	No evidence of workings
377411-001	TT05	03/09/2024	03/09/2024	377923.75	377930.68	411910.81	411913.02	122.70	122.69	7.27	No evidence of workings
377411-001	TT06	03/09/2024	03/09/2024	377927.83	377941.80	411909.31	411897.38	123.21	122.89	18.36	No evidence of workings
377411-002	TT07	03/09/2024	03/09/2024	377974.72	377989.63	411834.20	411813.86	123.19	123.81	25.22	No evidence of workings
377411-002	TT08	03/09/2024	03/09/2024	377973.11	377986.62	411831.00	411813.19	123.46	124.31	22.35	No evidence of workings
377411-002	TT09	03/09/2024	03/09/2024	377972.96	377980.75	411826.62	411816.34	123.74	124.27	12.90	No evidence of workings
377411-002	TT10	03/09/2024	03/09/2024	377971.45	377976.10	411825.80	411817.58	123.98	124.64	9.44	No evidence of workings
377411-002	TT11	03/09/2024	03/09/2024	377969.79	377972.45	411824.50	411820.01	124.22	124.11	5.22	No evidence of workings
377411-003	TT12	04/09/2024	04/09/2024	377888.44	377906.50	411926.43	411942.26	123.66	123.87	24.02	No evidence of workings
377411-003	TT13	04/09/2024	04/09/2024	377908.44	377892.23	411939.60	411924.74	123.59	123.62	21.99	No evidence of workings
377411-003	TT14	04/09/2024	04/09/2024	377910.63	377896.50	411936.76	411924.62	123.64	123.50	18.63	No evidence of workings
377411-003	TT15	04/09/2024	04/09/2024	377909.83	377898.72	411931.98	411922.87	123.55	123.47	14.37	No evidence of workings
377411-003	TT16	04/09/2024	04/09/2024	377902.70	377887.41	411941.85	411929.43	123.92	123.71	19.70	No evidence of workings
377411-003	TT17	05/09/2024	05/09/2024	377901.80	377885.29	411944.23	411934.47	122.23	122.73	19.18	No evidence of workings
377411-003	TT18	05/09/2024	05/09/2024	377892.98	377884.16	411937.40	411932.86	123.97	124.01	9.92	No evidence of workings
377411-003	TT19	05/09/2024	05/09/2024	377895.44	377886.81	411944.39	411939.63	124.96	124.96	9.86	No evidence of workings

Notes: 1 UU water supply pipe encountered in TT04 (377951.79 m E, 411893.57 m N, 120.73 m OD)
2 TT18 was excavated to investigated area between TT16 and 17 as these trenches diverged at the western end

APPENDIX 3

Photographic Record



001 pre start



001 reinstated



TT01 1-North



TT01 2-Middle



TT01 3-Centre



TT01 3-South



TT01 4-Full length looking north



TT02 1-North



TT02 2-Centre



TT02 3-UU pipe (also exposed in TT03)



TT02 4-Full length looking south



TT03 1-North



TT03 2-Centre



TT03 3-South



TT04 1- Looking north from centre



TT04 2-North end



TT04 3-North



TT04 4-Centre north



TT04 5-Centre



TT04 6-Centre south



TT04 7-Looking south from centre



TT05 1-Full length looking east



TT05 2-Full length looking west



TT06 1-Southern end



TT06 2-Centre south



TT06 3-Centre north



TT06 4-North end



TT06 5-Full length looking north



002 1-Pre start



002 2-CA location of shaft in relation to the break of slope



002 3-Mound of material that contained made ground



002 Evidence of made ground from TT07 and TT08



TT07 1-Southern end in mound of made ground



TT07 2-Southern end



TT07 3-Centre



TT07 4-Northern end



TT07 5-Plastic drain (end visible in slope above stream)



TT08 1-Southern end



TT08 2-Centre south



TT08 3-Centre north



TT08 4-North end



TT09 1-Southern end



TT09 2-Centre



TT09 3-Northern end



TT10 1-Southern end



TT10 2-Centre and northern end



TT11 1-Northern end and centre



003 Pre start



003 reinstatement



TT12 1-Western end



TT12 2-Centre west



TT12 3-Centre



TT12 4-Full length looking west



TT13 1-Western end



TT13 2-Centre west



TT13 3-Centre east



TT13 4-Full length looking west



TT14 1-Western end (black line in end wall is a granular field drain)



TT14 2-Centre west



TT14 3-Centre



TT14 4-Eastern end



TT14 5-Full length looking west



TT15 1-Western end



TT15 2-Centre west



TT15 3-Centre east



TT15 4-Full length looking west



TT16 1-Western end



TT16 2-Centre west



TT16 3-Centre



TT16 4-Centre east



TT16 5-Eastern end



TT17 1-Western end



TT17 2-Centre west



TT17 3-Centre east



TT17 4-Eastern end



TT17 5-Full length looking west



TT18 1-Full length looking west



TT18 2-Centre



TT19 1-Western end



TT19 2-Centre west



TT19 3-Centre east



TT19 4-Eastern end

APPENDIX 4

Limitations

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between Eccles Associates Ltd and the Client as indicated in Section 1.0.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency/Natural Resources Wales. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not be made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. In addition to the above Eccles Associates Ltd note that when investigating, or developing, potentially contaminated land it is important to recognise that sub-surface conditions may vary spatially and also with time. The absence of certain ground, ground gas, and contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Due to the presence of existing buildings and structures access could not be obtained to all areas. Additional contamination may be identified following the removal of the buildings or hard standing.
7. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
8. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
9. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
10. This report presents an interpretation of the geotechnical information established by excavation, observation, and testing. Whilst every effort is made in interpretative reporting to assess the soil conditions over the Site it should be noted that natural strata vary from point to point and that man-made deposits are subject to an even greater diversity. Groundwater conditions are dependent on seasonal and other factors. Consequently, there may be conditions present not revealed by this investigation.
11. Eccles Associates Ltd cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by Eccles Associates Ltd is owned by them and no such plans or documents may be reproduced, published, or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other

parties by Eccles Associates Ltd in this connection without their explicit written agreement there to by Eccles Associates Ltd.

12. Rather, this investigation has been undertaken to provide a preliminary characterisation of the existing sub-surface geotechnical characteristics and make up and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.
13. This investigation has been undertaken to reasonably characterise existing sub-surface conditions and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

END OF REPORT