



Phase 1: Desk Study

Top Park Bury

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PHASE 1 DESK STUDY

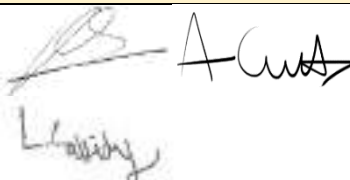
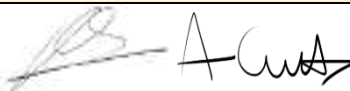
TOP PARK BURY

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Revision	Date	Prepared By	Signed
Final	April 2024	A Carter <i>Geotechnical Engineer</i>	
		Checked By	
		Approved By	
		R Woods / A Cutts <i>Principal Geotechnical Engineer / Senior Engineering Geologist</i>	

1 EXECUTIVE SUMMARY

Site Address	Bolton Rd W, Ramsbottom, Bury BL0 9PD
Site Description	The site is currently a grass sports field. There is a carpark and pavilion building located in the west of the site. The topography of the surrounding area generally falls towards the river Irwell 400m to the northeast of the site
Site History <i>On Site</i>	The earliest maps (1850) show that the site was agricultural and later a refuse tip.
<i>Offsite</i>	From the earliest mapping the area around the site was predominantly residential with an iron work to the south and a cotton works to the north of the site.
Proposed End Use	The proposed development is outlined to be a floodlit outdoor football pitch and extension to the existing pavilion.
Environmental Setting <i>Landfill & Waste</i>	There is an historic Landfill within the boundary of the site.
<i>Regulated Industries</i>	There are 13no contemporary trade directory entries within 500m of the site. There are no fuel station entries within 500m of the site.
<i>Geology</i>	The solid geology beneath the site is likely to mostly brooksbottom grit formation of sandstone. The drift deposits on site are likely to comprise silty, sandy, and gravelly Glacial Till with varying thicknesses of made ground (refuse) deposits.
<i>hydrogeology</i>	Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as a /Secondary Aquifer – Undifferentiated.
	The site does not lie within a source protection zone.
	There are 10no Groundwater Abstractions located within 1km of the site.
<i>Hydrology</i>	The nearest surface water feature is an unnamed brook located 97m South of the site.
	There are no Surface Water Abstractions within 1km of the site.
<i>Flooding</i>	The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.
<i>Radon Gas</i>	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Mining Assessment	The site is not located within a Development High Risk Area. No further investigation into coal workings is considered necessary.
Preliminary Geotechnical Assessment	Given the proposed development and expected ground conditions, the use of strip or pad or raft or reinforced strip foundations is anticipated at present.
Preliminary Contamination Assessment	The desk study has shown that the site may have been exposed to some contamination, with refuse being the most likely source local to the structures.
Potential Sources of Ground Gas	Made ground is expected on site and landfills, therefore ground gas assessment is recommended due to the nature of the development.
Phase Two Recommendations	• A series of cable percussive boreholes with insitu testing and samples. • Gas monitoring. • A series of machine dug trial pits across the site and in the area of the proposed extension to determine the extent of the made ground. • Geotechnical testing. • Chemical testing.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Steve Wells Associates to undertake a desk study on a parcel of land at Bolton Road West, Ramsbottom, Bury BL0 9PD. The proposed development is outlined to be a floodlit recreational playing field and pavilion extension.

The following steps may be required in the investigation and remediation of potentially contaminated land:

- Phase 1: Desk Study
- Phase 2: Intrusive Investigation
- Phase 3: Remediation Statement
- Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages. This report represents Phase 1 of the site investigation.

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011+A1:2013, *Investigation of Potentially Contaminated Land - Code of Practice* and relevant sections of BS 5930:2015+A1:2020, *Code of Practice for Ground Investigations*.

The objectives of the investigation are as follows:

- Determine the land use history of the site from an inspection of available Historical Maps
- Determine the environmental setting of the site from available sources
- Determine whether past mining may have had an influence on the site
- Determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- Provide recommendations for further investigation.

3 SITE WALKOVER AND DESCRIPTION

3.1 General

The centre of the site is located at OS Grid Ref 378710, 415960 and covers an area of approximately 6.18Ha. The area is located at Bolton Road West, Ramsbottom, Bury BL0 9PD.

Site photographs are presented in Appendix A.

3.2 Site Description

The site is currently a grass sports field. There is a carpark and pavilion building located in the west of the site. The topography of the surrounding area generally falls towards the river Irwell 400m to the northeast of the site. Levels fall by 5m from west to east across the site. The area of the proposed FTP is typically flat. The site boundaries are defined mature trees and vegetation to the north, south and east beyond which residential dwelling are present. The western site boundary is defined by Bolton Road West. Mature trees and vegetation up to 10-15m in height align the site boundaries.

3.3 Off Site Features

Adjacent sites comprise predominately residential dwellings in all directions.

4 Previous Investigations

A previous site investigation was conducted by Soiltecnic in October 2023. The following describes the results of that investigation.

4.1 Ground Investigation

The ground investigation conducted by Soiltecnic included:

- 6no Hand dug Trial Pits to a maximum depth of 1.2m
- 11no Dynamic Cone Penetrometer (DCP) tests to a maximum depth of 0.88m
- 6no windowless boreholes to a maximum depth of 5.45m

4.2 Ground Conditions

Ground conditions encountered comprised topsoil over made ground observed beyond the maximum depth of excavation of 3.91m bgl across the proposed Football Turf Pitch (FTP) comprising clay and gravel with waste materials.

Suspected Glacial Till was observed only within the area of the proposed pavilion extension at a depth greater than 2.5m bgl.

4.3 Foundation Design

The recommendations in the report indicated that made ground across the proposed FTP and pavilion extension is considered unsuitable for supporting concentrated floodlight foundation loads on shallow foundations (i.e. pads, or strip/trench fill). Thus, an alternative foundation solution (i.e. piles or ground improvement) was required.

4.4 Waste Characterisation

WAC testing carried out indicated made ground may be accepted at an inert landfill site. However, as waste materials were identified and the site is a historic landfill site, landfill operators may classify the made ground as hazardous waste.

The topsoil was considered suitable for disposal as non-hazardous waste owing to likely a high organic carbon content. Natural uncontaminated soils were proposed to be acceptable as inert waste.

4.5 Recommended Further works

The conclusions of the report recommended:

- Further investigation for pile design.
- A gas risk assessment is undertaken.
- The exact vertical and lateral extent of the landfill and suspected glacial till at depth beneath the area of the proposed extension is further investigated via trial trenching.

5 SITE HISTORY

5.1 Map Descriptions

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix B.

Table 1 presents a summary of the history of the area which includes plots from 1850 to 2024. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

TABLE 1: SUMMARY OF SITE HISTORY

OS Map Edition	On-site Features	Off-site Features
1850 – 1851 1:10,560	The site looks to be agricultural.	A road is located on the eastern boundary of the site.
1893 1:2,500	No significant change.	An iron works is located on the southeast boundary. A cotton Mill is located 100m north of the site. A reservoir is located 20m north of the site. Residential properties located northeast of the site.
1894 1:10,560	No significant change.	More residential properties constructed east of the site.
1910 – 1929	No significant change.	No significant change.
1929 1:2,500	No significant change.	Hope works (bleaching, tanning, and finishing works) located on the northwest boundary.
1930 – 1963	No significant change.	No significant change.
1963 – 1964 1:2,500	Refuse tip in the south of the site.	Allotment Gardens located on the northeast boundary.
1964 – 1882	No significant change.	No significant change.
1982 – 1987 1:10,500	Entire site labelled as tip disused	No significant change.
1987 – 1999	No significant change.	No significant change.
2024 1:10,000	No significant change.	No significant change.

4.2 Potential Contamination Sources Identified via Historical Plans

Possible contamination from historical land uses which may have impacted the site have been identified:

Made ground from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

Construction/demolition waste from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

Iron Works contaminants that may arise from Iron Works typically include metals such as lead, arsenic, cadmium or zinc and organic pollutants such as fuels, oils or PAHs.

Tannery/Clothing Factory on-site may have produced metalloid contamination such as chromium (from chrome salts) or arsenic (arsenic sulphides) or organic contamination such as chlorinated solvents or phenols, cresols and naphthalene.

6 ENVIRONMENTAL SETTING

6.1 Information Sources

The environmental setting of the site was determined through reference to the following:

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:50 000 geological map series sheet 85 Manchester Solid and Drift Edition (2011)
- British Geological Survey (BGS): 1:10 000 geological map series sheet SD71NE Solid and Drift Geology
- Historical BGS boreholes
- David Bellis Coal Consultants Report
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

6.2 Landfill and Waste

The Envirocheck Report indicates that there is 1no Registered Landfill Site located within the boundary of the site.

The Envirocheck Report indicates that there are no BGS Recorded Landfill Sites located within 250m of the site.

The Envirocheck Report indicates that there is 1no Historic Landfill Sites located within the site.

The Envirocheck report indicates that there are no Local Authority Recorded Landfill sites located within 250m of the site.

The Envirocheck Report indicates that there are no Waste Treatment, Transfer and Disposal Sites entries located within 250m of the site.

The Envirocheck Report indicates that there is 1no Licenced Waste Management Facilities located within 250m of the site. This is 105m west.

6.3 Regulated Industries

The Envirocheck Report indicates that there are 13no Contemporary Trade Directory Entries located within 250m of the site. the closest is 13m south and is labelled as a cleaning service.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 250m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 250m of the site.

The Envirocheck Report indicates that there are no sites dealing with Hazardous, Explosive or Radioactive Substances located within 500m of the site.

The Envirocheck Report indicates that there are no Substantiated Pollution Incidents located within 500m of the site.

The Envirocheck Report indicates that there are no Sites Determined as Contaminated Land under Part 2A EPA 1990 entries located within 500m of the site.

6.4 Geology

The drift deposits on site are likely to consist of Glacial Till however, significant infilled ground is also present onsite. (Figure 3). Nearby historical BGS boreholes indicate that the drift deposits are likely to be around 40m thick in the area.

The site is shown to be underlain by solid geology of Brooksbottom Grit Formation (BB) of THE Carboniferous Millstone Grit. (Figure 4).

A Coal seam (Brooksbottom Coal Seam) extends through the site and is expected to underlie the northwestern part of the site. A nearby borehole indicates that this seam may be around 50m bgl.

No significant geological hazards have been identified in the Envirocheck report.

6.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by the Coal Authority, as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining search report conducted by David Bellis Consulting Surveyors dated 15th April 2024 is presented in Appendix D.

The mining report highlights that the site is situated in an area where no seams have been worked within the likely zone of physical influence on the surface.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there are no tips or lagoons in the vicinity of the site. It is highlighted that there are possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

The report concludes that in their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are 7no BGS recorded Mineral Sites located within 1km of the site. The nearest is located 792m west of the site with the commodity listed as Sandstone.

The site is not within 1km of a non-Coal mining area of Great Britain.

The site is not within 1km of a Man-Made Mining Cavity.

The site is not within 1km of a Natural Cavity.

The site is not within 1km of a Brine Compensation area.

6.6 Hydrogeology

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as Secondary Aquifer – Undifferentiated.

The groundwater vulnerability is categorised as Secondary Superficial Aquifer – Medium Vulnerability.

The site does not lie within a Source Protection Zone.

The Envirocheck Report indicates that there are 10no Groundwater Abstractions located within 1km of the site. The closest is 87m north of the site.

6.7 Hydrology

The nearest surface water feature is a Brook located 96m south of the site.

The Envirocheck Report states there are no Licensed Discharge Consents entries within 500m of the site.

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there are no Surface Water Abstractions located within 1km of the site.

6.8 Flooding

The Envirocheck Report states the site is not at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences,

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Potential for Groundwater Flooding to occur at the surface.

6.9 Sensitive Land Use

A Site of Special Scientific Interest is located 633m northwest of the site.

A Record of a National Nature Reserve is located 844m west of the site.

An area of Green Belt land is located 218m northwest of the site.

The site does not lie within 2km of any other form of Designated Environmentally Sensitive Sites or Protected Areas.

6.10 Radon Gas

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, no radon protection measures are necessary for new buildings or extensions on the site.

7 CONCEPTUAL SITE MODEL

7.1 General

Based on the information presented in the preceding Sections, and in accordance with the LCRM guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

7.2 Likely Ground Conditions

It is expected that, based on available information, ground conditions are likely to be made ground comprising possible refuse deposits. Made ground likely to be deepest around the area of the refuse tip in the south of the site. The drift deposits on site are likely to comprise glacial till (clay) deposits overlying a sandstone bedrock.

7.3 Potential Buried Obstructions

Based on the site history, buried obstructions are likely but cannot be wholly discounted. Cobbles, bricks, and stone blocks are the most likely obstructions.

7.4 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Coal Authority.

No coal seams have been known to have been worked in the area. In addition, the shallowest seam underlying the site is expected to be at a depth of at least 50m bgl and as such, unrecorded workings within it should not impact on shallow foundations.

Should deep piles form part of the development into rockhead, then the risk posed by unrecorded shallow workings may have to be investigated further,

7.5 Preliminary Geotechnical Assessment

Given the expected ground conditions noted in the sections above, the use of shallow foundations for the new development may not be possible due to the expected and recorded deep made ground. A piled foundation solution may be required.

The above suggestions should be regarded as tentative until Phase 2 intrusive works are undertaken, and information is available regarding design loads and development layout.

7.6 Preliminary Contamination Assessment

The desk study has shown that the site may have been exposed to some contamination, refuse deposits and possibly contamination linking to the surrounding iron works and cotton factory.

In view of the historic, current and future site use, chemical contamination testing is considered necessary. The following chemical testing suite should be considered for selected soil samples:

TABLE 2: POTENTIAL PRIORITY CONTAMINANTS

Inorganic Contaminants	Organic Contaminants
Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, TPH CWG

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation.

Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

- Ingestion of soil (outdoors) / dust (indoors)
- Skin contact with soil (outdoors) / dust (indoors)
- Inhalation of dust (outdoors and indoors)
- Contamination via buried water pipes
- Surface water run-off, including via existing drainage infrastructure.
- Downward infiltration of leachable contaminants to groundwater

7.7 Potential Sources of Ground Gas

Ground gases such as carbon dioxide and methane can be classed as a form of contamination. Potential sources of ground gases include:

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (alluvium, peat and chalk)
- Petrol re-fuelling sites (which also includes Volatile Organic Compounds)
- Landfill (on and off-site)
- Coal measures

Based on historical map evidence and consideration of the sites environmental setting the table below shows a preliminary comparison of *consequence* against *probability* where ground gas is considered a potential threat to human health.

TABLE 3: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	Potential Pathway	Receptor
Made ground (CO₂, CO and CH₄). Coal measures (CO₂, CO and CH₄) and stythe gas or oxygen depletion. Landfills (CO₂ and CH₄).	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and children. Construction workers.
Preliminary Comparison of Consequence versus Probability		
	Classification	Justification
Probability (Based on Table 8.1, CIRIA C665, 2007)	HIGH LIKELIHOOD	Ground gas from made ground.
		Landfills located within the site boundary.
		No coal mining in area.
Consequence (Based on Table 8.2, CIRIA C665, 2007)	LOW - HIGH	Recreational open-air development. Extension to building/pavilion.
	Risk	Details
Consequence vs. Probability (Based on Table 8.3, CIRIA C665, 2007)	HIGH	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long-term. (Based on Table 8.4, CIRIA C665, 2007)

Given the conditions noted above a ground gas assessment is considered necessary for the site to observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater. Monitoring should be undertaken following site works on a minimum of twelve occasions over twelve months.

7.8 Risk Assessment for Contaminated Land

As part of this Phase 1 Desk Study, a preliminary conceptual model and risk assessment is produced. This assessment should be revised following the Phase 2 Site Investigation outlining a qualitative risk assessment. Should there be unacceptable risks to the various receptors/end-users following the Phase 2 works, then a remediation strategy may be required to outline measures to satisfy Part 2A of the Environmental Protection Act (1990). The above measures are in line with Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn Contaminated Land Report 11 – *Model Procedures for the Management of Land Contamination* (2004).

The results of the chemical contamination testing as part of the Phase 2 investigation should be compared to a current Land Quality Management (LQM) – Suitable 4 Use Levels (S4UL) December 2014.

7.9 Conceptual Site Model

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations.

The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added.

The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model. Full details of the tables used to assess consequence, likelihood and risk classification are presented in Appendix E.

TABLE 4: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases - Made ground - Landfills within site Boundary - Not in Radon Affected Area	Ground gas migration - Migration through permeable soils - Inhalation	Future site users Transient adults and Children	HIGH	Gas monitoring recommended. 12 visits over 12 months
		Users during development Construction workers	Moderate/Low	
Areas of contamination - Potential contaminants in made ground - Potential demolition/construction waste - A tip is present on site	- Inhalation - Dust ingestion - Dermal contact	Future site users Transient adults and Children	High	Landscaping on site. Risk to be assessed via testing.
		Users during development Construction workers	Moderate	Contamination testing required to determine risks posed during construction. Consideration to be given to Health and Safety Executive Guidance. <i>Protection of Workers and the General Public During the Development of Contaminated Land.</i>
	- Inhalation - Dust ingestion	Users of surrounding sites Resident adults and children	Moderate	Potential risk during construction from dust generation. Contamination testing required to quantify the risks.
		Drift geology Secondary aquifer undifferentiated	Low	Low sensitivity aquifer unlikely to contain significant groundwater
	Leaching of mobilised contaminants	Solid geology Secondary Aquifer A	Moderate /Low	Medium sensitivity Aquifer located beneath low permeability drift deposits.
	- Drainage - Lateral migration - Accumulation of contaminated sediment	Surface water features Brook 97m south	Moderate	Very limited potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	Uptake via roots and leaf surfaces	Vegetation Vegetation onsite	moderate	Vegetation impact as the site is a large grass area.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds	Direct contact	Construction Materials Concrete	Moderate	pH and sulphates to be assessed during Site Investigation
	Direct contact	Construction Materials Service Fabric	Moderate	Consideration to be given to Pipe Material Table (Appendix E) during Site Investigation

8 PROPOSED PHASE TWO INTRUSIVE WORKS

A Phase 2 Site Investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

8.1 Site Investigation Rationale

The Conceptual Model highlights that there is potential for contamination on the site. Therefore, an intrusive investigation should be undertaken with the sampling strategies outlined within BS10175:2011 +A1:2013 and CLR4:1994. These strategies can be considered as:

- Non targeted (BS10175) – If no obvious hotspots or potential sources of contamination have been outlined in the desk study, it would be recommended to utilise a stratified random pattern of sampling locations.
- Targeted (CLR4) – If a possible hotspot is suspected on the site, it is recommended to adopt a targeted approach to sample the immediate vicinity of the hotspot. Highly focussed sampling consisting of several samples within the area of the hotspot may be necessary to delineate the extent of the hotspot.

These strategies can be employed either separately or in conjunction and any site investigation should be individually tailored to each site.

The density of sampling required is defined within BS10175 which notes that the density required is dependent on a number of factors including confidence and robustness required, and contaminants, pathways and receptors present.

8.2 Site Specific Sampling Rationale

The analysis of the historical maps and the Conceptual Model has highlighted that specific point sources of contamination may be present, or may historically have been present, on the site. It is recommended that a targeted approach is utilised in order to prove and delineate the extent of these hotspots. The hotspots outlined for targeted analysis are detailed below.

The site was previously a landfill and as such additional information will be required in those areas not previously investigated and to assess offsite disposal of arisings.

The chemical testing proposed for the site is outlined in Section 6.6.

8.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 6 are considered necessary to address the risks outlined within the Conceptual Model. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2.

TABLE 5: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
A series of cable percussive boreholes to ca. 15/20.00mbgl to prove rockhead depth.	• To determine ground conditions local to the proposed structures. • To collect soil samples for geotechnical and chemical testing. • To observe soils profile, localised variations in materials and presence of groundwater.	• Ensure positions are CAT scanned and service plans inspected prior to any excavation. • Hand vanes to be taken in cohesive deposits. • SPT samples in granular strata and rock head. • Disturbed and jar samples to be undertaken for chemical testing.
Trial pitting to ca. 3.00mbgl	• To assess the shallow ground conditions in the area of the proposed pavilion extension and obtain samples for chemical testing. • To undertake insitu hand shear vanes. • To undertake soakaway tests and insitu CBR testing.	• Ensure positions are CAT scanned and service plans inspected prior to investigation. Trial pits required to accompany the boreholes.
Gas/groundwater monitoring wells	To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	Monitoring to be undertaken following site works on a minimum of four/six occasions.
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests and triaxial testing. Further tests may be required depending on the materials encountered.

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Appendix A



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Title
Site Location Plan
Project
Top Park Bury
Client
Steve Wells Associates
Date
April 2024
Fig No.
Figure 1
Scale
On map
Key
Approx. Site Boundary N
Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com



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Title

Site Satellite Image

Project

Top Park Bury

Client

Steve Wells Associates

Date

April 2024

Fig No.

Figure 2

Scale

On map

Key



Approx. Site Boundary



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Title
Drift Geology Map
Project
Top Park Bury
Client
Steve Wells Associates
Date
April 2024
Fig No.
Figure 3
Scale
Scale on map
Key
Site Boundary Till
N

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Title
Solid Geology Map
Project
Top Park Bury
Client
Steve Wells Associates
Date
April 2024
Fig No.
Figure 4
Scale
On map
Key
Site Boundary Mudstone and siltstone Sandstone Coal Seam inferred N
Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com 



Photo 1: Photograph within west of proposed FTP area looking northeast.

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Site Walkover Photos	April 2024	
Project	Figure No.	
Top Park Bury	5	
Client		
Steve Wells Associates		



Photo 2: Photograph within south of proposed FTP area looking north.

Title	Date
Site Walkover Photos	April 2024
Project	Figure No.
Top Park Bury	5
Client	
Steve Wells Associates	

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Photo 3: Photograph showing area of proposed pavilion extension.

Title	Date
Site Walkover Photos	April 2024
Project	Figure No.
Top Park Bury	5
Client	
Steve Wells Associates	

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Photo 4: Photograph showing car park.

Title	Date	Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com 
Site Walkover Photos	April 2024	
Project	Figure No.	
Top Park Bury	5	
Client		
Steve Wells Associates		

Appendix B

Appendix C

Appendix D

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
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HG1 5DH



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W: www.coalsearchplus.com



By

David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Top Park, Bolton Road West, Ramsbottom, Bury, BL0 9PD

SEARCH NUMBER: 463199

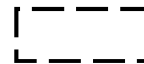


KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 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

Serial Number 463199

Client detail :

Solmek Midlands
Unit 3 Prospect House
Colliery Close
Staveley
Chesterfield
S43 3QE

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Top Park
Bolton Road West
Ramsbottom
Bury
BL0 9PD

Your ref : MID 0227

Purchaser :

Vendor :

In accordance with your instructions received 12 Apr 2024 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of boulder clay over sandstones, siltstones and mudstones over coal measures.

Conjectured coal outcrop.

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4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the Property.

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

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Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearchplus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearchplus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Serial Number 463199

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2024]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearchplus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

Serial Number 463199

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearchplus.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Date : 15 Apr 2024

Signed :



Serial Number 463199**Important Consumer Protection Information**

This search has been produced by David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearchplus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Serial Number 463199**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.
24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.

Serial Number 463199

25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower. The full extent of the CoalSearchPlus+ Professional Indemnity Insurance is £2 million. David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ will assume that the value of the property being reported upon does not exceed £2 million at the time the order is placed. It is the responsibility of The Applicant to inform David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ if the value of the property being reported upon is greater than £2 million. Professional Indemnity Insurance is provided to David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ by QBE UK Ltd.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

Appendix E

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *“identify and remove unacceptable risks to human health and the environment”* and to *“seek to ensure that contaminated land is made suitable for its current use”*.

Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as *“the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land”* and by *“the scale and seriousness of such harm or pollution if it did occur”*.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *“for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *“land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.”*

Categories 3 and 4 *“encompass land which is not capable of being determined on such grounds”*.

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in <i>significant harm</i> , damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatilised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO_3) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

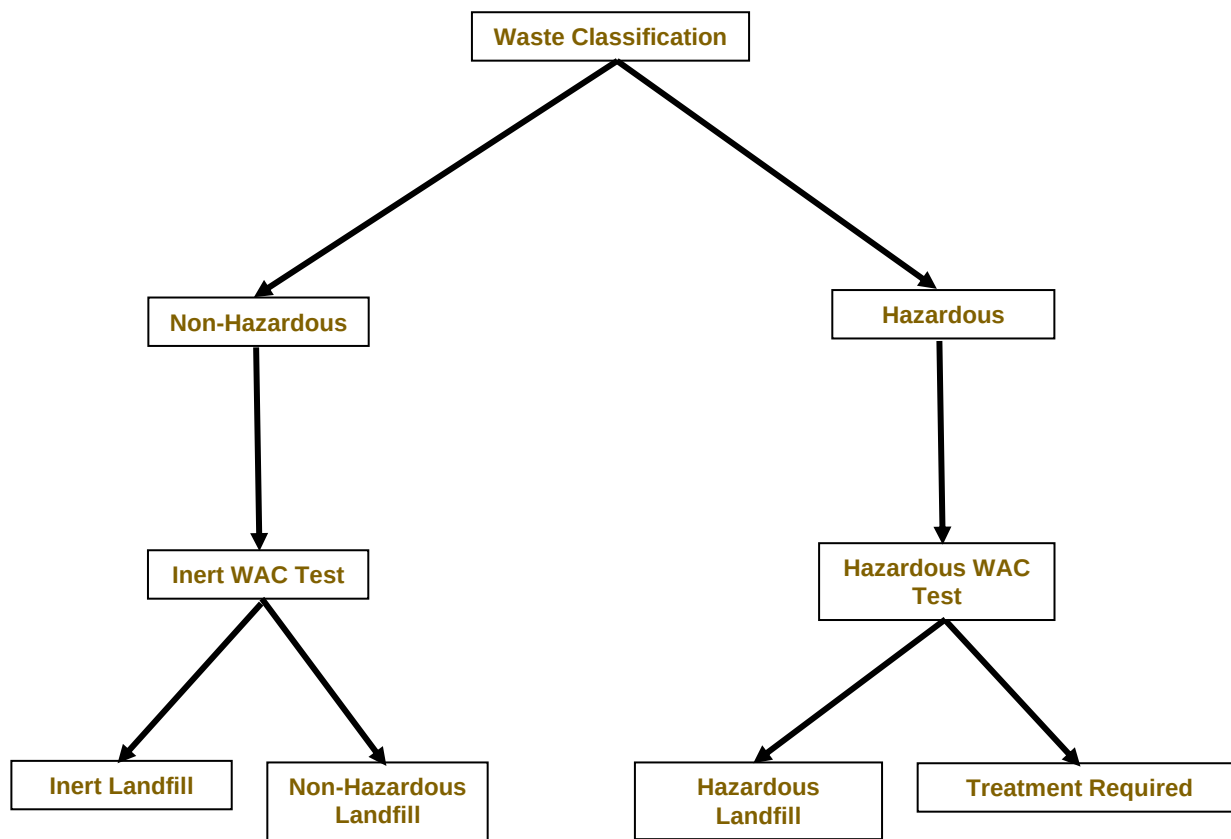
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

Parameter group	Pipe Material (Threshold concentrations in mg/kg)					
	PE	PVC	Barrier pipe (PE-AL-PE)	Wrapped Steel	Wrapped Ductile Iron	Copper
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

Appendix F

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2023)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.