



**BROWNFIELD  
SOLUTIONS LTD**

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

## SEDGWICK ASSOICATES

354 Manchester Road, Bury

Coal Mining Risk Assessment

RO/C5923/14345

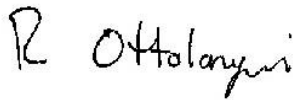
June 2025

## PROJECT QUALITY CONTROL DATA SHEET

|                |                             |            |        |
|----------------|-----------------------------|------------|--------|
| Site Name:     | 354 Manchester Road, Bury   |            |        |
| Document Name: | Coal Mining Risk Assessment |            |        |
| Reference:     | RO/C5923/14345              |            |        |
| Revision:      | -                           | 25/06/2025 | Final. |
|                |                             |            |        |
|                |                             |            |        |

| Issued By:                                                                                                                                                           | Client:                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Brownfield Solutions Ltd<br>William Smith House<br>173 – 183 Witton Street<br>Northwich<br>Cheshire<br>CW9 5LP<br><br>Tel: 01606 334 844<br>brownfield-solutions.com | Sedgwick Associates<br>PO Box 237<br>Bolton<br>BL1 9WY |
| Contact: Paul Sedgwick                                                                                                                                               |                                                        |

Written by:



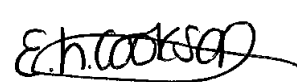
R Ottolanguai  
MSci FGS  
Graduate Project Engineer

Checked by:



D Vowles  
BSc (Hons) FGS RGeol  
Senior Project Engineer

Approved by:



L Cookson  
BSc Ind (Hons) CSci MEnvSc FGS  
Senior Project Engineer

**CSci**  
Chartered  
Scientist



## CONTENTS

|            |                                                    |           |
|------------|----------------------------------------------------|-----------|
| <b>1.0</b> | <b>INTRODUCTION .....</b>                          | <b>1</b>  |
| 1.1        | CONTEXT AND OBJECTIVES .....                       | 1         |
| 1.2        | PROPOSED DEVELOPMENT .....                         | 1         |
| 1.3        | PREVIOUS REPORTS .....                             | 1         |
| 1.4        | LIMITATIONS .....                                  | 1         |
| <b>2.0</b> | <b>THE SITE .....</b>                              | <b>3</b>  |
| 2.1        | LOCATION .....                                     | 3         |
| 2.2        | SITE DESCRIPTION .....                             | 3         |
| <b>3.0</b> | <b>SITE SETTING .....</b>                          | <b>4</b>  |
| 3.1        | SITE HISTORY .....                                 | 4         |
| 3.2        | PUBLISHED GEOLOGY .....                            | 4         |
| 3.3        | BGS BOREHOLES .....                                | 5         |
| 3.4        | MINING REMEDIATION AUTHORITY INTERACTIVE MAP ..... | 6         |
| 3.5        | MINING SEARCH .....                                | 6         |
| 3.6        | OTHER INFORMATION SOURCES .....                    | 7         |
| <b>4.0</b> | <b>RISK ASSESSMENT .....</b>                       | <b>8</b>  |
| 4.1        | BASIS OF RISK ASSESSMENT .....                     | 8         |
| 4.2        | COAL MINING SUMMARY .....                          | 8         |
| 4.3        | RECORDED COAL WORKINGS .....                       | 8         |
| 4.4        | UNRECORDED WORKINGS .....                          | 8         |
| 4.5        | RECORDED MINE ENTRIES .....                        | 9         |
| 4.6        | UNRECORDED MINE ENTRIES .....                      | 9         |
| 4.7        | MINE GAS .....                                     | 9         |
| 4.8        | OTHER MINING RELATED ISSUES .....                  | 9         |
| 4.9        | RISK ASSESSMENT SUMMARY .....                      | 11        |
| <b>5.0</b> | <b>CONCLUSIONS AND RECOMMENDATIONS .....</b>       | <b>12</b> |
| 5.1        | IDENTIFIED COAL MINING ISSUES .....                | 12        |
| 5.2        | RECOMMENDATIONS .....                              | 12        |
| 5.3        | REMEDATION .....                                   | 12        |
| <b>6.0</b> | <b>REFERENCES .....</b>                            | <b>14</b> |

## DRAWINGS

| Drawing Number | Rev | Title                                                |
|----------------|-----|------------------------------------------------------|
| N/A            | -   | Proposed Development Layout Plan                     |
| C5923/01       | -   | Site Location Plan                                   |
| C5923/02       | -   | Site Features Plan                                   |
| C5923/03       | -   | Geological Map Extract                               |
| C5923/04       | -   | Mining Remediation Authority Interactive Map Extract |

## APPENDICES

| Appendix   | Title                     |
|------------|---------------------------|
| Appendix A | CON29M Report             |
| Appendix B | Consultants Mining Report |

## **1.0 INTRODUCTION**

### **1.1 Context and Objectives**

This report describes a Coal Mining Risk Assessment (CMRA) carried out by Brownfield Solutions Limited (BSL) for Sedgwick Associates on a site off Manchester Road, Bury.

This report has been prepared in line with the gov.uk online guidance, 'Planning applications: Coal Mining Risk Assessments'. The purpose and objectives of this CMRA are as follows:

- Review of all available information on the coal mining issues which are relevant to the application site.
- Identify and assess the risks to the proposed development from coal mining, including the cumulative impact of issues.
- Recommend mitigation measures to address the coal mining issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regards to development on unstable land.

### **1.2 Proposed Development**

The proposed development is for a residential end use, including a single dwelling, associated private garden and car parking as shown on the proposed development plan provided to BSL by the client and appended to this report.

### **1.3 Previous Reports**

This report should be read in conjunction with the BSL Phase I Geo-Environmental Assessment Report (OH/C5923/13602/Rev A), issued in November 2024.

### **1.4 Limitations**

BSL have used reasonable skill, care and diligence for the investigation of the site and the production of this report. The findings and opinions conveyed via this report are based on information obtained from a number of sources as detailed within this report, BSL have assumed this information is correct and reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

This report has been prepared for the sole use and reliance of the Client, Sedgwick Associates. No other third parties may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL). If any unauthorised third party comes into possession of this report, they rely on it at their own risk and BSL do not owe them any Duty of Care.

Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layout provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

## 2.0 THE SITE

### 2.1 Location

The site is located off Manchester Road, Bury, BL9 9NR, centred on National Grid Reference 380346 409028 as shown on the Site Location Plan, Drawing No. C5923/01.

### 2.2 Site Description

A walkover survey was carried out in October 2024 as part of the Desk Study. The main site features and potential issues identified during this survey are detailed below:

| Feature                            | Description                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area                          | The site covers approximately 0.1 hectares.                                                                                                                                                                                                                                                                                                                                                                       |
| Site Access                        | Access to the site is gained from the northeast via an unnamed access road / driveway off Manchester Road.                                                                                                                                                                                                                                                                                                        |
| Current Land Use and Site Features | The site was predominantly overgrown with vegetation, however the red line boundary encroaches within the neighbouring residential garden which included a lawn and a greenhouse.<br>The site featured an approximately 750mm by 750mm below-ground structure with brick sides, which is postulated to be the entrance to an old bunker or mine working. A mound of material was located in front of the feature. |
| Potential Mining Related Features  | As mentioned, the below-ground brick structure may be mining related.                                                                                                                                                                                                                                                                                                                                             |
| Vegetation                         | The whole site was overgrown with vegetation, including hedges and trees, with two areas which were more heavily vegetated than the rest. The ground was covered in nettles, ivy and fallen tree branches.                                                                                                                                                                                                        |
| Topography                         | The site is predominantly flat. Across the southern side of the site the land drops off very steeply into a channel.                                                                                                                                                                                                                                                                                              |
| Site Boundaries                    | The northern boundary was mostly enclosed by a brick wall with a small metal gate which was the site entrance.<br>The eastern boundary is not defined, however appeared to be within the garden of the neighbouring property and cut through a domestic greenhouse.<br>The southern and western boundaries were enclosed by wooden fencing.                                                                       |
| Surrounding Area                   | The site is set within a residential area. To the west, north and east there are residential houses and to the south of Tarn Drive is a pub.                                                                                                                                                                                                                                                                      |

## 3.0 SITE SETTING

### 3.1 Site History

The map evidence indicates that the site has remained undeveloped, with some minor earthworks present from 1923 to the 1970s. It is unclear when the aforementioned brick feature was constructed. No specifically mining related features have been identified onsite or in the nearby surrounding area.

Historical land use in the surrounding area was predominately agricultural until the residential development of the area in the 1930s.

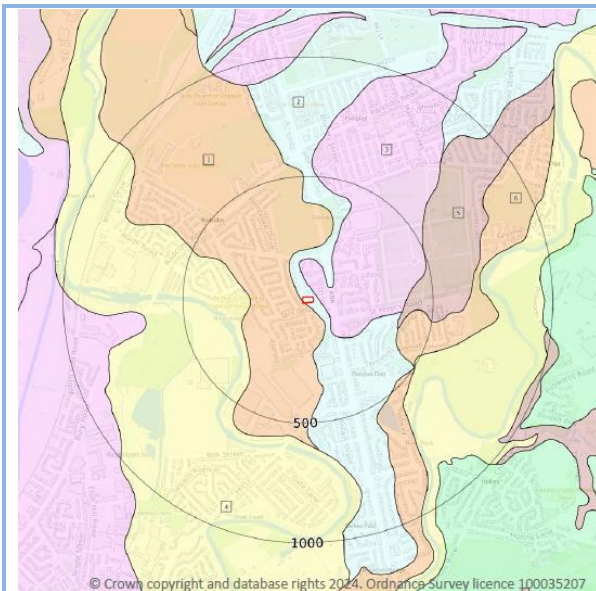
### 3.2 Published Geology

The following publications were examined in respect of the geology underlying the site:

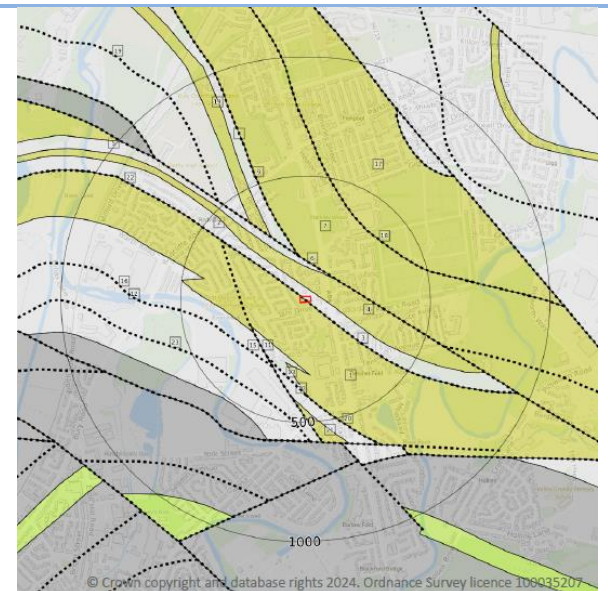
- British Geological Survey (BGS) 1:50,000 Scale Geological Map Sheet 85 Manchester. Solid and Drift Edition.
- BGS Geology of the Manchester district (geological memoir).
- BGS 1:10,000 Scale Geological Map Sheet SD80NW.
- BGS England County Series 6-inch mapping – Lancashire 88SW. Solid and Drift Editions.
- BGS Geology of Britain Map Viewer.
- BGS GeoIndex Onshore.
- Mining Remediation Authority (MRA) Interactive Map.
- Geo-Environmental Database Report.

Extracts of the 1:10,000 geological mapping from the Geo-Environmental Data Report are presented below for reference:

**BGS 1:10 000 Superficial Geology**



**BGS 1:10 000 Solid Geology**



#### *Made Ground*

BGS mapping does not indicate any made ground is present beneath the site. However; based on historical mapping and the known presence of a brick structure it is anticipated made ground will be present.

### *Superficial Deposits*

The site is indicated to be underlain predominantly by Diamicton Till which typically comprises of poorly sorted sand, gravel, clay and silt. The southwest tip of the site is indicated to be underlain by River Terrace Deposits which typically comprises of sand and gravel.

### *Solid Geology*

The solid geology is part of the Pennine Lower Coal Measures Formation (PLCMF), underlain in the north by the Cannel Rock, and in the south by the Trencherbone Rock, both comprising sandstones.

No faults are shown on or within an influencing distance to the site. The nearest 117m to the north-east which is downthrown to the north-east.

The geology of the site and the surrounding area is shown on the Geological Map Extract, drawing no. C5923/03.

A coal seam indicated to be the Trencherbone (Oldham Great) Coal is mapped subcropping beneath the site. The next two closest subcropping seams are the Wigan Two Feet (Blenfire, Lower Victoria) Coal 326m to the south, and Trencherbone Coal 363m the north-east. It is noted the Trencherbone Coal to the north-east is on the downthrown side of the aforementioned fault.

The Wigan Two Feet Coal is labelled as 'Hell Hole Mine' on the 6-inch mapping and, although not specifically named on the 1:50,000 mapping, is identified as a coal seam. Based on the local stratigraphy and available mapping, it is assumed that these refer to the same seam.

The geological memoir for the area suggests that the Trencherbone Coal is 2.0m to 4.8m thick and was mined both underground and from the surface in the Manchester area. The Wigan Two Feet Coal is 0.1m to 0.6m thick with workings only recorded within deep mines.

Although no subcrop is mapped within close proximity, based on the geological sequence it is likely the Cannel coal seam is present beneath the site. This is present at the base of the Cannel Rock sandstone, which the memoir indicates can be up to 55m thick. This seam is reported as 0.3m to 0.9m thick and has been deep mined and worked from the surface in the Manchester area.

No structural orientation data is provided within the fault block where the site is located. However, based on measurements from the surrounding area, the rocks are expected to be dipping at approximately 11 degrees towards the south-west.

Based on the site's position relative to the nearest fault and regional structural orientation, the Trencherbone (Oldham Great) Coal identified to the north-east is not expected to be present beneath the site. Similarly, the south-westerly inclination of the strata suggests that the Wigan Two Feet Coal will also be absent.

It is currently unclear whether the Trencherbone Coal subcropping beneath the site has been historically worked, as this will depend largely on the thickness and nature of the overlying superficial deposits. This seam is known to be economically viable and has been surface-extracted in other areas.

## **3.3 BGS Boreholes**

There are no BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius).

### 3.4 Mining Remediation Authority Interactive Map

The online MRA Interactive Map layers have been reviewed, and the details are summarised in the table below:

| Relevant Interactive Map Data       | Details                                                                                            |
|-------------------------------------|----------------------------------------------------------------------------------------------------|
| Mine Entries                        | None recorded within 500m.                                                                         |
| Abandoned Mines Catalogue           | The site is located within the abandoned mines catalogue 16820.                                    |
| High Risk Development Area          | The site lies within the High-Risk Development Area.                                               |
| Surface Coal Resource Area          | The site is located in a Surface Coal Resource Area.                                               |
| Fissures and Break lines            | No features displayed.                                                                             |
| Surface Mining (Past and Current)   | No features displayed.                                                                             |
| Past Shallow Coal Mine Workings     | No features displayed.                                                                             |
| Probable Shallow Coal Mine Workings | The site is shown to be area affected by Probable Shallow Coal Mine Workings.                      |
| Coal Outcrops                       | There is a coal outcrop running through the centre of the site, trending north-west to south-east. |
| Mining and Groundwater Constraints  | No features displayed.                                                                             |

The location of the site in relation to the features mentioned above are shown on drawing reference C5923/04.

### 3.5 Mining Search

A CON29M report and a Consultants Coal Mining Report (ref. BRO-NDD-OU2-8ED-F41) have been obtained for the property from the MRA, presented in Appendices A and B respectively, the main findings of which are presented below:

| Highlighted Evidence from Mining Remediation Authority            | Issue | Details                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Past Underground Mining                                           | Yes   | The property does not lie within the potential zone of influence of any recorded underground coal workings.<br>The coal authority is aware of coal at or close to the surface which may have been mined in the past.<br>The Trencherbone coal outcrop is recorded to pass through the property boundary. There is a possibility of unrecorded mining features associated with this coal outcrop within the property boundary. |
| Present Underground Mining                                        | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Future Underground Mining                                         | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Mine Entries                                                      | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Past, present and future opencast coal mining                     | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Coal mining subsidence                                            | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Mine gas                                                          | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Withdrawal of support                                             | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Information from the Cheshire Brine Subsidence Compensation Board | No    |                                                                                                                                                                                                                                                                                                                                                                                                                               |

### **3.6 Other Information Sources**

The environmental database report indicates that the site has been subject to unspecified surface ground workings based on mapping from 1928 and 1938. This is consistent with the presence of the embankments identified in the Phase I Desk Study and noted during the site walkover.

A brick below-ground feature was identified during the site walkover. This could be related to a former shelter or bunker, or possible to mining activity.

## 4.0 RISK ASSESSMENT

### 4.1 Basis of Risk Assessment

Guidance from CIRIA C758 'Abandoned Mine Workings Manual' has been drawn upon in order to develop a risk-based approach to the mining related risks at the property.

The risks from coal mining issues are presented in detail in the subsequent sections, and in a summary table at the end of the section.

A moderate risk or greater should be considered as requiring further investigation and/or remedial action.

### 4.2 Coal Mining Summary

A mapped subcrop of the Trencherbone Coal seam is present beneath the site, which lies within a MRA Development High Risk Area due to the potential for shallow coal workings. Available evidence, including BGS records, suggests that surface extraction of this high-quality seam was historically undertaken in the area. The geo-environmental database report also references unspecified ground workings on-site, and localised embankments observed during the walkover may further indicate former surface activity.

The Cannel Coal is anticipated to be present underlying the Trencherbone Coal, however given the known regional geology and the thickness of the intervening Cannel Rock, this seam is anticipated to be present at depths in excess of 50m bgl.

While other coal seams are recorded in the vicinity, they are either of limited economic significance or are unlikely to underlie the site due to regional dip and faulting patterns.

The level of risk posed by potential shallow workings will depend on the proposed development layout, building type, and foundation design. A revised assessment should be carried out once detailed structural proposals are available.

### 4.3 Recorded Coal Workings

Information from the MRA Consultants Report indicates that there are no records of past underground mining beneath the site.

The potential risk to the proposed development is therefore considered to be **low** in relation to recorded coal workings.

### 4.4 Unrecorded Workings

Before 1850 there was no statutory requirement to record the extent of abandoned mine workings in the UK and only after the enactment of the Coal Mines Regulation Act (1872) were mine owners obliged to deposit accurate plans of abandoned mines. Prior to this date many thousands of workings had been abandoned without accurate records kept. As such, there are extensive unrecorded workings within coal measures strata throughout the UK where shallow workings are present at a depth which could impact surface developments.

In addition, other examples of illicit workings that may not appear on plans include workings carried out during miners strikes or where accessible coal seams were subject to plunder during times of privation such as the First and Second World Wars.

Based on the available information, the following lines of evidence have been identified which indicate that a potential risk from unrecorded shallow workings is present:

- The Trencherbone Coal seam is mapped subcropping beneath the site and is also highlighted by the MRA.
- The BGS indicates this seam can be between 2.0m and 4.8m thick, making it economically viable.
- The Trencherbone Coal has been worked from the surface within the Manchester area.
- The MRA has highlighted the chance of unrecorded workings beneath the site is probable, and the site is in a development high risk area.
- Embankments / earthworks have been recorded from historical mapping, and an unspecified below ground brick structure is present onsite. These may be associated with former coal mining.

The primary mitigating factor would be the presence of sufficiently thick superficial deposits or ground conditions that would render surface mining unfeasible (e.g. high groundwater table, running sands, etc.). However, in the absence of historic borehole data within the immediate area, ground conditions remain unconfirmed, and a worst-case scenario should be assumed at this stage.

Based on these assumptions, there is a potential for void migration and ground instability to affect the surface and proposed new structures.

At this stage there is considered to be a **moderate** potential risk in relation to unrecorded coal workings at shallow depths.

The Cannel coal seam is likely to be present beneath the site, but due to its anticipated depth (>50m below rock head, and the lack of mine entries or recorded underground mining in the area around the site) it is unlikely to have been worked. If workings have taken place in this seam, given the depths associated it is unlikely to impact the proposed development. The risk from unrecorded workings in the Cannel coal seam is considered negligible.

#### 4.5 Recorded Mine Entries

There are no recorded mine entries on the site or within 20m of the site boundary. The risk from known mine entries is considered to be **low**.

#### 4.6 Unrecorded Mine Entries

For the reasons mentioned in Section 4.4 the risk from unrecorded mine entries is also considered to be **moderate**.

#### 4.7 Mine Gas

The Mining Remediation Authority does not have any records of mine gas emissions. However, the presence of a coal seam and possible mine workings presents a potential risk, particularly given the possible granular nature of the superficial deposits. The risk from ground gases including mine gases has been assessed as part of the Phase I Desk Study and will need to be investigated further with a Phase II Ground Investigation. The potential risk at this stage is considered to be **moderate**.

#### 4.8 Other Mining Related Issues

The Mining Remediation Authority does not have any records of coal related fissures. The risk from coal mining geology is therefore considered **low**.

The Mining Remediation Authority does not have any records of coal mining surface hazards at the site therefore the risk is **low**.

The Mining Remediation Authority report indicates that the site is not in the vicinity of an opencast site from which coal has been extracted. Therefore, the risk from opencast mining is considered to be **low**.

#### 4.9 Risk Assessment Summary

A summary of the assessment of the risks detailed above is presented in the table below. A moderate risk or greater should be considered as requiring further investigation or remedial action.

| Coal Mining Issue                    | Documented Issue | Risk Assessment |
|--------------------------------------|------------------|-----------------|
| Recorded Coal Workings               | No               | Low             |
| Unrecorded Coal Workings             | Yes              | Moderate        |
| Recorded Mine Entries                | No               | Low             |
| Unrecorded Mine Entries              | No               | Moderate        |
| Mine Gas                             | No               | Moderate        |
| Coal Mining Geology (fissures)       | No               | Low             |
| Recorded Coal Mining Surface Hazards | No               | Low             |
| Surface Mining (opencast workings)   | No               | Low             |

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Identified Coal Mining Issues

From the assessment carried out above, the potential risks from recorded historic coal mining activities are generally considered to be low, however a moderate risk-rating is present from unrecorded workings, unrecorded mine entries, and mine gas emissions.

### 5.2 Recommendations

Before any intrusive investigations begin, it may be prudent to consider geophysical methods to locate abandoned shafts and possible bell-pit type workings. Advice should be sought from a specialist contractor on the application of geophysics in view of the ground conditions present. The results may provide suitable targets for further ground investigations.

It is recommended that a series of boreholes to depths of up to approximately 10m are drilled across the site to confirm the thickness of superficial deposits, and to identify the presence, or otherwise, of the Trencherbone Coal seam or workings within it. It should be noted that a sufficient number of holes should be drilled to gain representative information on ground conditions.

The below-ground brick structure should also be investigated to confirm if it is coal mining related.

If any additional existing ground investigation data or information of past treatment of workings is known to be available, this should be provided to BSL, so this assessment can be revised.

Once information from boreholes is available, the mining risk should be re-assessed based on the available data by a suitably competent geotechnical engineer, such as BSL.

In respect to mine gas, an appropriate ground gas monitoring programme should be incorporated into any Phase II Intrusive investigations at the site, with assessment of the data and recommendations for remedial measures, if any, based on current relevant guidance.

### 5.3 Remediation

If mine workings are found to be present underlying the site, the proposed new development may require treatment.

Appropriate geotechnical design will be necessary for the development, notwithstanding any potential stabilisation works required, if voiding is encountered.

If workings are encountered that require treatment, the remedial works would be likely to comprise:

- 
- Drilling and grouting of building footprints and highways / infrastructure as necessary.
  - Potential installation of geogrid reinforcement beneath any areas of hardstanding (i.e. car parks and walkways)
  - Investigation of any potential shaft features identified and treatment by filling and capping, if required.
- 

Guidance on foundation, floor slab and pavement design in respect of mining stability is given in CIRIA C758 and CIRIA publication SP32 'Construction Over Abandoned Mineworkings', 'Structural Foundations Manual for Low Rise Buildings' (Atkinson) and the NCB publication, 'Subsidence Engineers Handbook'. Note it is generally desirable to limit stresses transferred to any grouted horizons to  $<160\text{kN/m}^2$ .

It is cautioned that colliery spoil can contain significantly elevated sulphur and sulphate concentrations leading to the formation of aggressive ground conditions for concrete in certain circumstances. Buried concrete should be designed in accordance with BRE Special Digest 1 (2005) to ensure suitable protection is provided to concrete against aggressive ground conditions.

If evidence of potential influence from mine entries or coal workings is identified during construction, BSL should be consulted to provide suitable recommendations for remedial measures, if required.

#### **5.4 Compliance**

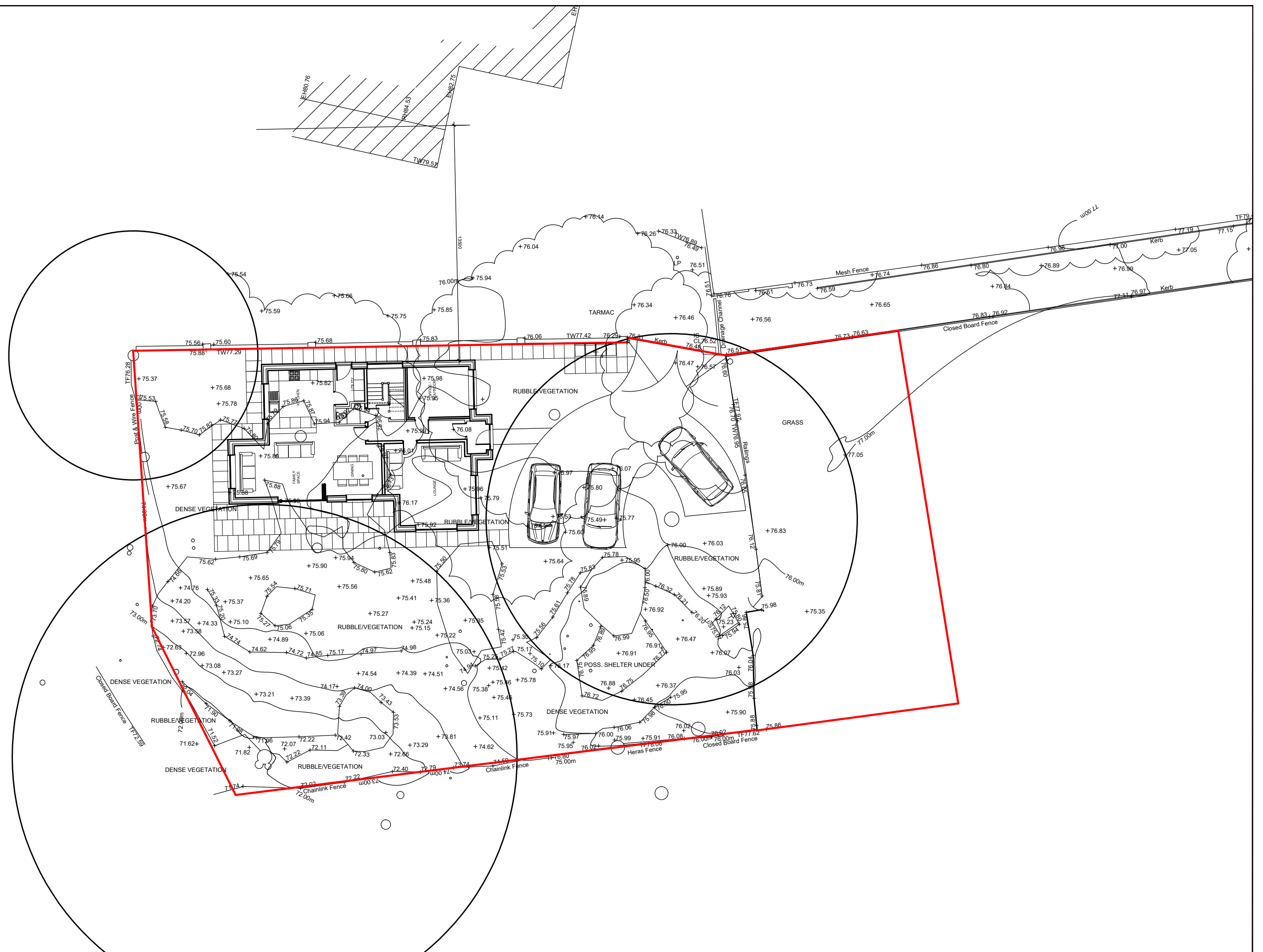
As part of the site lies within a High-Risk Development Area, the Mining Remediation Authority may be statutory consultee as part of the planning process or may be consulted by the Local Authority. The findings of this assessment should be confirmed with the Local Authority, and Mining Remediation Authority if necessary, prior to any irrevocable action at the site.

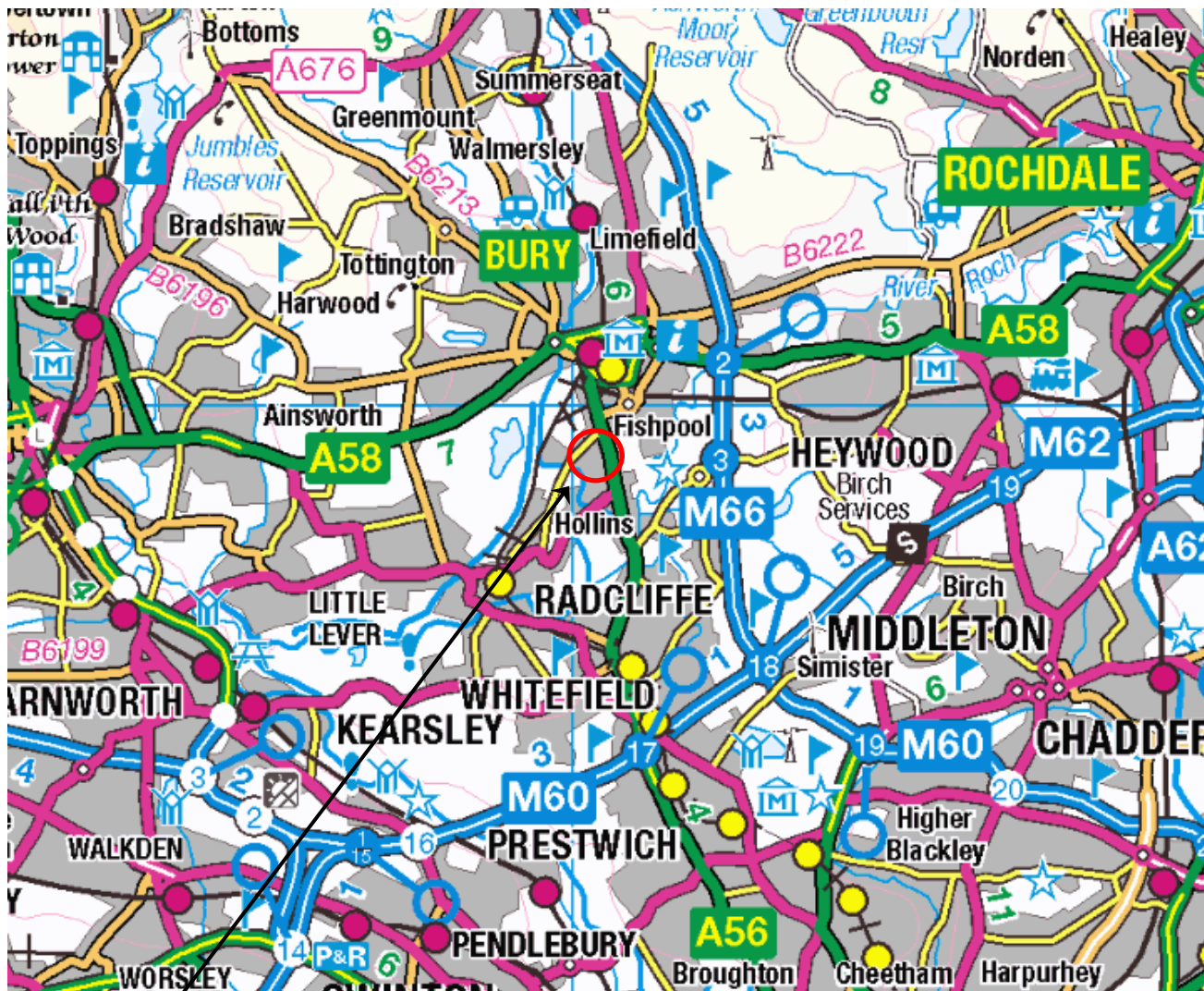
A permit will be required from the Mining Remediation Authority prior to commencement of any intrusive investigation that would disturb a coal seam or mine entries, including shafts and adits. This is unlikely to be required for a standard intrusive investigation for the proposed development as exploratory locations would not be expected to be advanced into bedrock.

## 6.0 REFERENCES

- Atkinson, M. F. Structural Foundations Manual for Low Rise Buildings. Second Edition. 2004.
- BRE. 2005. Concrete in aggressive ground. BRE Special Digest 1, 3rd Edition. BRE, Garston.
- CIRIA Special Publication SP32, PSA Civil Engineering Technical Guide 34, 'Construction over abandoned mine workings'. 1984.
- CIRIA C758 'Abandoned Mine Workings Manual'. 2019.
- National Coal Board. Subsidence Engineers' Handbook. Revised Edition. 1975.
- National Planning Policy Framework (NPPF) - Technical Guidance. March 2012.
- National Planning Policy Framework (NPPF). July 2018.

## DRAWINGS

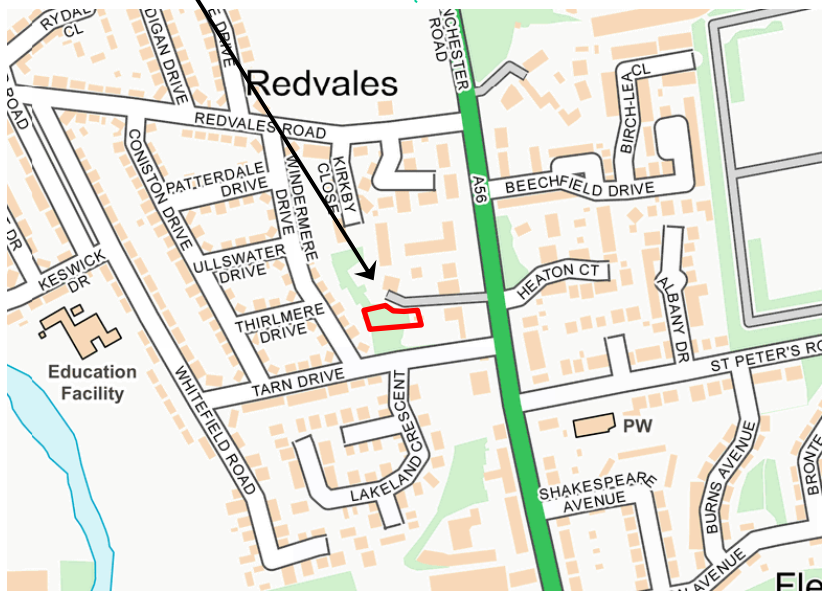




SITE LOCATION

NEAREST POSTCODE: BL9 9NR

SITE ENTRANCE WHAT3WORDS: ///eggs.home.lace



| REV                                                                                                                                                                                                       | DATE     | DESCRIPTION        | BY               | CKD              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|------------------|------------------|
| A                                                                                                                                                                                                         | 21/06/25 | W3W location added | DV               | DV               |
| <div><div><b>BROWNFIELD<br/>SOLUTIONS LTD</b><br/><small>GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE</small></div></div> |          |                    |                  |                  |
| CLIENT<br><br>SEDGWICK ASSOCIATES                                                                                                                                                                         |          |                    |                  |                  |
| PROJECT TITLE<br><br>354 MANCHESTER ROAD, BURY                                                                                                                                                            |          |                    |                  |                  |
| DRAWING TITLE<br><br>SITE LOCATION PLAN                                                                                                                                                                   |          |                    |                  |                  |
| DRAWING NO.<br>C5923/01                                                                                                                                                                                   |          | REVISION<br>A      | SCALE<br>NTS     | DATE<br>21/06/25 |
| DRAWN BY<br>SD                                                                                                                                                                                            |          |                    | CHECKED BY<br>DV |                  |



HEAVILY VEGITATED  
AREAS

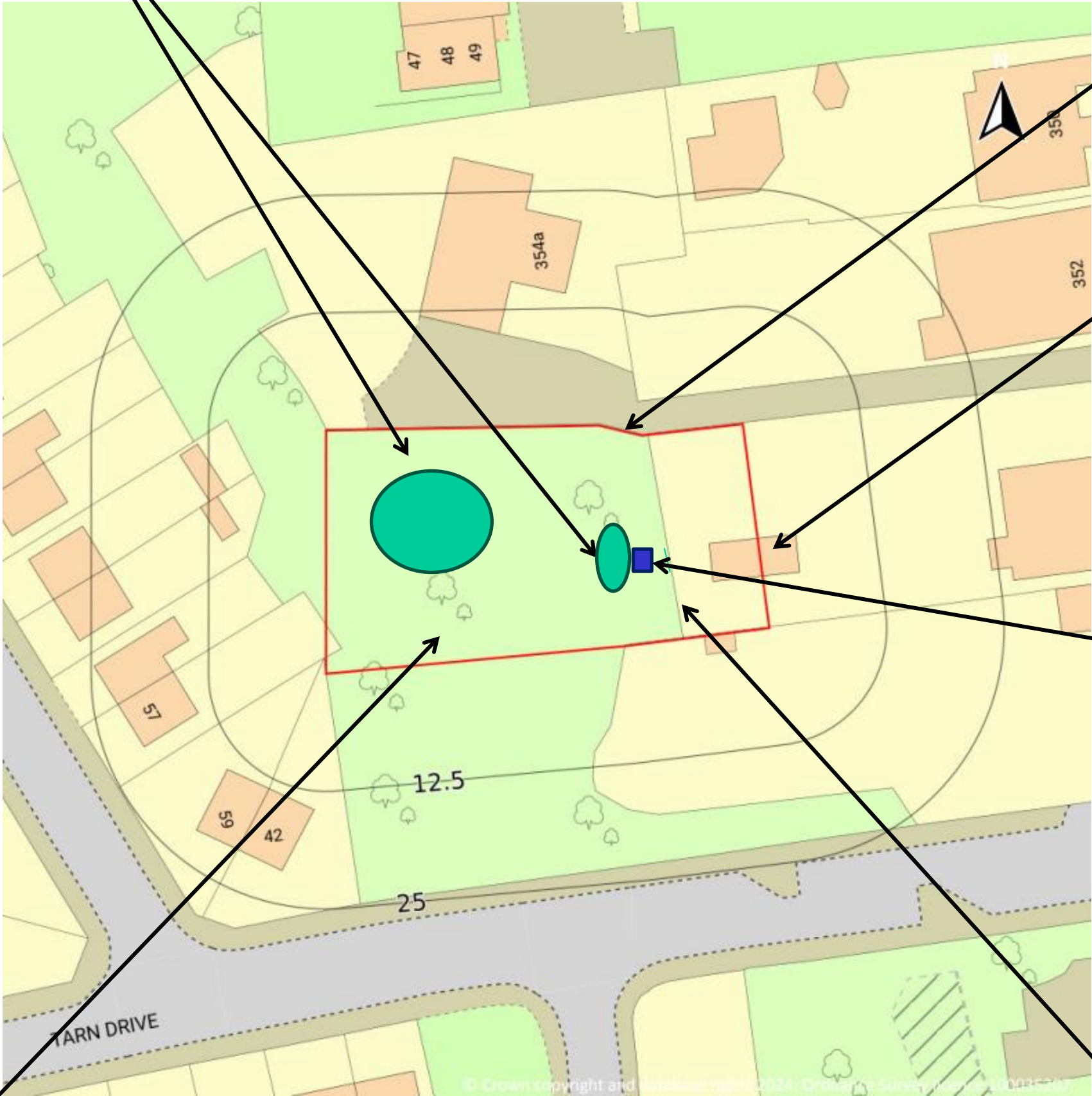
SITE ACCESS  
THROUGH GATE,  
LOCATED OFF  
UNAMED ROAD  
FROM  
MANCHESTER  
ROAD

GREENHOUSE

GATE FROM  
GARDEN LEADING  
TO MANMADE  
HOLE. POSSIBLE  
OLD BUNKER

SITE SLOPES  
STEEPLY INTO A  
CHANNEL IN  
SOUTH-WESTERN  
CORNER

METAL FENCING  
ACROSS SITE  
ASSOCIATED WITH  
RESIDENTIAL  
DEVELOPMENT IN  
THE EAST



KEY

APPROXIMATE SITE BOUNDARY

- NOTES
- 1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
  - 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
  - 3. DRAWING NOT FOR CONSTRUCTION PURPOSES.

| REV | DATE | DESCRIPTION | BY | CKD |
|-----|------|-------------|----|-----|
|     |      |             |    |     |
|     |      |             |    |     |

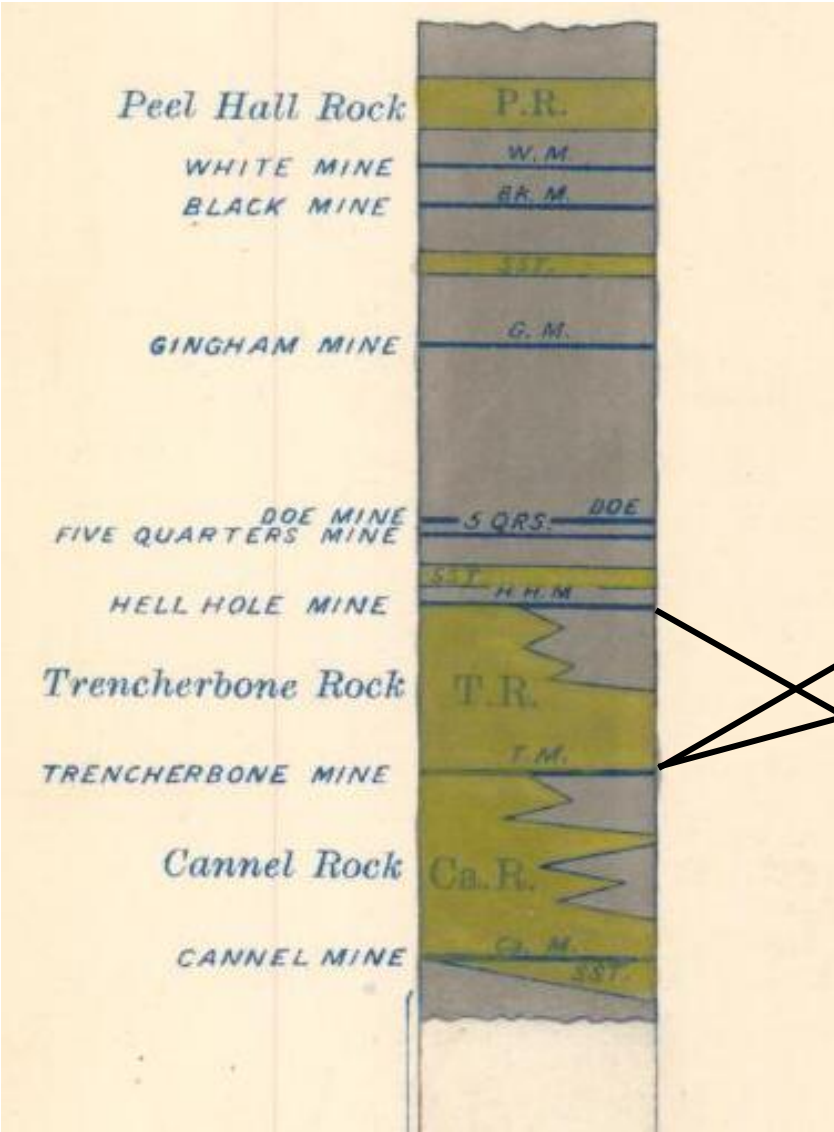


CLIENT  
SEDWICK ASSOCIATES

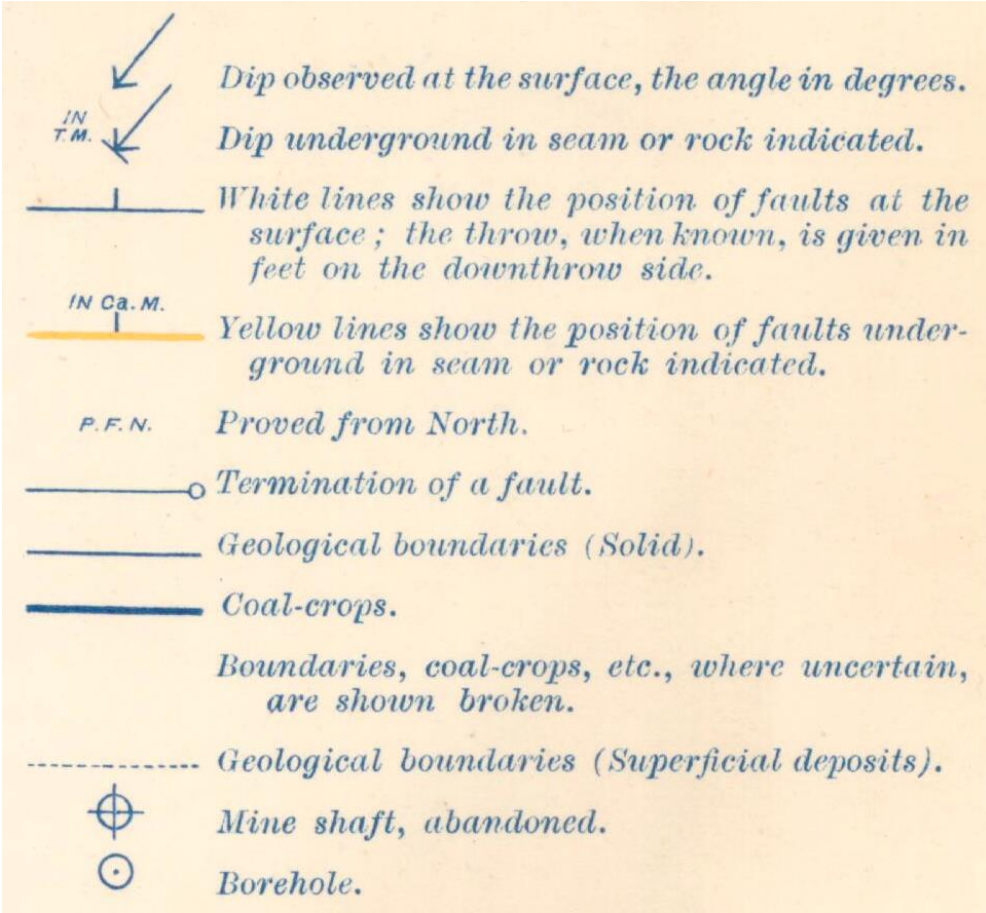
PROJECT TITLE  
354 MANCHESTER ROAD, BURY

DRAWING TITLE  
SITE FEATURES PLAN

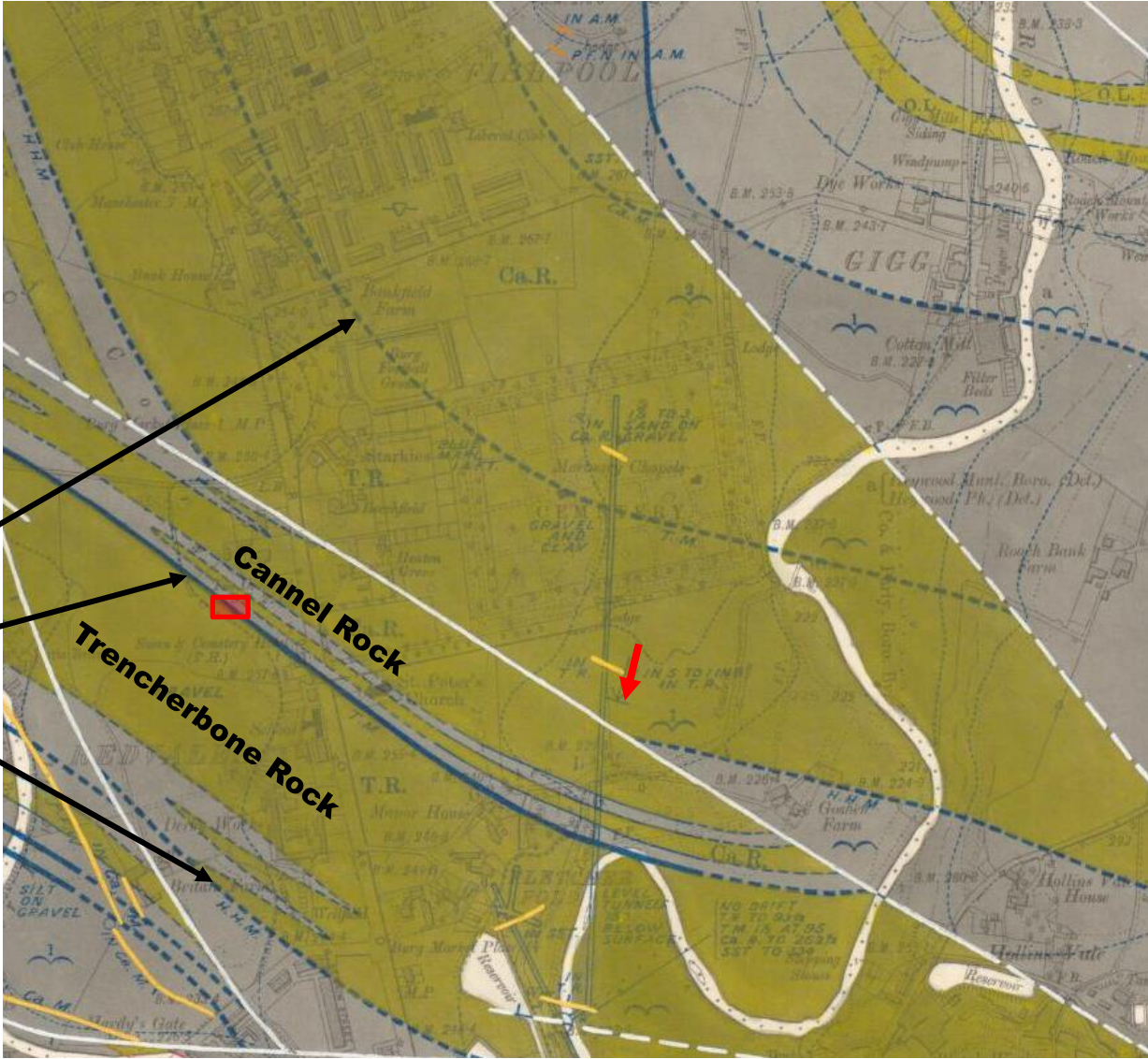
|                      |               |                  |                  |
|----------------------|---------------|------------------|------------------|
| DRAWING No.<br>C5923 | REVISION<br>- | SCALE<br>NTS     | DATE<br>24/10/24 |
| DRAWN BY<br>OH       |               | CHECKED BY<br>LC |                  |



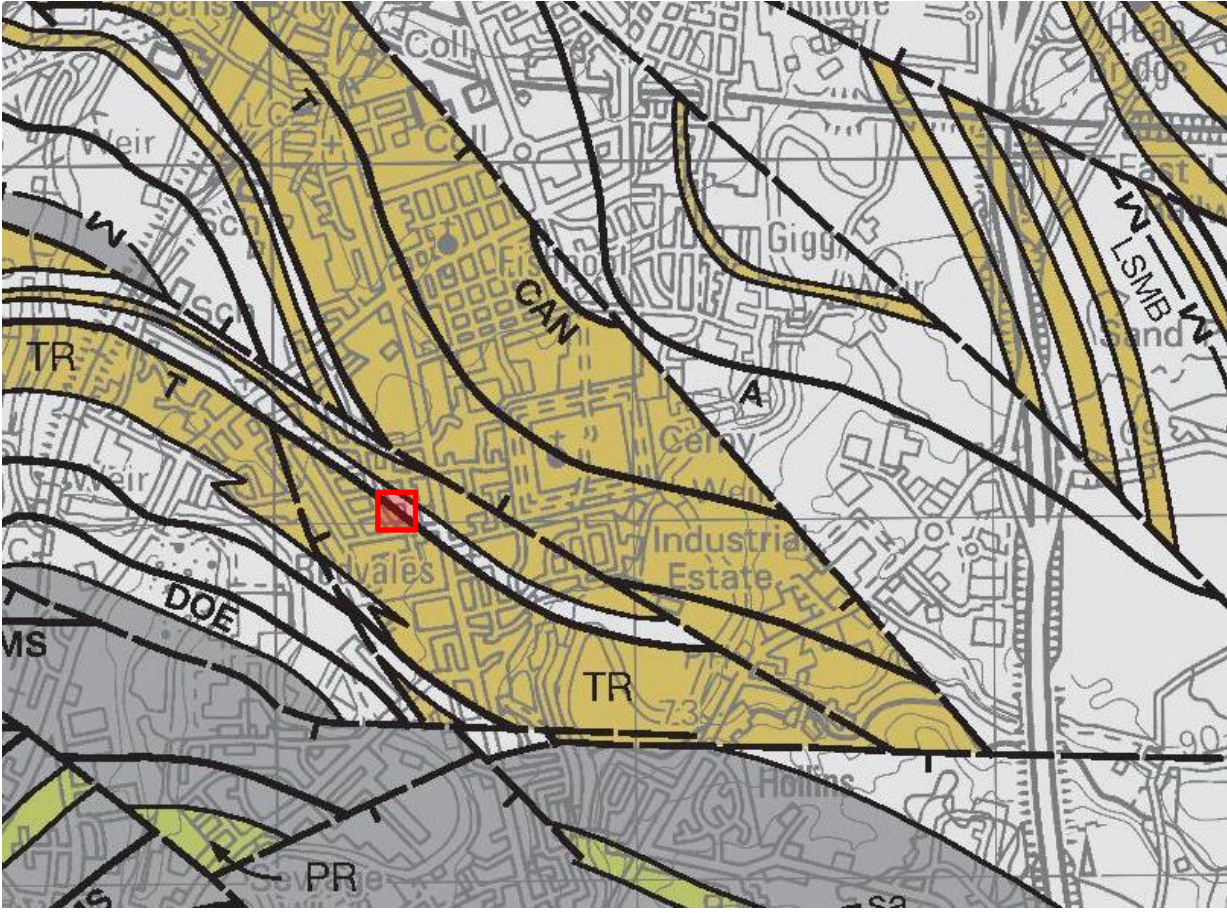
Generalized vertical section from 6-inch mapping Lancashire 88SW, 1928.



Key from 6-inch mapping Lancashire 88SW, 1928.



Extract from 6-inch mapping Lancashire 88SW, 1928.



Extract from 1:50,000 scale Sheet 85 Manchester (bedrock) mapping.

KEY

- APPROXIMATE SITE LOCATION
- DIP DIRECTION

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
  - DRAWING NOT FOR CONSTRUCTION PURPOSES.

| REV | DATE | DESCRIPTION | BY | CKD |
|-----|------|-------------|----|-----|
|     |      |             |    |     |
|     |      |             |    |     |



CLIENT  
SEDGWICK ASSOCIATES

PROJECT TITLE  
354 MANCHESTER ROAD, BURY

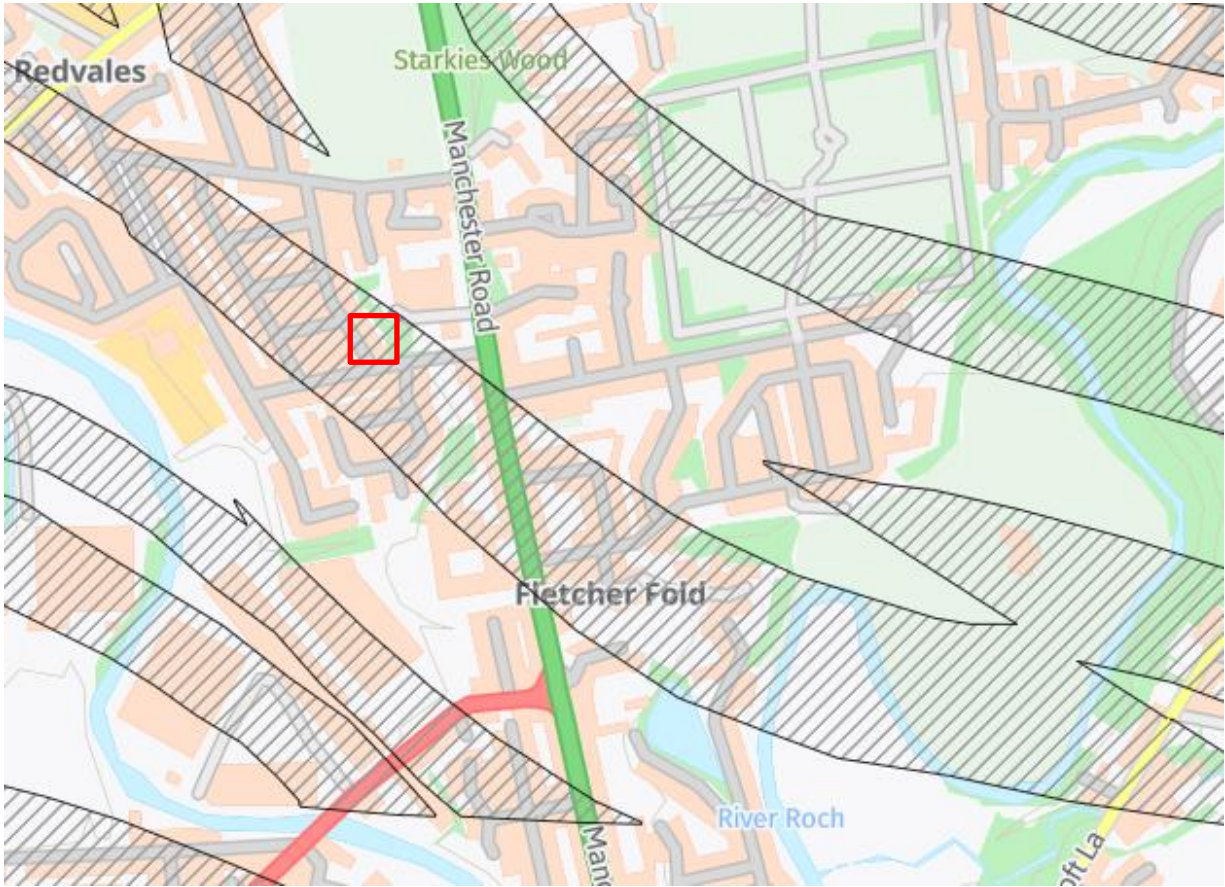
DRAWING TITLE  
GEOLOGICAL MAP EXTRACTS

| DRAWING No.    | REVISION | SCALE            | DATE     |
|----------------|----------|------------------|----------|
| C5923/03       | -        | NTS              | 13/06/25 |
| DRAWN BY<br>RO |          | CHECKED BY<br>DV |          |

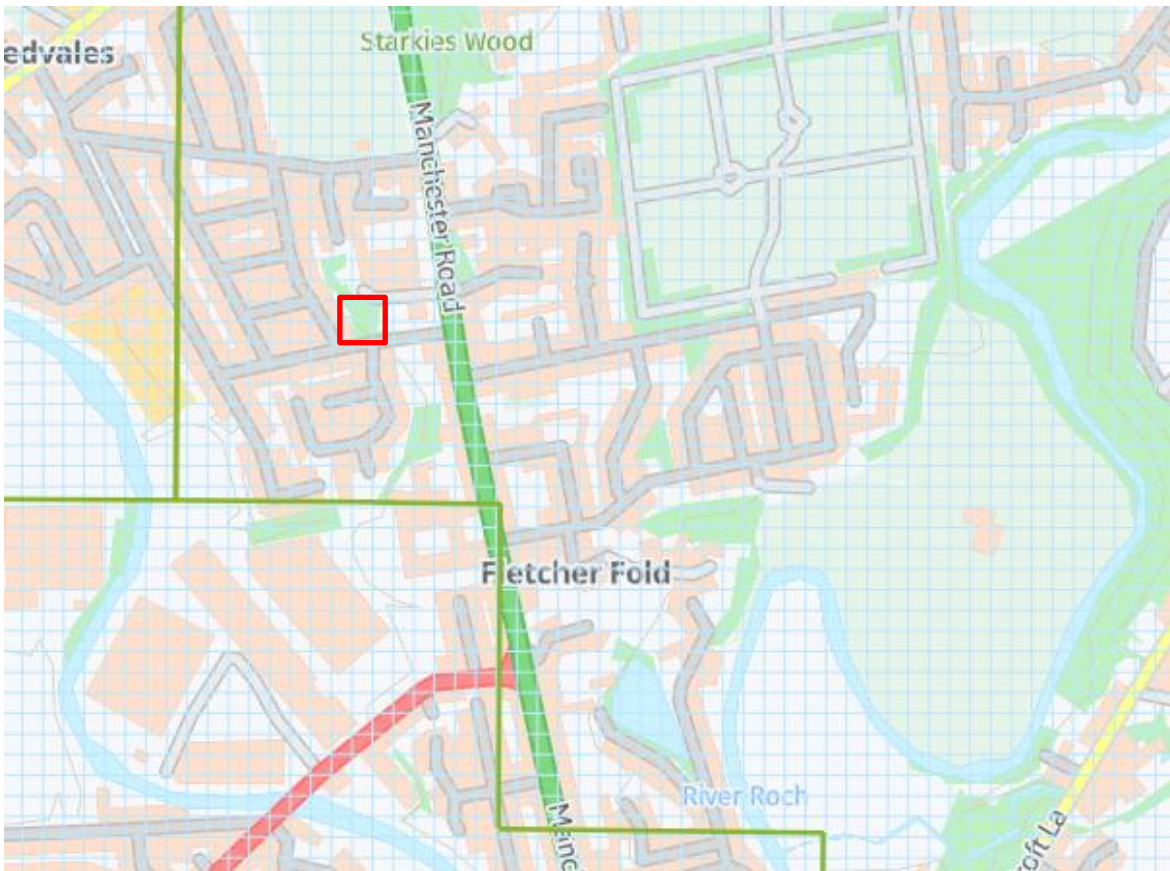


EXTRACTS FROM MINING REMEDIATION AUTHORITY INTERACTIVE MAPPING

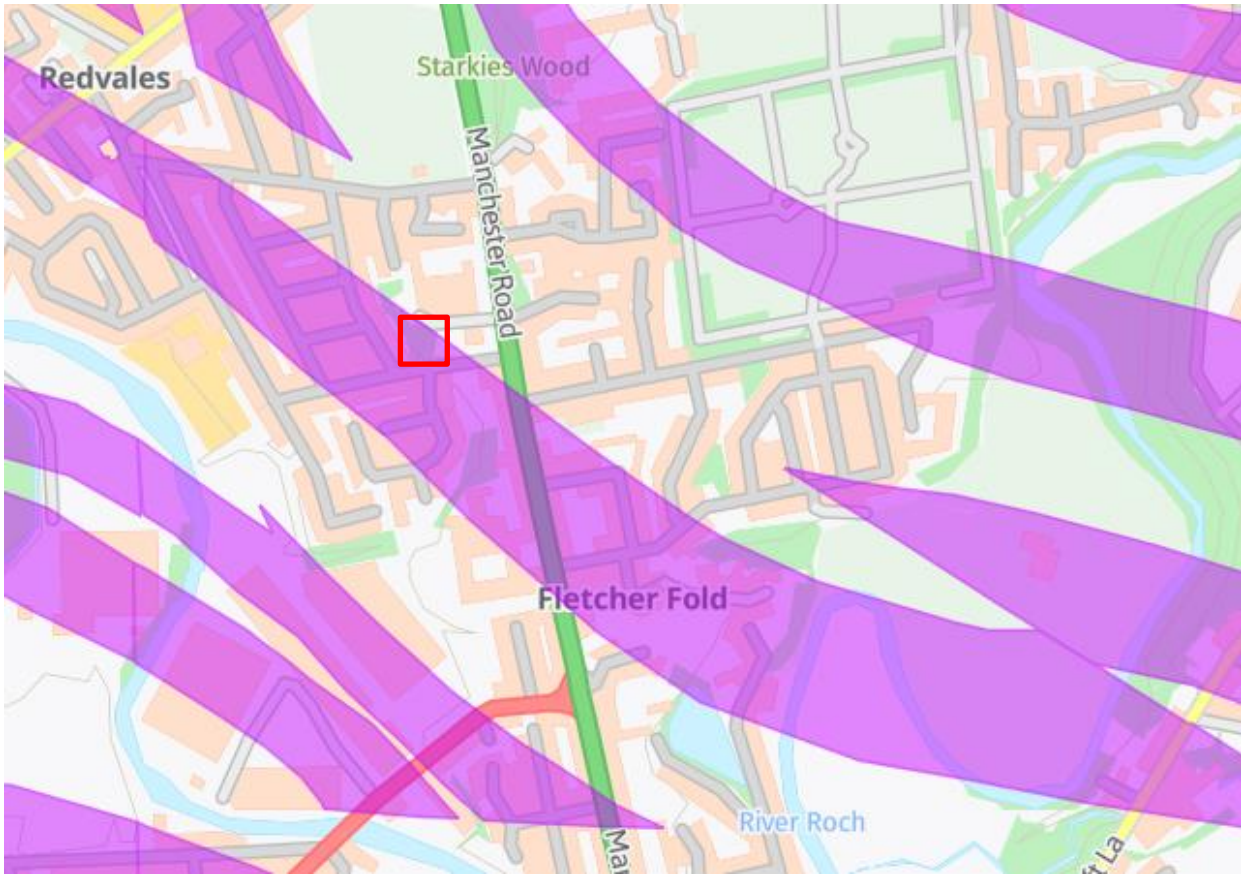
DEVELOPMENT HIGH RISK AREAS



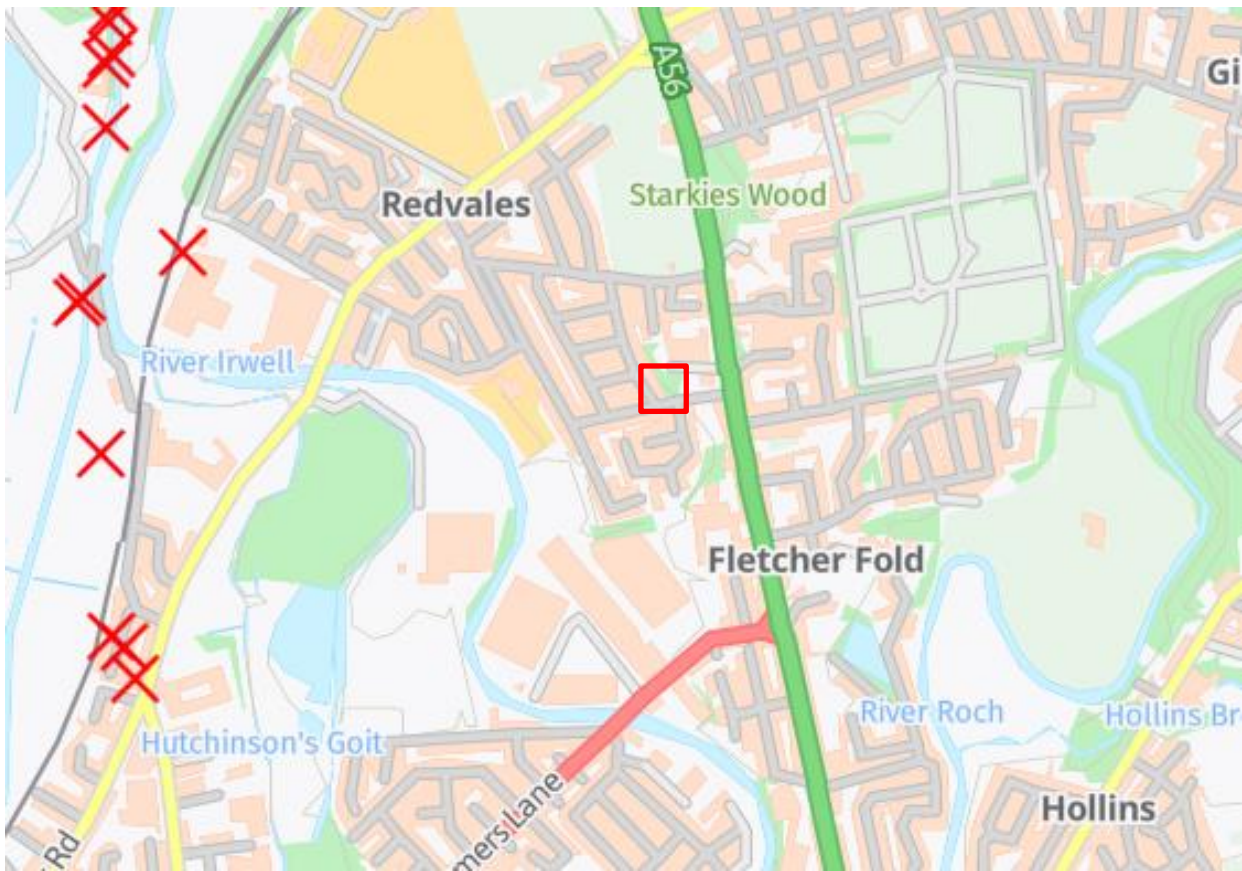
SURFACE COAL RESOURCE AREASS / ABANDONED MINES CATALOGUE



PROBABLE SHALLOW WORKINGS



MINE ENTRIES



KEY

- APPROXIMATE SITE BOUNDARY
- MINE ENTRY
- PROBABLE SHALLOW COAL MINE WORKINGS
- ABANDONED MINES CATALOGUE
- DEVELOPMENT HIGH RISK

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
  - DRAWING NOT FOR CONSTRUCTION PURPOSES.

| REV | DATE | DESCRIPTION | BY | CKD |
|-----|------|-------------|----|-----|
|     |      |             |    |     |
|     |      |             |    |     |



CLIENT  
SEDGWICK ASSOCIATES

PROJECT TITLE  
354 MANCHESTER ROAD, BURY

DRAWING TITLE  
MRA INTERACTIVE MAP EXTRACT

| DRAWING No.    | REVISION | SCALE            | DATE     |
|----------------|----------|------------------|----------|
| C5923/04       | -        | NTS              | 13/06/25 |
| DRAWN BY<br>RO |          | CHECKED BY<br>DV |          |

## **APPENDIX A**

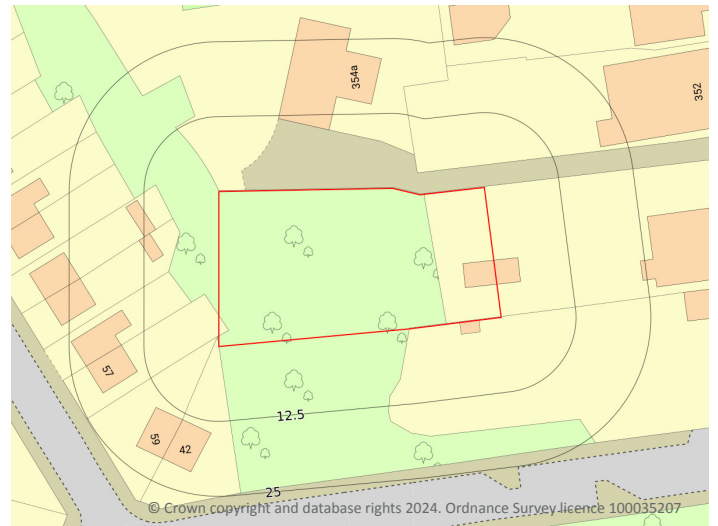
### **CON29M Report**

354, MANCHESTER ROAD, BURY, BL9 9NR

## Professional opinion

Inc. integrated mine entry interpretive assessment

## Site plan



## Search results

|                                                                                    |                                                             |                             |                                                                                     |                                                           |
|------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------|
|  | <b>1. Past underground coal mining</b><br><b>Identified</b> | <a href="#">page 5 &gt;</a> |  | <b>9. Coal mining subsidence claims</b><br>Not identified |
|  | <b>2. Present underground coal mining</b><br>Not identified |                             |  | <b>10. Mine gas emissions</b><br>Not identified           |
|  | <b>3. Future underground coal mining</b><br>Not identified  |                             |  | <b>11. Emergency Call Out incidents</b><br>Not identified |
|  | <b>4. Mine entries</b><br>Not identified                    |                             |  | <b>12. Withdrawal of support</b><br>Not identified        |
|  | <b>5. Coal mining geology</b><br>Not identified             |                             |  | <b>13. Working facilities orders</b><br>Not identified    |
|  | <b>6. Past opencast coal mining</b><br>Not identified       |                             |  | <b>14. Payments to copyhold owners</b><br>Not identified  |
|  | <b>7. Present opencast coal mining</b><br>Not identified    |                             |  | <b>Cheshire Brine</b><br>Not identified                   |
|  | <b>8. Future opencast coal mining</b><br>Not identified     |                             |                                                                                     |                                                           |

## Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining.



### Coal mining

#### Past underground coal mining

A potential risk due to past underground coal mining has been identified within the boundary of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

#### Next steps for consideration:

- A survey encompassing a visual inspection of the property is likely to be available, and this survey would highlight any visible defects and signs of mining-related settlement or subsidence effects.
- If no such survey has been undertaken, you should consider obtaining this type of visual inspection.

#### Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, 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. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through [www.ricsfirms.com](http://www.ricsfirms.com) ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on [www.groundstability.com](http://www.groundstability.com) ↗.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

#### Development risk

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating both to the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be



undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.



## Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
  - Adits
  - Shafts
  - Calculated 'zone of influence'
- Subsidence claims
  - Awaiting decision
  - Rejected
  - Admitted
  - Deferred
  - Settled
  - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

### Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.



**The Law Society**

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

## 1. Past underground coal mining



*Is the property within the zone of likely physical influence on the surface of past underground coal workings?*

- The property does not lie within the potential zone of influence of any recorded underground coal workings.
- The Coal Authority is aware of coal at or close to the surface which may have been mined in the past.
- A coal outcrop is recorded to pass through the property boundary. There is a possibility of unrecorded mining features associated with this coal outcrop within the property boundary.

## 2. Present underground coal mining



*Is the property within the zone of likely physical influence on the surface of present underground coal workings?*

- The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

## 3. Future underground coal mining



*(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?*

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

*(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?*

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

*(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?*



workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

## 4. Mine entries



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

## 5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

## 6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

## 7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.



## 8. Future opencast coal mining



*(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?*

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

*(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?*

- **The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.**

## 9. Coal mining subsidence claims



*(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?*

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

*(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?*

- **Not applicable.**

*(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?*

- **Not applicable.**

*(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?*

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

*(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?*

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

*NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.*



## 10. Mine gas emissions



*Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?*

- No mine gas emissions are recorded within the boundary of the property.

## 11. Emergency Surface Hazard Call Out incidents



*Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?*

- No Emergency Surface Hazard Call Out procedures are recorded against the property.

## 12. Withdrawal of support



*(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?*

- The property does not lie in an area where the right to withdraw support has been granted.

*(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?*

- The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.

## 13. Working facilities orders



*Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?*

- The property is not in an area where a court order has been issued.

## 14. Payments to owners of former copyhold land



*(a) Has any relevant notice, which may affect the property, been given?*

- The property does not lie within former copyholder land.

*(b) If yes, has any notice of retained interests in coal and coal mines been given?*



- **No notices of retained interests in coal and coal mines been given.**

*(c) If yes, has any acceptance notice or rejection notice been served?*

- **No acceptance or rejection notices have been served.**

*(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?*

- **No compensation has been paid to a claimant.**



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.

## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

### Complaints Advice

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 Standards.

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

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.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, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: [www.groundsure.com/terms-and-conditions-april-2023/](https://www.groundsure.com/terms-and-conditions-april-2023/) ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see [www.groundsure.com/remediation](https://www.groundsure.com/remediation) ↗ for full details.



## Coal Mining Report Insurance Policy



### Coal Mining Report Insurance Policy

#### The Schedule

**Policy Number:** The Reference contained in the **Coal Mining Search Report**

**Premium:** £1.20 inclusive of Insurance Premium Tax at 12%

**Property:** The property which is the subject of the **Coal Mining Search Report**

**Limit of Indemnity:** £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

**Commencement Date:** The date of the **Coal Mining Search Report**

**You/Your:**

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

#### Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

**Insured Use:** The continued use of the **Property** as a single house or flat or a single commercial premises

**Market Value:** The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

**Mortgage:** A mortgage or charge secured on the **Property** by an institutional mortgage lender

**Coal Mining Search Report:** The coal mining search report attached to this policy

**Search:** An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

**We/Our/Us:**

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

© Copyright – Zurich Insurance plc 2018. All rights reserved. Reproduction, adaptation, or translation without prior written permission is prohibited except as allowed under copyright laws.



## Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

**You** must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

## Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
  1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
  2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

## Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

**We** will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

### Waiver of Breach of Policy Condition

**We** will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

### Protection for Mortgagees and Successors in Title

**We** will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

### Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

### Exclusions

**We** will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

### Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: [claims@uk.zurich.com](mailto:claims@uk.zurich.com) ↗, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on **Your** behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

**We** will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

## General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

## Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

## Fair Processing and Complaints Procedure

### Our Complaints Procedure

#### Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

#### Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

#### Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

#### Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk) ↗.

You can also contact them as follows:

**Post:** Financial Ombudsman Service, Exchange Tower, London, E14 9SR

**Telephone:** 08000 234567 (free on mobile phones and landlines)

**Email:** [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk) ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

#### The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on [www.fscs.org.uk](http://www.fscs.org.uk) ↗ or by contacting the FSCS directly on 0800 678 1100.

## How we use your information

#### Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at [GBZ.General.Data.Protection@uk.zurich.com](mailto:GBZ.General.Data.Protection@uk.zurich.com) ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

#### What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

#### How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

#### **Who we share your personal information with**

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;  
introducers and professional advisers;  
regulatory and legal bodies;  
survey and research organisations;  
credit reference agencies;  
healthcare professionals, social and welfare organisations; and  
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;  
central government or local councils;  
law enforcement bodies, including investigators;  
credit reference agencies; and  
other insurance companies

#### **How we use your personal information for websites and email communications**

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

#### **How we transfer your personal information to other countries**

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at [GBZ.General.Data.Protection@uk.zurich.com](mailto:GBZ.General.Data.Protection@uk.zurich.com) ↗.

#### **How long we keep your personal information for**

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

#### Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
  - to have your data rectified if it is inaccurate or incomplete;
  - in certain circumstances, to have your data deleted or removed;
  - in certain circumstances, to restrict the processing of your data;
  - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
  - to object to direct marketing;
  - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
  - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

#### What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

#### Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

#### Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



## **APPENDIX B**

### **Consultants Coal Mining Report**



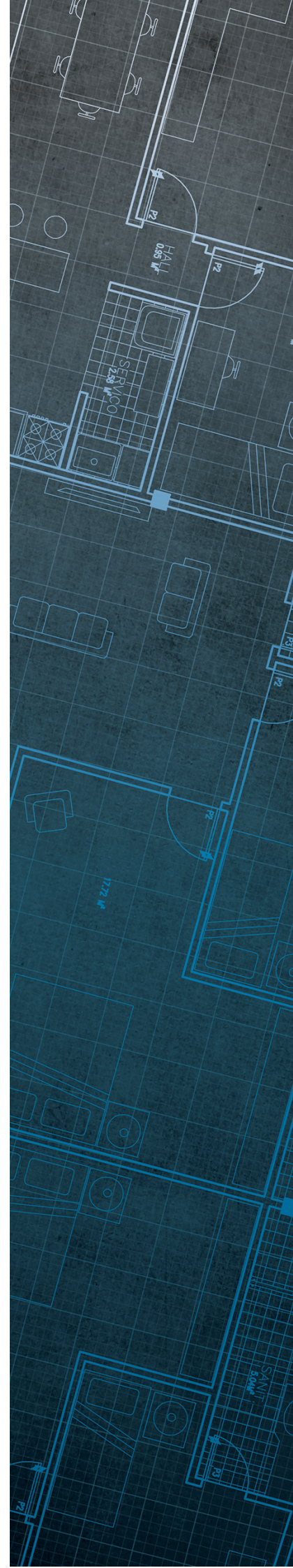
The Coal  
Authority

# Consultants Coal Mining Report

354, Manchester Road, Bury  
Greater Manchester  
BL9 9NR

Date of enquiry: 12 June 2025  
Date enquiry received: 12 June 2025  
Issue date: 12 June 2025

Our reference: 51003504736001  
Your reference: BRO-NDD-OU2-8ED-F41



# Consultants

# Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

## Client name

GROUNDSURE LIMITED

## Enquiry address

354, Manchester Road, Bury  
Greater Manchester  
BL9 9NR

## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



Reproduced by permission of  
Ordnance Survey on behalf of  
HMSO. © Crown copyright and  
database right 2018. All rights  
reserved.

Ordnance Survey Licence number: AC0000820577

## Section 1 – Mining activity and geology

### Past underground mining

No past mining recorded.

### Probable unrecorded shallow workings

Yes.

### Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

### Mine entries

None recorded within 100 metres of the enquiry boundary.

### Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

|       |  |  |
|-------|--|--|
| 16820 |  |  |
|-------|--|--|

**Please contact us on 0345 762 6848** to determine the exact abandoned mine plans you require based on your needs.

### Outcrops

| Seam name    | Mineral | Seam workable | Distance to outcrop (m) | Direction to outcrop | Bearing of outcrop |
|--------------|---------|---------------|-------------------------|----------------------|--------------------|
| TRENCHERBONE | Coal    | Yes           | Within                  | N/A                  | 305                |

### Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

### Opencast mines

None recorded within 500 metres of the enquiry boundary.

### Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

## Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

### Site investigations

None recorded within 50 metres of the enquiry boundary.

### Remediated sites

None recorded within 50 metres of the enquiry boundary.

### Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

### Mine gas

None recorded within 500 metres of the enquiry boundary.

### Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

## Section 3 – Licensing and future mining activity

### Future underground mining

None recorded.

### Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

### Court orders

None recorded.

### Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

### Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

### Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

## Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

### Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

## Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)**.

### Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

### Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

### Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

### Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

### Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

### Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

### Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

### **Opencast mines**

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

### **Coal Authority managed tips**

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

### **Site investigations**

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

### **Remediated sites**

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

### **Coal mining subsidence**

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

### **Mine gas**

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

### **Mine water treatment schemes**

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

### **Future underground mining**

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

### **Coal mining licensing**

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

### **Court orders**

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

### **Section 46 notices**

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

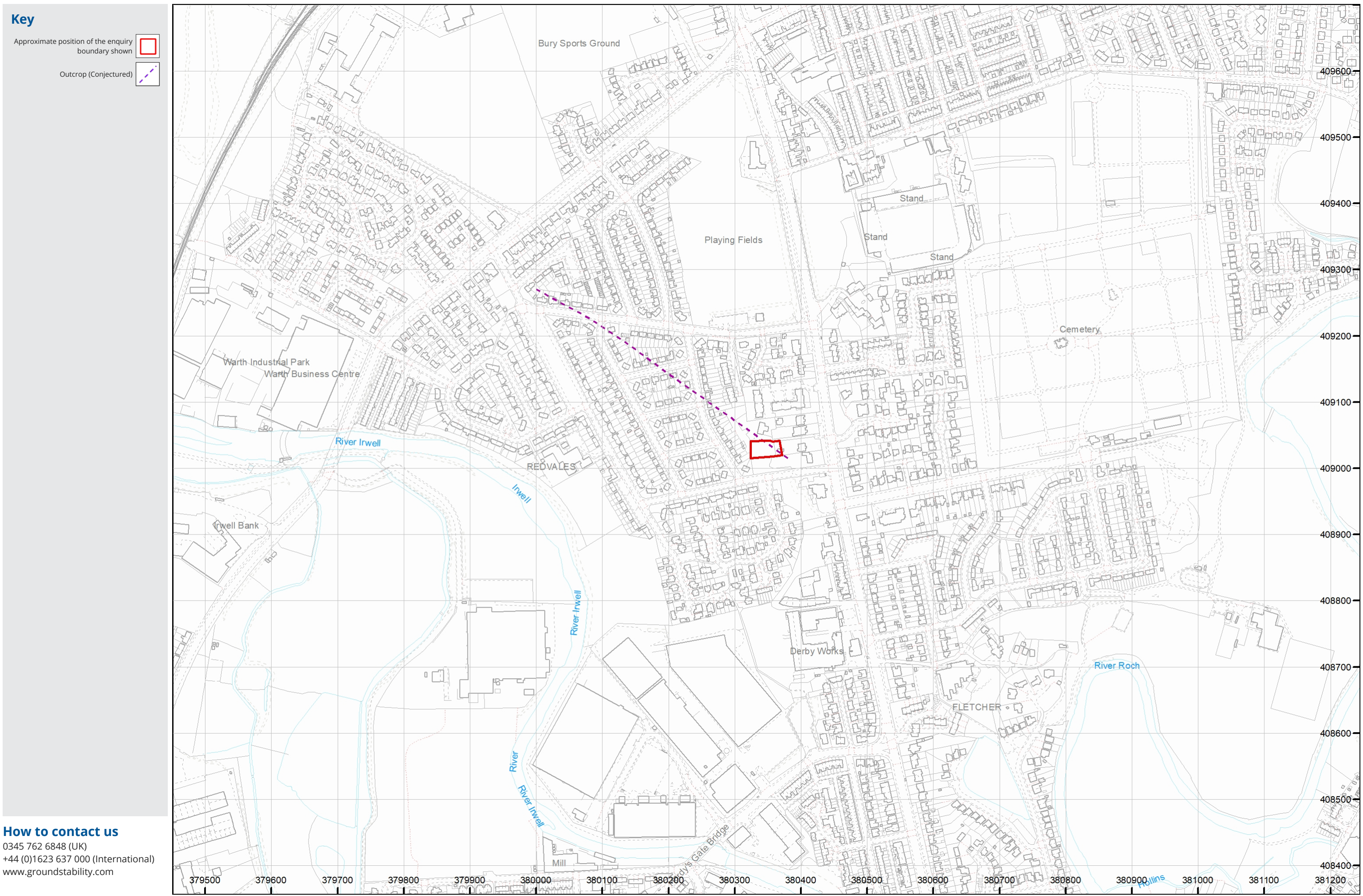
### **Withdrawal of support notices**

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

### **Payment to owners of former copyhold land**

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



## **North**

**William Smith House  
173 – 183 Witton Street  
Northwich  
Cheshire  
CW9 5LP**

**Tel: 01606 334 844**

## **Midlands**

**Unit 5, Alfred Court  
Saxon Business Park  
Stoke Prior  
Bromsgrove  
Worcestershire  
B60 4AD**

**Tel: 01215 729 014**

## **South**

**Suite 8-9  
Tapnage Farm  
Titchfield Lane  
Wickham  
Hampshire  
PO17 5PQ**

**Tel: 0800 044 8025**