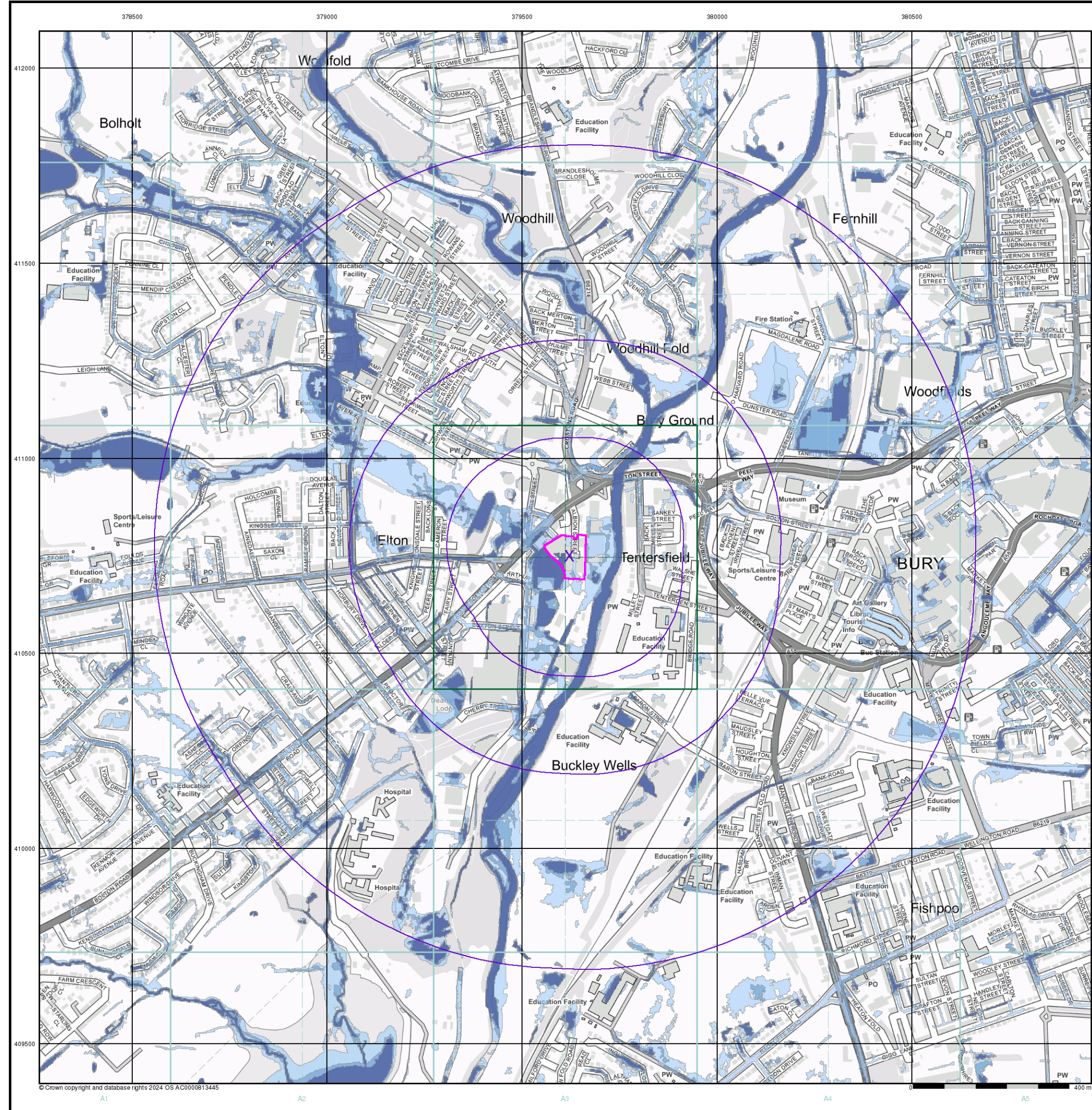




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Envirocheck®

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

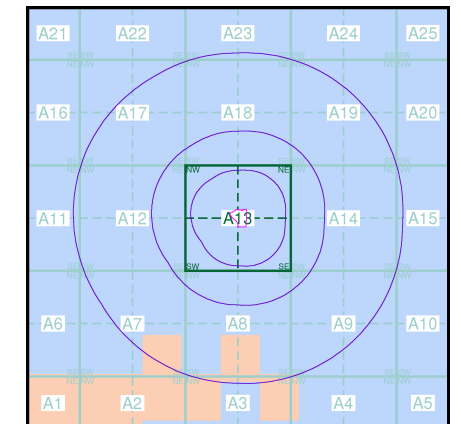
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

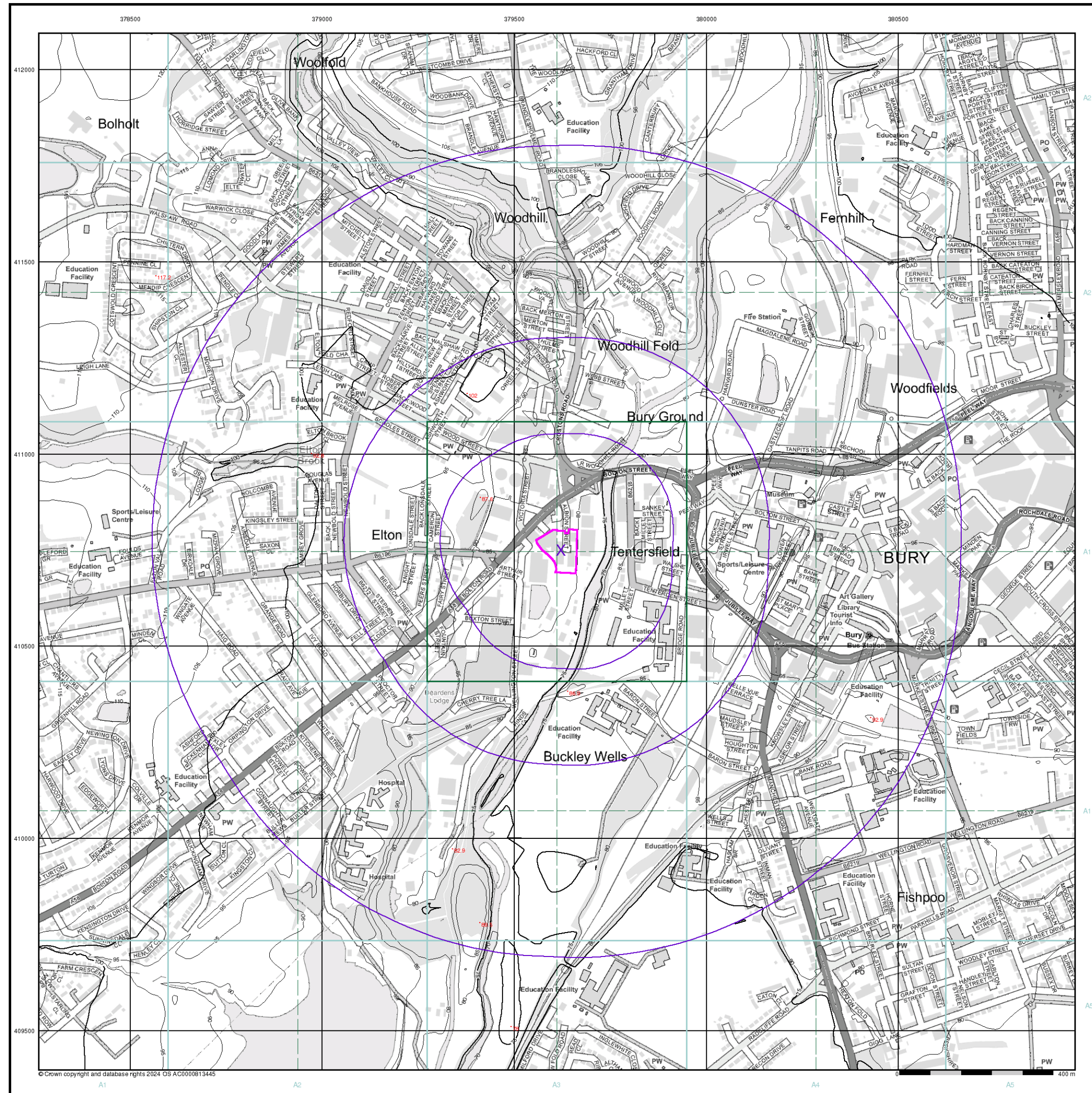
Order Number: 362973134_1_1
Customer Ref: ZZ24032
National Grid Reference: 379620, 410750
Slice: A
Site Area (Ha): 0.84
Search Buffer (m): 1000

Site Details

Site at 379620, 410760

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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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WFD Surface Waters Map

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

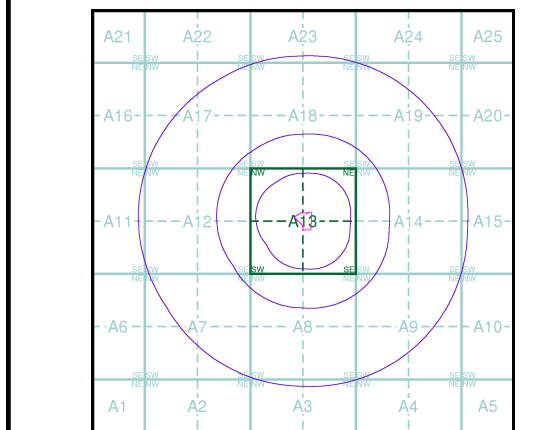
Water Framework Directive - Surface Water Quality

- High
- Good
- Moderate
- Poor
- Bad

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

WFD Surface Waters Map - Slice A



Order Details

Order Number: 362973134_1_1
Customer Ref: ZZ24032
National Grid Reference: 379620, 410750
Slice: A
Site Area (Ha): 0.84
Search Buffer (m): 1000

Site Details

Site at 379620, 410760

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APPENDIX E

COAL MINING REPORT



The Coal
Authority

CON29M

coal mining report

PLATOON, ALBION STREET, UNIT 40, BURY, GREATER MANCHESTER



Known or potential coal mining risks

Future underground coal mining

Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **362973134_2**
Our reference: **51003462018001**
Date: **8 November 2024**

Client name:
NLIS Hub

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



The Law
Society

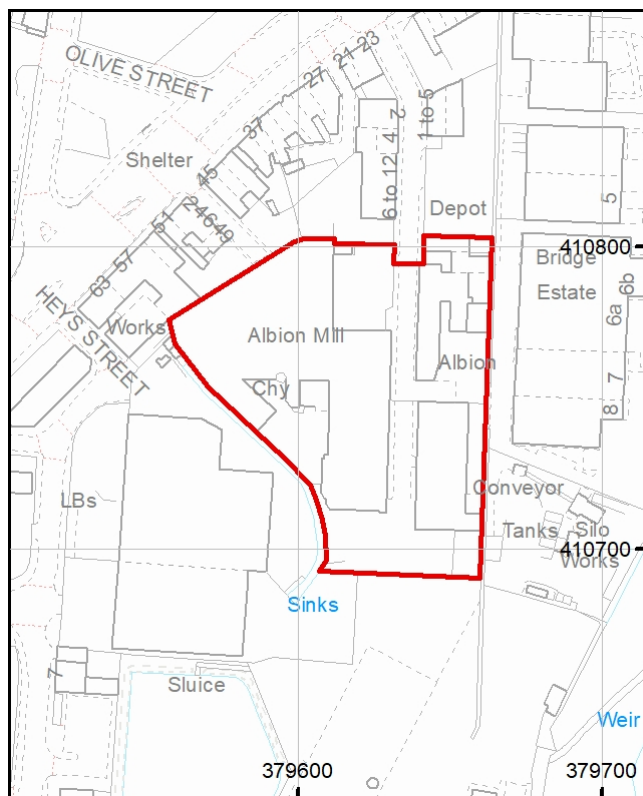
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion



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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.



Site investigations

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

A site investigation was carried out in April 2014 by The Land Consultancy Ltd, Fairweather House, 4 Parker Lane, Whitestake, Preston, Lancashire on behalf of LK Consult Ltd, Kay Street, Bury, BL9 6BU .

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

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4 Mine entries

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

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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

9 Coal mining subsidence

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

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

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

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

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

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

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

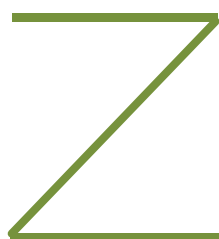
site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



APPENDIX F

PHOTOGRAPHS

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 1 - View Down Albion Street from the North



Photograph No 2 - General View of Albion House from the North

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 3 - General View of Albion House from the South



Photograph No 4 - Office in the Northern Part of Albion House

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 5 - Kitchen/Welfare Facilities in the Northern Part of Albion House



Photograph No 6 - Eastern Workspace

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 7 - Western Workspace



Photograph No 8 - Albion House Semi-Basement

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 9 - Albion House Semi-Basement



Photograph No 8 - View of Land to the East of Albion House from the South

Albion Mill & House, Albion Street, Bury
Photographs - November 2024



Photograph No 9 - Wood and Pallets



Photograph No 10 - Wood and Other Rubbish

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 11 - View of Albion Mill from the South



Photograph No 11 - View of Albion Mill from the North

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 12 - Western Section of the Mill



Photograph No 13 - View Towards the Garage

Albion Mill & House, Albion Street, Bury
Photographs - November 2024



Photograph No 14 - Panelling & Wooden Pallets to the West of the Mill



Photograph No 15 - Tyres to the West of the Mill

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 16 - Internal View of Albion Mill



Photograph No 17 - General Rubbish Inside the Mill

**Albion Mill & House, Albion Street, Bury
Photographs - November 2024**



Photograph No 18 - Internal View of Albion Mill

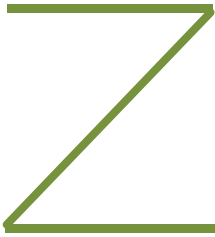


Photograph No 20 - Land to the South of the Mill

Albion Mill & House, Albion Street, Bury
Photographs - November 2024

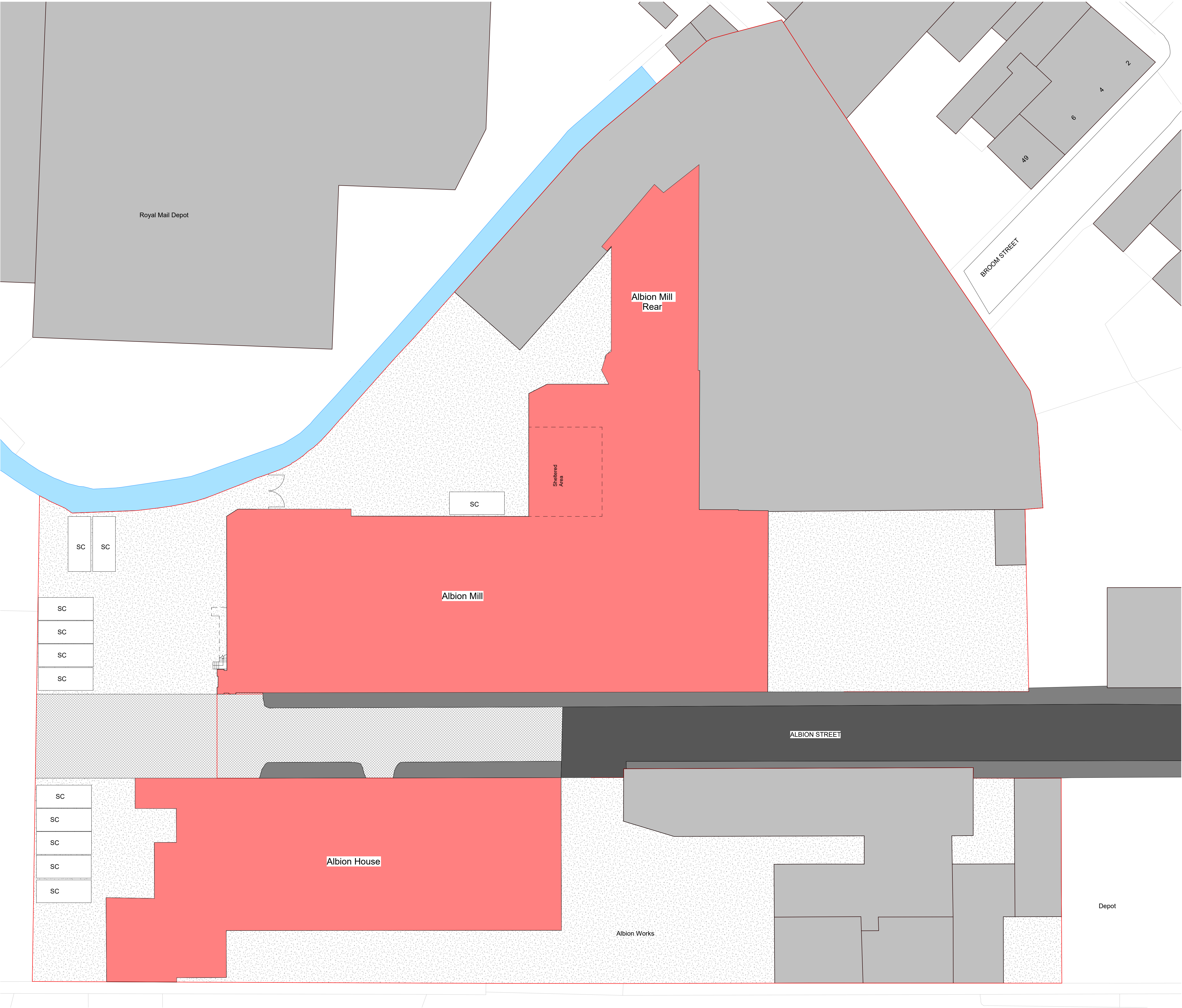


Photograph No 21 - Stream to the West



APPENDIX G

DRAWINGS



1

Site - Exisitng

1 : 200

50 0 5 10 15 20 25

SCALE 500

1: m

North

Site Key

- Hard Landcaping
- Neighbouring Properties
- Public Road
- Cobbled Road
- Public Path
- Existing Building
- SC

Shipping Containers

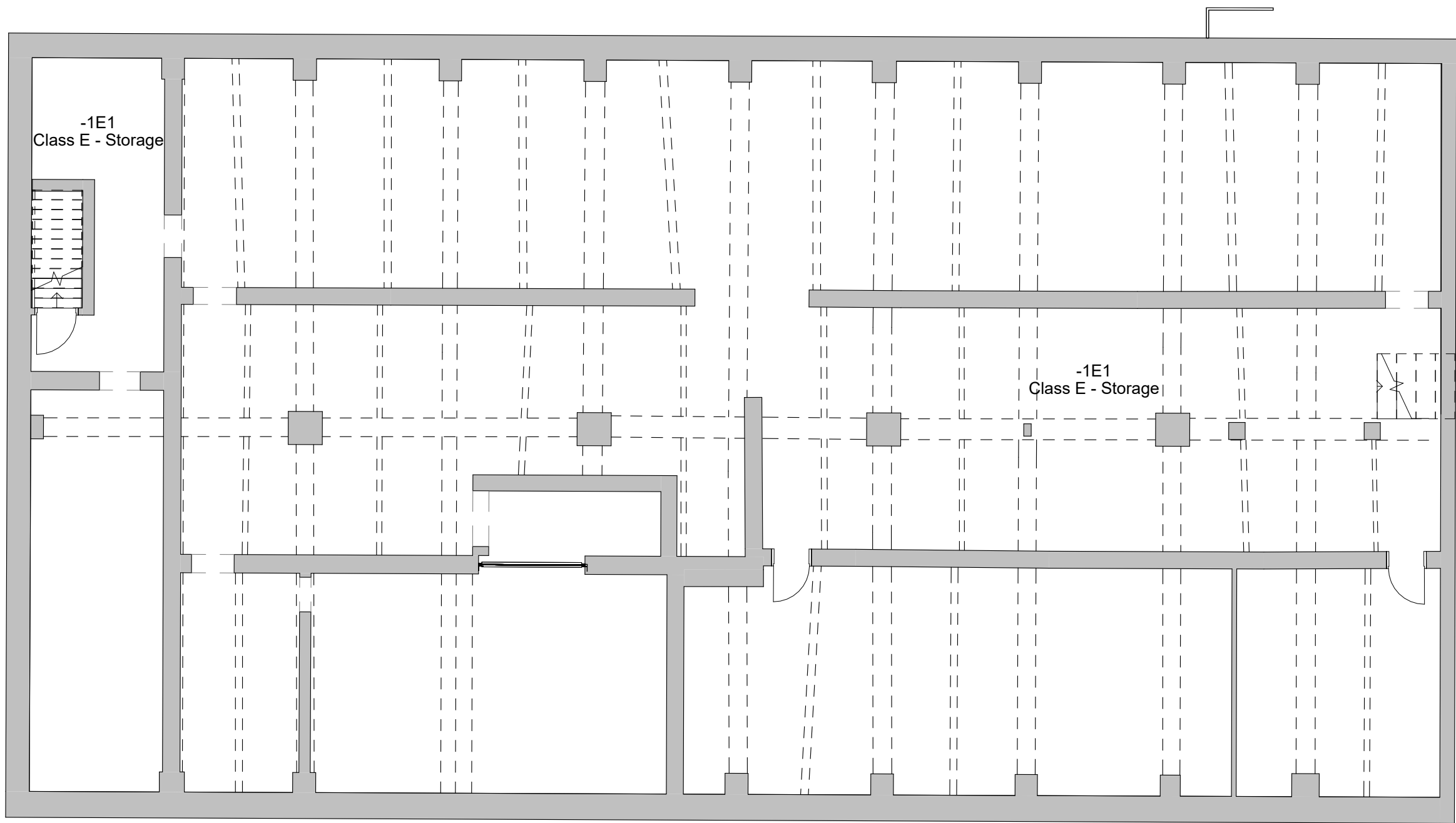
Legend - Boundaries

Site Boundary

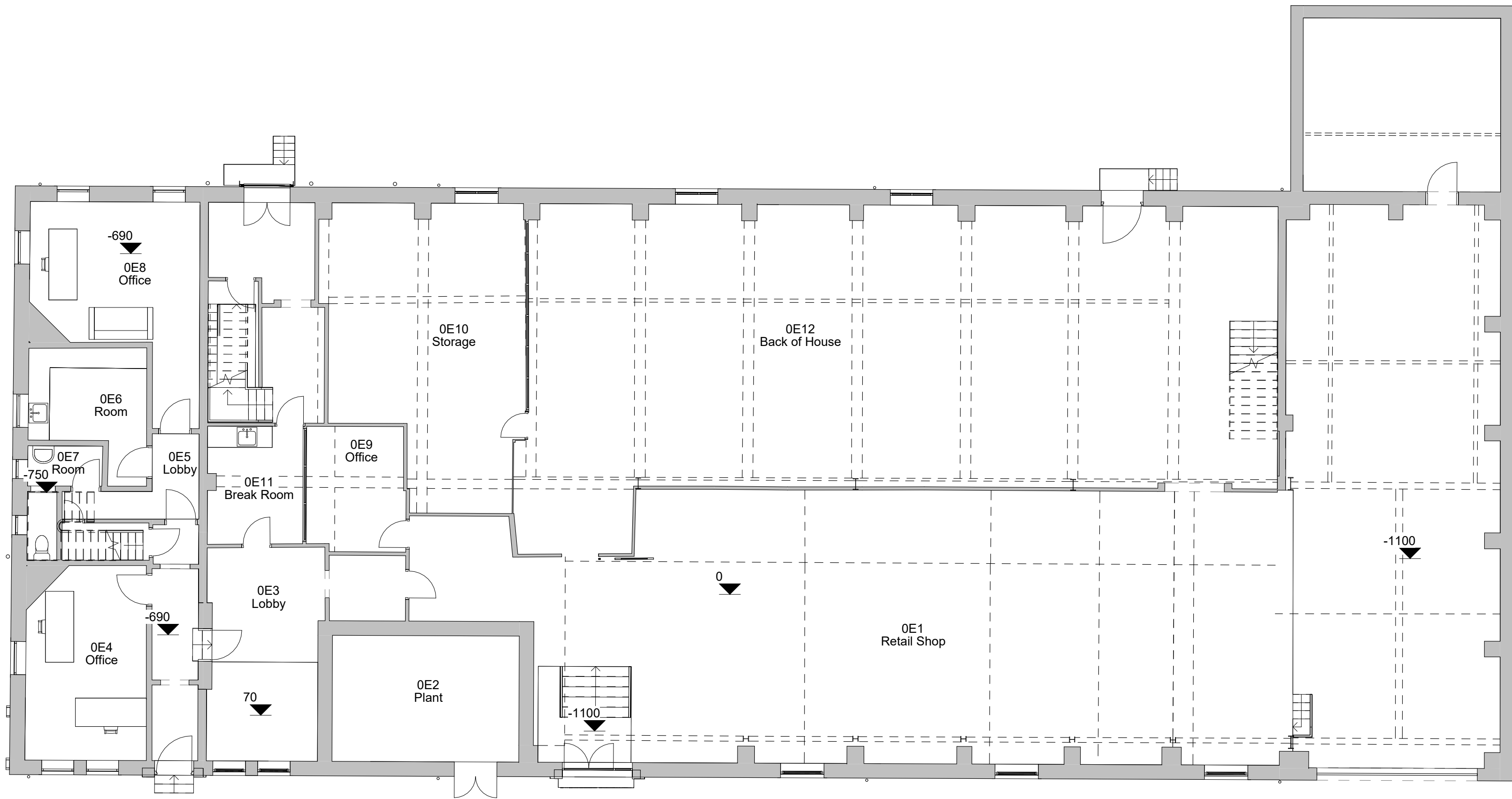
Site Boundary determined using OS DATA

1	Full Scheme	10/09/2024
No.	Description	Date

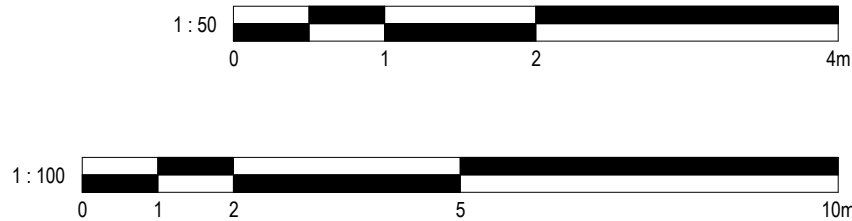
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TITLE			Site - Existing			
CLIENT						
STATUS			PLANNING			
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PROJECT NUMBER		DRAWING NUMBER		REV		
GSS23089.4		502		1		
GOLD SKETCH S T U D I O S www.goldsketch.co.ukinfo@goldsketch.co.uk0161 792 9595						
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2 Level B1 - Existing
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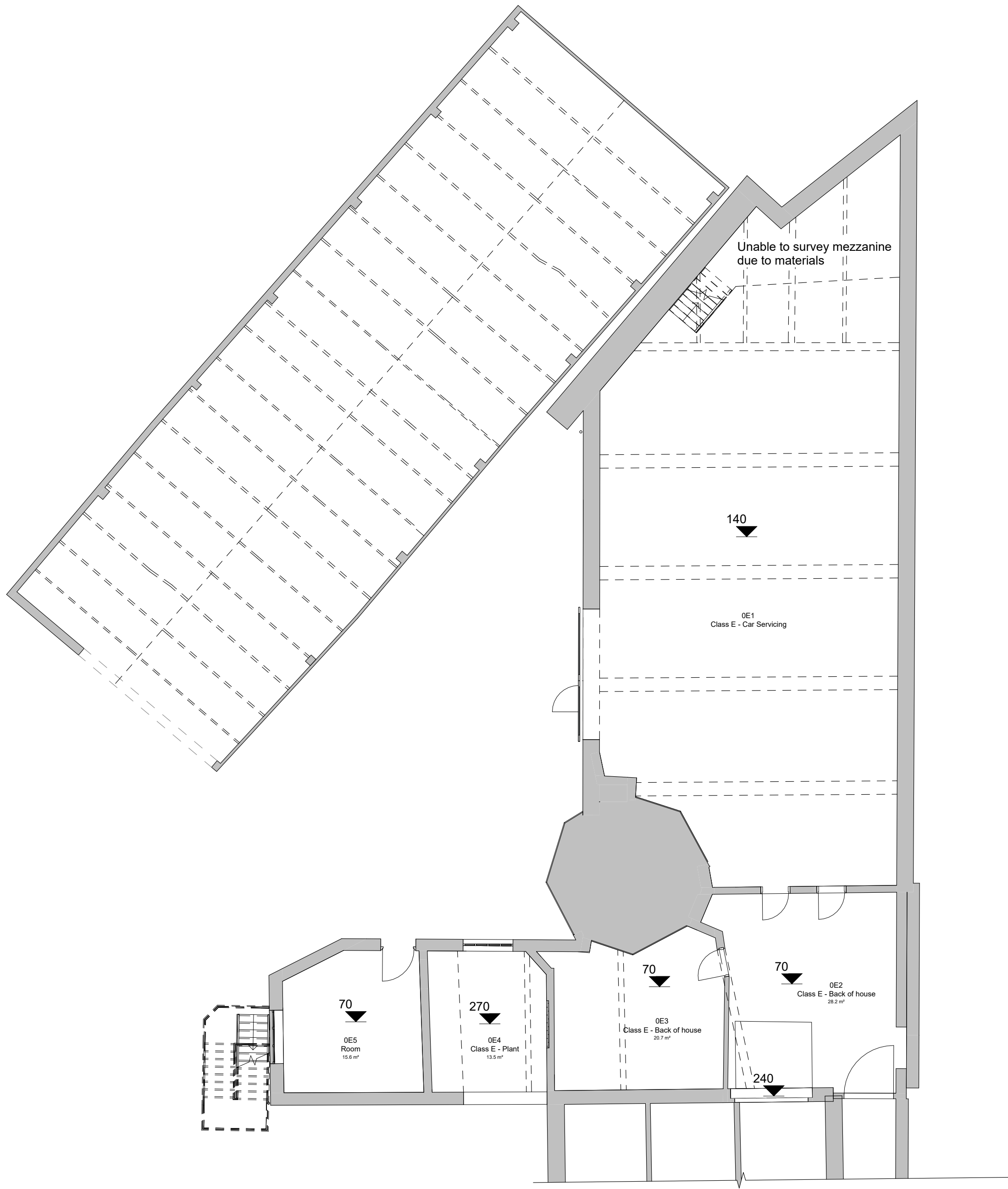


1 Level 0 - Existing
1 : 100

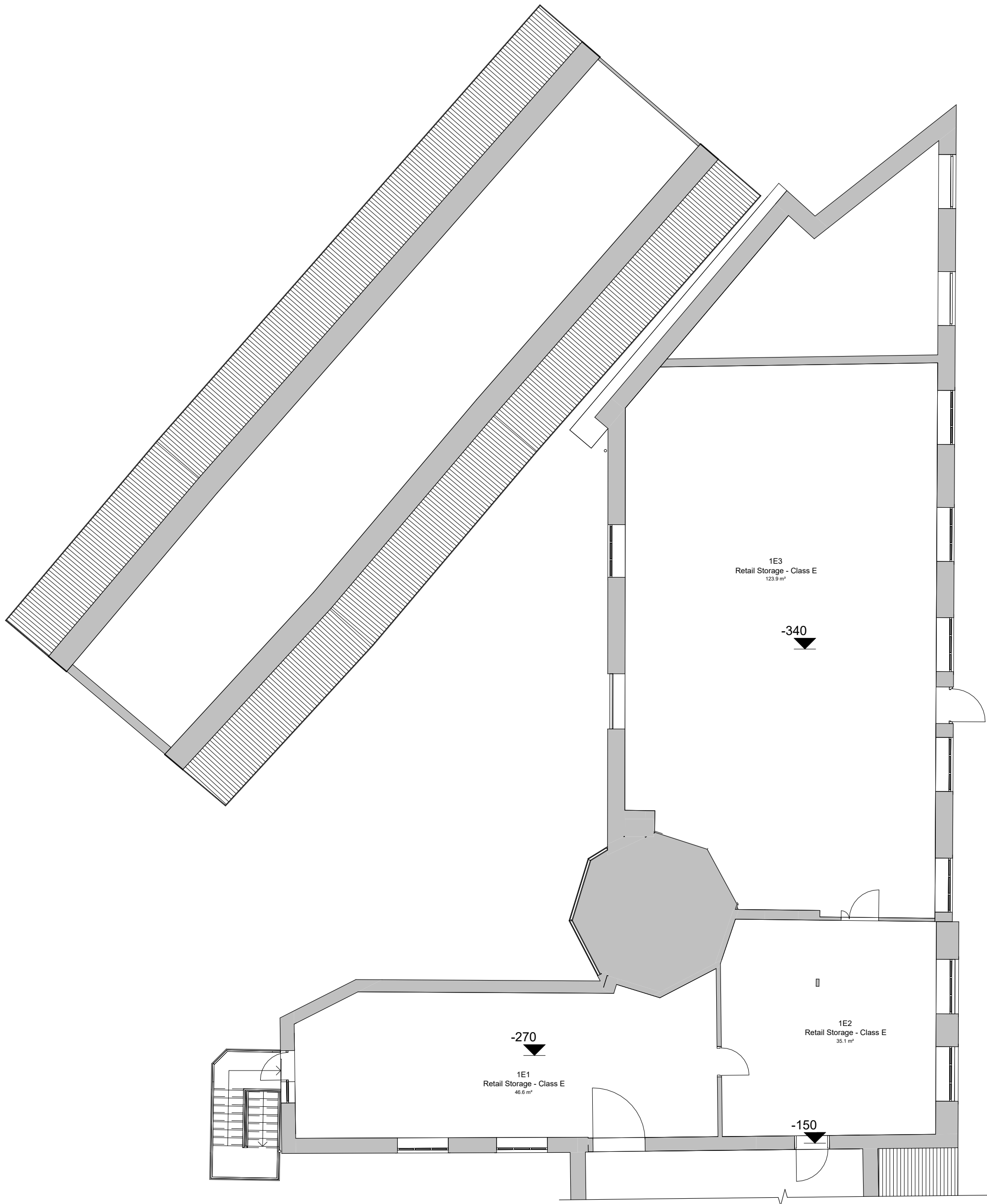


No.	Description	Date
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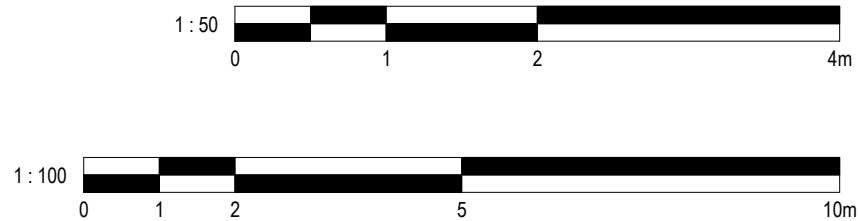
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TITLE		Existing Plans		
STATUS		DESIGN		
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JB	27/08/2024			1 : 100
PROJECT NUMBER		DRAWING NUMBER	REV	
GSS24089.1		002A		
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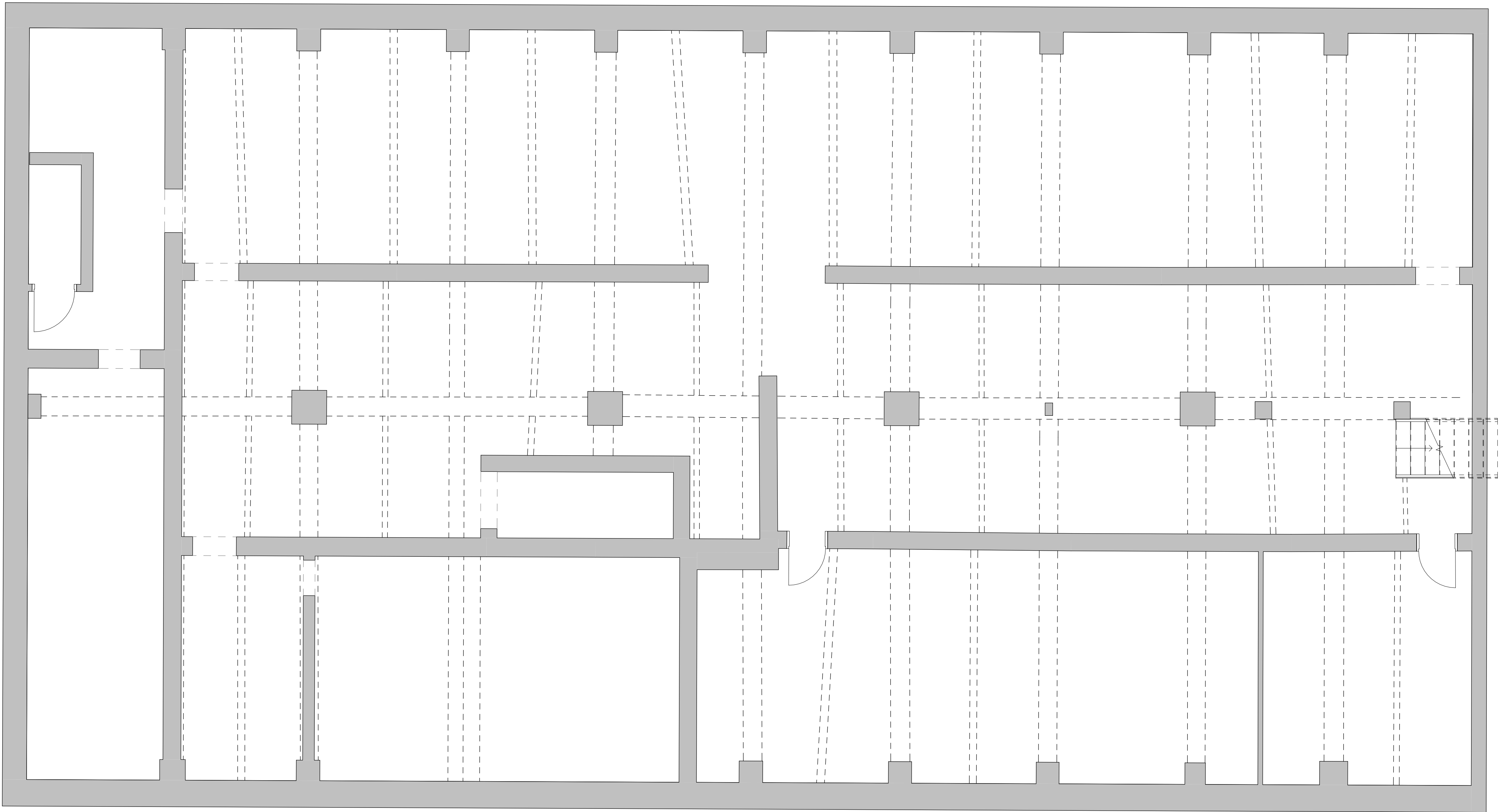
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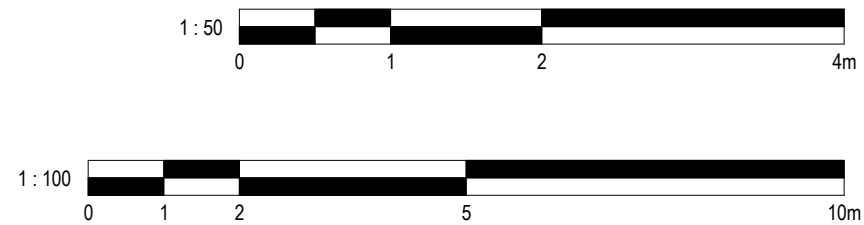
2 Level 1 - Existing
1 : 100



No.		Description	Date
PROJECT		Albion Mill Rear	
TITLE		Existing Plans	
STATUS		DESIGN	
DRAWN BY	DATE	SCALE (@ A1)	
JB	14/08/2024	1 : 100	
PROJECT NUMBER		DRAWING NUMBER	REV
GSS24090.1		002A	
GOLD SKETCH			
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1 Level B1 - Proposed
1 : 50

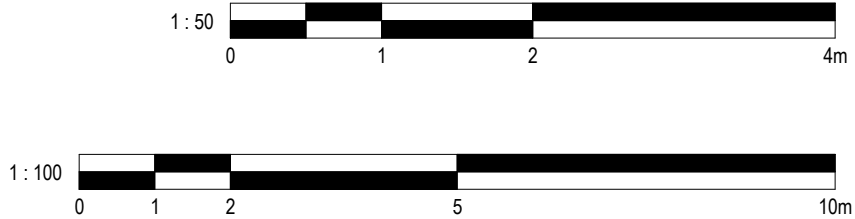


No.	Description	Date
PROJECT		
Albion House		
TITLE		
Proposed Plans		
CLIENT		
STATUS		
DESIGN		
DRAWN BY	DATE	SCALE (@ A0)
TP	27/08/2024	1 : 50
PROJECT NUMBER	DRAWING NUMBER	REV
GSS24089.1	003A	
GOLD SKETCH		
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NOTES		
1. All dimensions are in millimeters unless otherwise stated.		
2. All dimensions are to the centerline of the wall unless otherwise stated.		
3. All dimensions are to the centerline of the wall unless otherwise stated.		
4. All dimensions are to the centerline of the wall unless otherwise stated.		
5. All dimensions are to the centerline of the wall unless otherwise stated.		

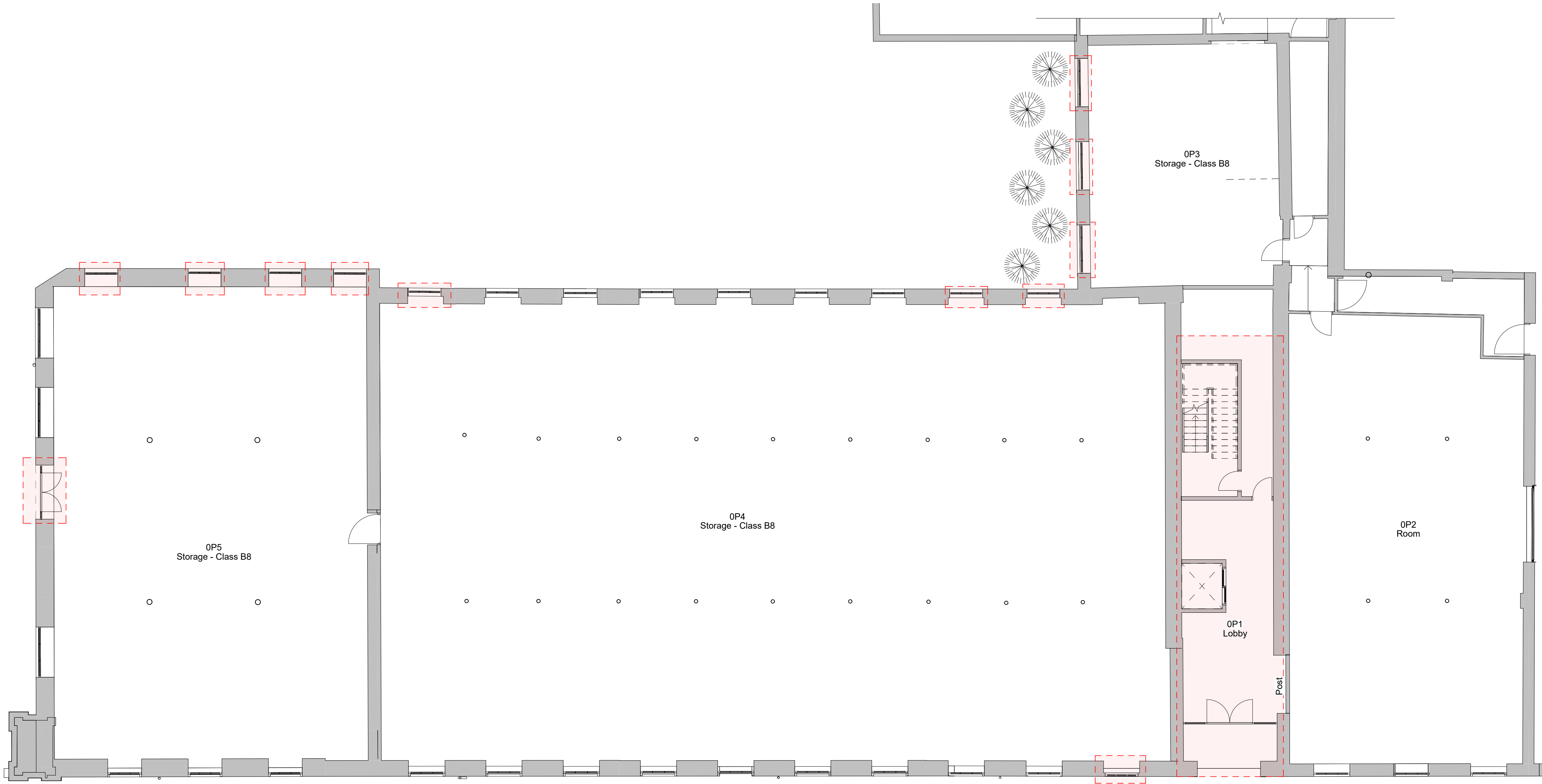


1 Level 0 - Proposed
1 : 50

Level 0 - Apartment Sizes			
Level	Apartment Name	Area	Comments
Albion House - LEVEL 0	0A	181.7 m²	2 Bed, 3 Person
Albion House - LEVEL 0	0B	141.8 m²	1 Bed, 2 Person



No.	Description	Date
PROJECT	Albion House	
TITLE	Proposed Plans	
CLIENT		
STATUS	DESIGN	
DRAWN BY	TP	DATE 27/08/2024
SCALE (@ A0)		1 : 50
PROJECT NUMBER	GSS24089.1	DRAWING NUMBER 003B
REV		
GOLD SKETCH		
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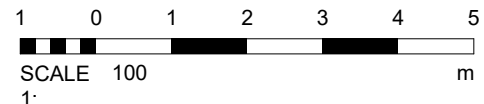
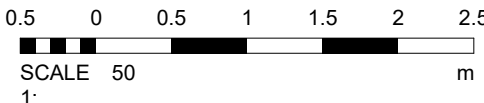


1 Level 0 - Proposed
1 : 100

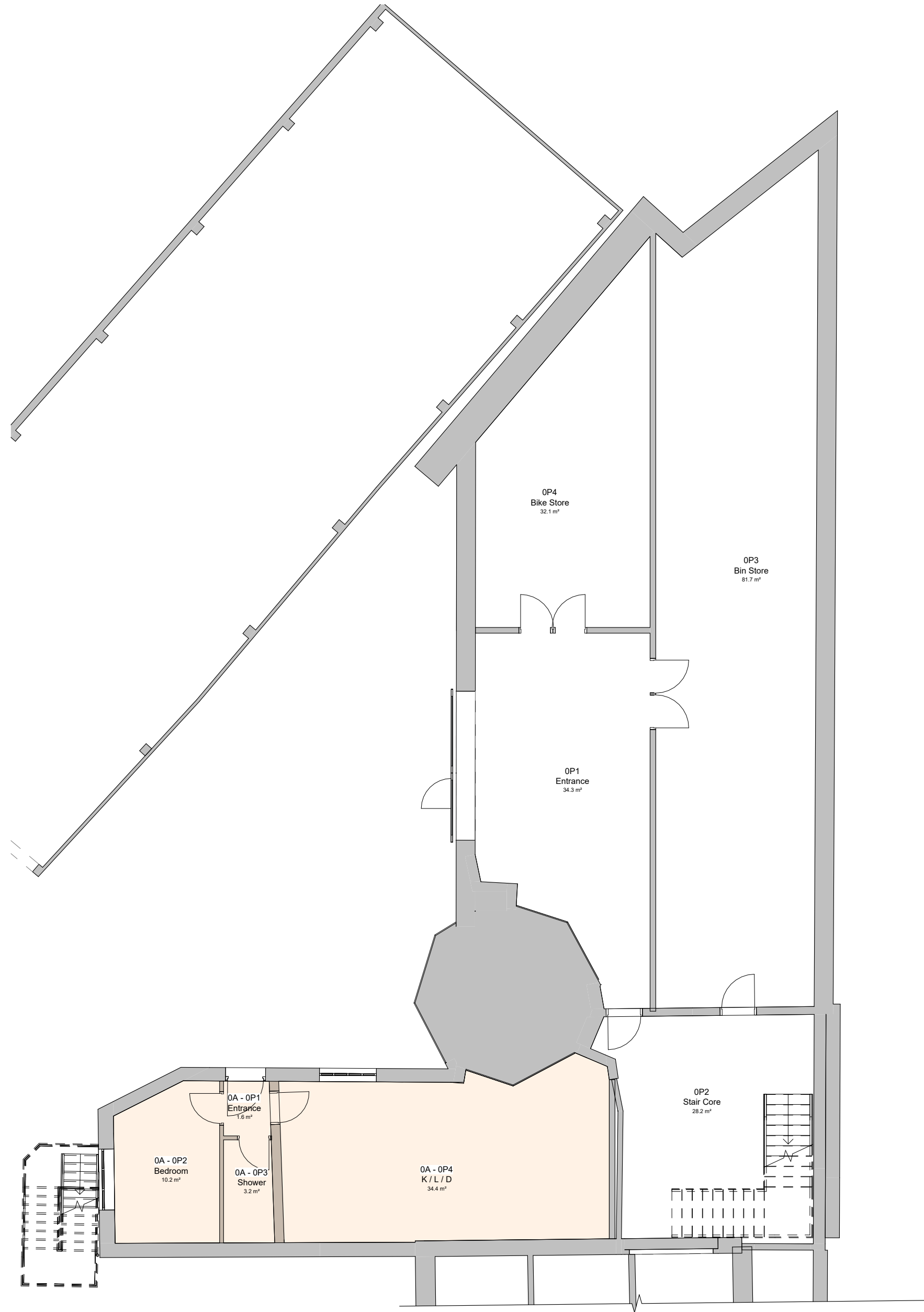
Planning Granted
Application Number: 70306
Date of Registration: 02/01/2024

Alteration to fenestration; Replace existing windows; Replace existing roof with hidden valley gutter removed

New Window / Door / Skylight / changes approved on previous application

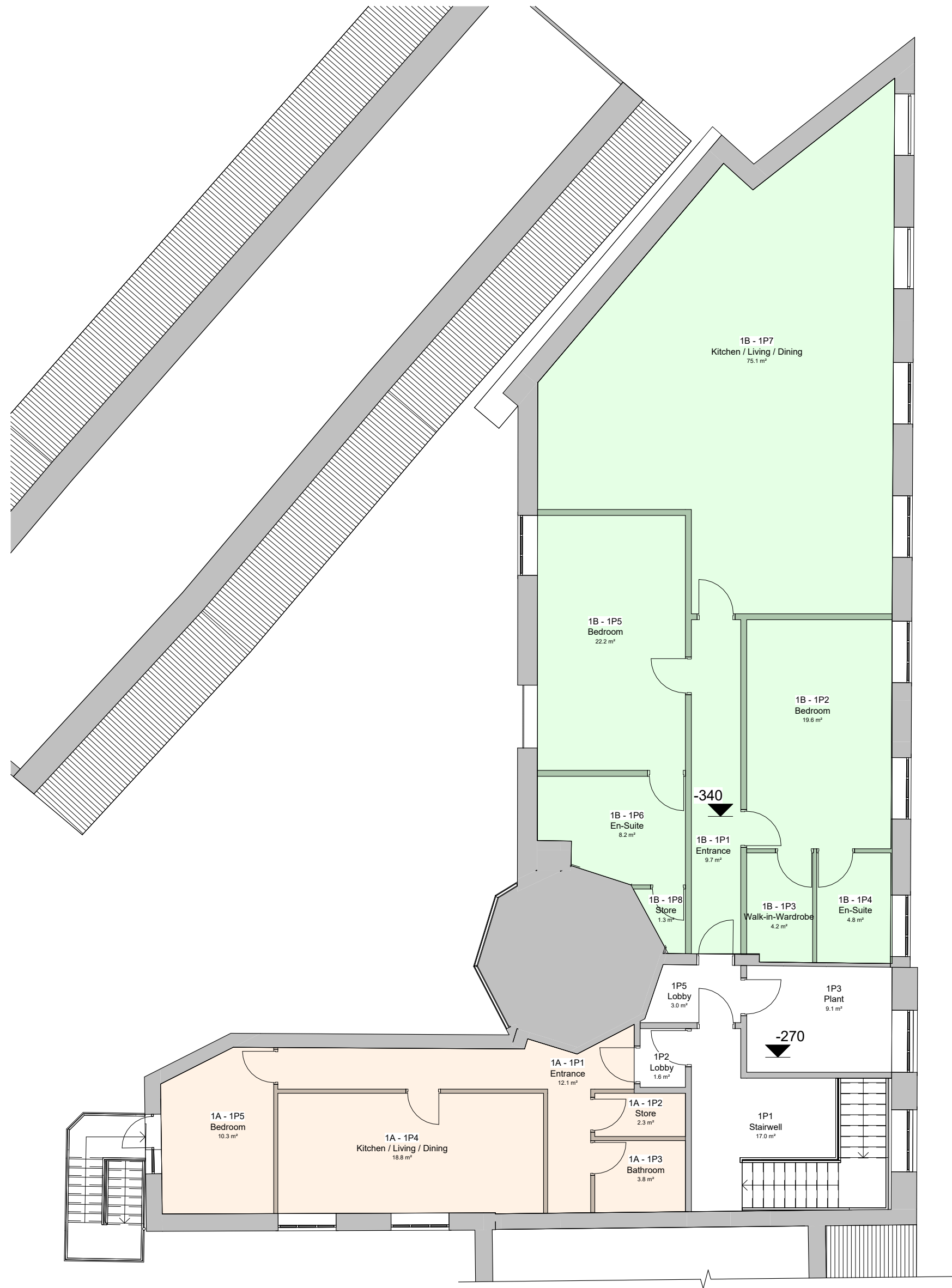


No.		Description	Date
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TITLE		Proposed Plans - Ground Floor	
CLIENT			
STATUS		DESIGN	
DRAWN BY	DATE	SCALE (@ A1)	
TP	16/05/2024	As indicated	
PROJECT NUMBER		DRAWING NUMBER	REV
GSS23089.4		003	
GOLD SKETCH S T U D I O S www.goldsketch.co.uk info@goldsketch.co.uk 0161 792 9595			
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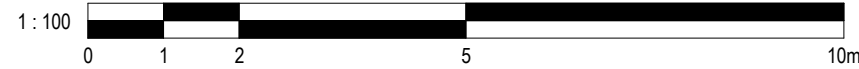
1 Level 0 - Proposed
1 : 100

Level 0 - Apartment Sizes			
Level	Apartment Name	Area	Comments
LEVEL 0	0A	50.9 m ²	1 Bed, 1 Person



2 Level 1 - Proposed
1 : 100

Level 1 - Apartment Sizes			
Level	Apartment Name	Area	Comments
LEVEL 1	1A	50.0 m ²	1 Bed, 1 Person
LEVEL 1	1B	150.9 m ²	2 Bed, 3 Person



No. Description Date

PROJECT			Albion Mill Rear			
TITLE			Proposed Plans			
STATUS			DESIGN			
DRAWN BY	DATE	SCALE (@ A1)				
TP	17/11/2023	1 : 100				
PROJECT NUMBER		DRAWING NUMBER		REV		
GSS24090.1		003A				
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