

Alpha Place, Manchester

Geo-Environmental Phase 1 Desk Study

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date: 28th January 2014
issue: 4

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Scott Hughes Design

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1.0 Purpose and Aims of the Report

1.1 Introduction

This Geo-Environmental Desk Study has been undertaken by Scott Hughes Design for a proposed six storey Apart Hotel incorporating bar and restaurant facilities at basement and ground floor levels in land between Commercial Street, Jordan Street and Alpha Place, Manchester. This desk study investigation was carried out by Paul Graveney (Associate) for Hodders and Partners on behalf of client, Cobe Consulting.

This report describes the work undertaken; the data obtained, an evaluation of the data, and outlines the future work, which will be required for the next stage (intrusive) investigations.

The object of the desk study is to gather as much relevant information as possible as to the site ground and environmental conditions, which then may relate to the proposed development. Scott Hughes Design have used their best professional endeavours in collating and interpreting this information but can take no responsibility for information for which they were not aware, or inaccuracies of information obtained.

For this study the following information was utilised:

- Groundsure Environmental Search Report
- British Geological Survey Borehole logs
- Web based archive material
- Coal Authority search
- Geological maps of vicinity

1.2 Report Structure

The report will incorporate the following main headings:

- Section 2: Outlines the site, its location and proposed development.
- Section 3: Review the historical background and summarise geotechnical and environmental constraints. Information of which is included within the appendices.
- Section 4: Provides an assessment of this available data.
- Section 5: Outlines the Preliminary Risk Assessment
- Section 6: Site Conceptual Model.
- Section 7: Summarises of the site risks and provide recommendations.

2.0 The Site

2.1 Location

- 2.1.1 The existing Alpha Place development site (Red Line Boundary) is currently fully hoarded around the outside. It is unclear at this time what exists within the periphery of the site. The total area is approximately 0.05 Hectares (500m²) in plan area.
- 2.1.2 The development site is bounded by Jordan Street to the east, Commercial Street to the south and Alpha Place to the north and west. The site is located on the southern fringes of Manchester City Centre in an area known as Deansgate. The general locality consists of apartment and office blocks. The River Medlock flows some 50m from the site from south east round to south west in an enclosed open channel.
- 2.1.3 Figure 1 below identifies the overall site location details. No topographical survey has been provided to SHD at the time of writing. The Google street view would indicate the site to be relatively flat with a minor fall to the south.

The approx Ordnance Survey National Grid Reference for the site is 383477, 397412.



Figure 1: Site Location.

2.3 Site Photographs

(Taken from Google Street View)



View 1: Existing Site from NE Corner (Jordan Street)



View 2: Existing Site from NE Corner (Jnc Alpha Place)



View 3: Existing Site from SW Corner (Commercial Street)

2.4 Development Proposals

The current development proposal is to construct a new multi storey Apart Hotel with office at Basement and ground floor levels. Concept details can be found below.

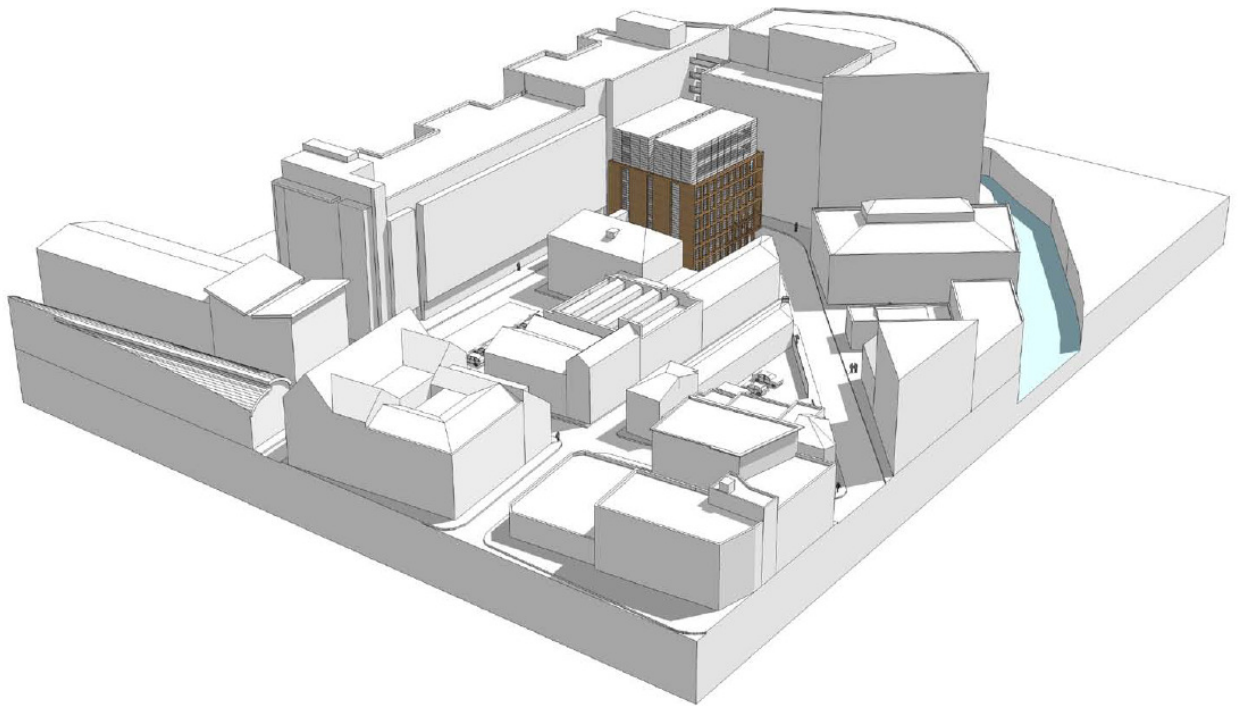
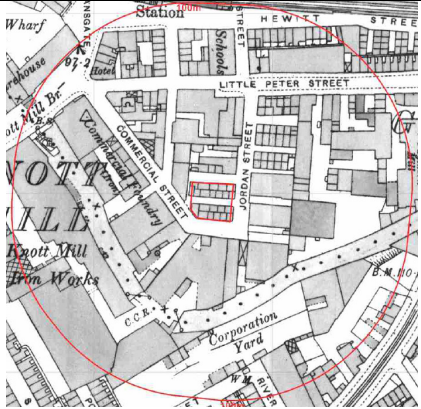
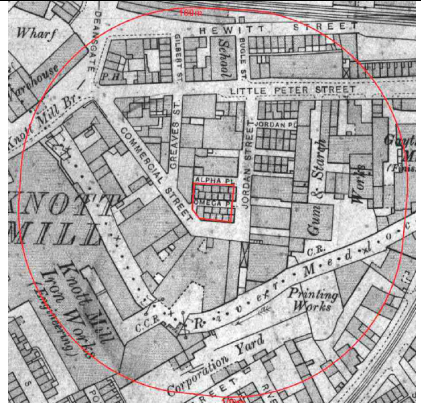
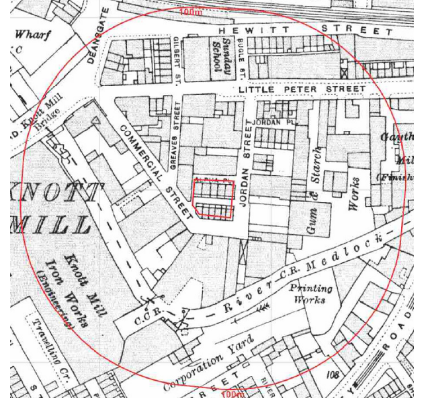
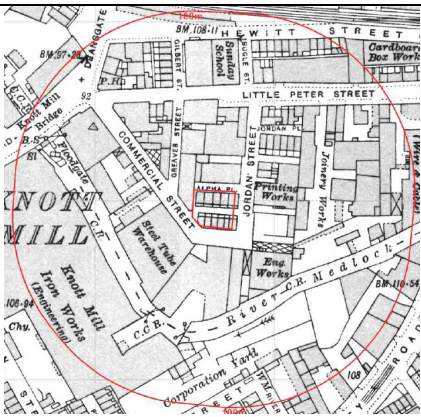
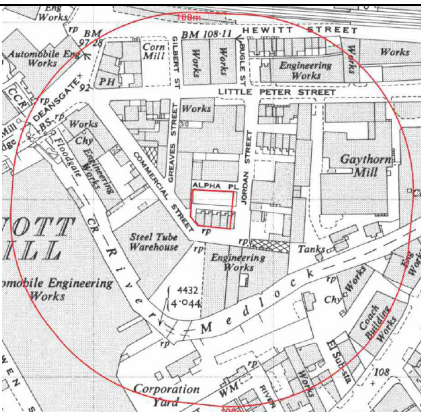
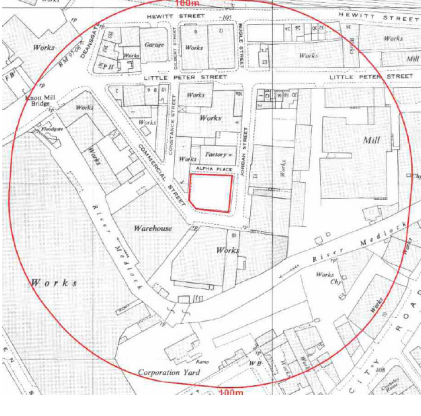
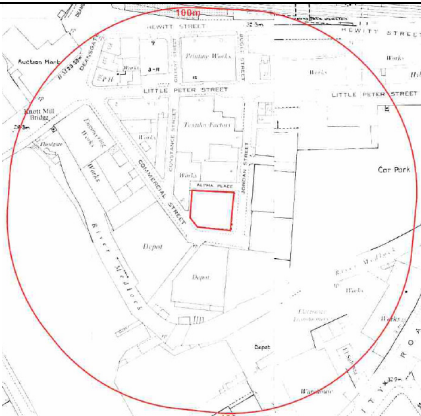


Figure 2: Concept Design

3.0 Site History

3.1 Historical Maps

Date	Within Site	Surrounding Area	Map
1893	The development site appears to fully encompass residential properties.	The general area is made up of other residential buildings as well as manufacturing and commercial buildings including an Iron Foundry to the west. Railway lines are situated to both the south east and to the north. The River Medlock is situated to the south east wrapping around to the south west.	
1908	There is no change.	There is no significant change in the locality of the site.	
1922	Again no change within the site.	There is no significant change in the locality of the site.	

Date	Within Site	Surrounding Area	Map
1932	Again no change within the site.	Many of the local buildings are now showing as defined facilities such as a printing and Engineering works to the east and a steel tubing yard to the south west.	
1948	The northern row of residential properties has now been demolished.	Beyond the site, the majority of the surrounding area remained relatively unchanged.	
1963	The remaining residential properties have now been fully demolished.	Beyond the site, residential properties to the east have also been demolished. Minor changes to commercial building outlines.	
1980-1985	There is no change within the site.	Some of the surrounding mills are now starting to be demolished, this is particularly the case to the south east and beyond the buildings to the east which have now been made into a large open car park.	

Date	Within Site	Surrounding Area	Map
2012	Again no change within the site.	The mill buildings to the south and east have now been replaced with residential apartments with office space at ground level. Many of the other mills have retained the existing facade but the internal layouts have been updated to provide more usable space.	

3.2 Site History Summary

From reviewing the historical maps as far back as 1893 it is evident that prior to circa 1963 the site encompassed residential buildings. The buildings were then demolished around this time and the site has remained undeveloped to this day. The adjoining land use has a long history of manufacturing and commercial buildings used for a variety of industries including engineering, printing, iron works and steel works.

3.3 Potential Geotechnical and Foundation Risks

The following risks can be ascertained based from a review of the site history:

- Foundations from the demolished residential buildings.
- Imported made ground to form the development plateaux following demolition.
- Close proximity of adjoining properties.

4.0 Geo-Environmental Setting

4.1 Geology

The Superficial Geology Map indicates the site to be situated on drift deposits encompassing sands and gravels known as Glaciofluvial Sheet Deposits of the Devensian Age.

The bedrock and faults geology maps indicate the site to be above the Sherwood Sandstone Group Formation, comprising sandstone.

The closest fault passes some 496m to the north east of the site.

According to the Health Protection Agency (HPA) Radon atlas of England and Wales (2007), the property is not in a Radon Affected Area as less than 1% of properties are above the Action level. As such, no radon protection measures are necessary.

4.2 Local Geotechnical Data

Reviewing the British Geological Society (BGS) website, the closest identified borehole is some 100m to the east of the site. This borehole indicates some 4m of sand/gravel & stone over approximately 4m of sand and ballast, over sandstone.

4.3 Ground Workings

The closest ground workings relate to the excavation of the channelised River Medlock 50m to the south east and south west, and the Rochdale Canal some 145m to the north.

4.4 Ground Stability

Hazard	Risk
Natural Ground Subsidence - Shrink Swell Clay Map	Negligible
Landslides	Negligible
Ground Dissolution Soluble Rocks Map	No Data
Compressible Deposits Map	Negligible
Collapsible Deposits Map	Very Low
Running Sands Map	Negligible

4.5 Coal Workings, Mining and Quarrying

A coal Mining Search Report has been procured and reviewed. There has been no previously recorded coal workings at the site, although coal is likely to exist beneath the site. It is the opinion of the search report that it is unlikely that coal will be worked in the foreseeable future.

In terms of future workings, the site is not in an area where a licence has been granted or is likely to in the future. There are no known mine entries within 20m of the boundary of the property.

Opencast mining has not taken place within 200m of the site. No knowledge of any shafts within 20m of the site.

No damage notice or claim has been received by the Coal Authority within 50m of the site boundary.

4.6 Hydrology

There are no current watercourses passing through the site. The closest watercourse is the River Medlock located some 50m to the south east and south west of the site. Beyond that the Rochdale Canal is situated some 120m to the north.

According to the Environment Agency flood maps the site is located in Flood Zone 2 (Medium Risk). As such a Flood Risk Assessment in line with current National Planning Policy Framework guidance would be required to support any planning application.

According to the Groundsure Report the closest surface water abstractions is some 954m to the west of the site. The closest potable water abstraction licence is 1807m to the north of the site.

The Envirocheck report states that there are eleven licensed discharge consents to local watercourses within 250m, the majority being sewerage discharges.

There are no recorded Pollution Incidences to controlled waters within 500m of the site.

4.7 Hydrogeology

The site is in a ground water vulnerable area underlain by a Principal Aquifer. This is related to the underlying Sandstone. The superficial deposits are defined as a Secondary (A) Aquifer within the Permeable Layers.

The site is not within a Source Protection Zone.

According to the Groundsure Report there are seven Groundwater Abstraction Licences within 1000m of the site boundary, the closest being 763m to the south east.

4.8 Waste Management & Hazardous Substances

4.8.1 Waste Management Sites

According to the Groundsure Report there are no Environment Agency Registered Landfill site within 1000m of the site. There are however five Environment Agency recorded historic landfill sites within 5000m of the site, the closest of which is 285m to the south east. No BGS recorded or Local Authority landfill sites within 1500m of the study site.

There are ten recorded waste treatment, transfer or disposal sites within 500m of the site and twelve Environment Agency licensed waste sites within 1500m of the site.

4.8.2 Industrial Sites

According to the Groundsure Report there are nineteen records of potential contaminative industrial sites within 250m of the site. There is one identified petrol or fuel sites within 500m of the site, located some 214m away to the south west and shown as an obsolete service station.

4.9 Ecology

There is negligible fauna and flora within the development site. However a full Ecological report (if required) will confirm this. The site is not within 2000m of one of the following Sensitive Sites: Site of Special Scientific Interest (SSSI), World Heritage Site, National Nature Reserve, Local Nature Reserve, Ramsar Site, Special Area of Conservation or Special Protection Area.

5.0 Preliminary Risk Assessment

5.1 Source - Pathway - Receptor Methodology

The source – pathway - receptor (SPR) methodology is the currently accepted way of satisfying the legal framework for addressing contaminated land risk. This methodology is used in conjunction with the 'fit for purpose' criteria.

In order to do this, a Phase 1 (Desk Study) and Phase 2 (Intrusive Investigation) is carried out to establish the presence of both a source of potential contaminants and the likely or potential receptors.

A risk is then established as being present if the conceptual model generated indicates significant pollution pathways between receptor and source. Remediation recommendations are then designed to break this source - receptor linkage by either removing or immobilising the contaminants, closing the pollutant pathway or removing or isolating the receptor.

5.2 Potential Contaminant Sources

The site history and data obtained has been examined to identify potential sources of contamination, and the likely contaminants arising. Potential sources of contaminants include the following site usages:

- Imported made ground contamination to plateaux the site post demolition of the residential buildings.
- Hydrocarbons from potential historic parking on the site.
- Asbestos and other contaminants following demolition of existing buildings.
- Historic fly tipping.
- Migration of contaminants from adjoining historic land uses.

Any contaminants from these sources are most likely entrained within the underlying ground or dissolved within the groundwater which gives rise to potential for contaminants to migrate vertically downwards due to the likely porous nature of sub site geology.

5.3 Potential Pathways

The following potential linkages have been identified as possible pathways for migration of contaminants from source to receptor:

- Leaching of ground contaminants through porous materials into the Principal aquifer beneath the site.
- Contact of construction workers with possible contaminated ground during site works (Direct ingestion or inhalation).
- Leaching / migration of ground contaminants to adjoining residential buildings/ gardens.
- Vertical and lateral migration of ground gases.

5.4 Potential Receptors

The following receptors have been identified as potentially forming a link to sources of contamination:

- Construction workers
- Development end users
- Groundwater
- Site Services
- Surface water and particularly the River Medlock

6.0 Conceptual Site Model

Potential Contamination Sources	Potential Pathways	Potential Receptors	Level of Risk	Residual Measures
Potential contaminants from made ground following demolition, hydrocarbons from parking areas.	Inhalation or direct contact	Construction Workers	Low	Unlikely to be large quantities of any contaminated material. Chemical analysis of all materials on site to determine level of risk. Appropriate type of PPE then defined.
		End Users within building	Low	Full Phase 2 site investigation to determine extent of contamination and measures needed to prevent risk. Fully developed site to cover over potential contamination.
	Leaching of contaminated soils	Underlying Ground Water / Adjoining Surface Waters	Low - Moderate	Low permeability drift deposits have potential to pass through any contamination to the underlying sandstone bedrock. Further testing of ground water required.
	Direct contact	Services	Low - Moderate	Chemical analysis of all materials on site to determine type of service pipes used.
Fly Tipping and Demolition Material	Inhalation or direct contact	Construction Workers	Medium	Chemical analysis of all materials on site to determine level of risk. Appropriate type of PPE then defined.
Ground Gases	Vertical and horizontal migration	End Users within building	Medium	Anticipated made ground could lead to ground gases migration. Appropriate testing and monitoring to be undertaken and measures incorporated into final design
		Adjoining Properties	Low	Development should make any difference to historic buildings in close proximity to the site.

The above diagram illustrates conceptually the site model with potential site linkages between pollutants and receptors. Note that this site model is based on a Phase 1 desk study only. Phase 2 works will address the sources, linkages and receptors and make recommendation (where appropriate) on works required to break the contaminant pathways.

7.0 Summary of Site Risks and Recommendations

7.1 Summary of the Geo-Environmental Findings

- Historically the study site was developed up until circa 1960. Since that time the footprint has been undeveloped and more recently fully hoarded off.
- In light of this there is potential for foundations to exist at the site to serve the historic uses and will need to be removed.
- Anticipated made ground to level the site & potential hydrocarbons from the area being used for historic parking could give rise to potential contamination.
- There is also the potential for historic fly tipping contamination.
- Historically there has been no land filling operations or industrial activities in the local area that could give rise to contamination.
- The underlying ground is considered to be made ground, on sands/gravels over the deeper Sandstone.
- There are no faults passing through the site.
- The Coal Mining Search Report indicates that there has been no previously recorded coal workings at the site and it is the opinion of the report that coal is unlikely to be worked in the future.
- The property is not in a Radon Affected Area as less than 1% of properties are above the Action level. Although the Groundsure report indicates no measures are necessary, the BRE guidance would indicate that a Radon membrane is required.
- The site is located in a medium risk flood zone and a Flood Risk Assessment would be required for planning.
- The site is underlain by a Secondary A (minor) aquifer in the superficial deposits and a Principal Aquifer in the deeper sandstone. Hence there is medium potential for migration pathways to exist through the porous ground to the aquifers.
- The conceptual site model has indicated a low-medium risk from a number of sources to receptors, which will require further investigation, testing and reporting.
- A full Phase 2 site investigation is required to determine the levels of contamination (if any) and provide geotechnical data for defining foundation and external works design options.

7.2 Recommendations

The following outline Phase 2 site investigation proposals are based on the Phase 1 Geo-Environmental Desk Study interpretation above and the proposed development. The objective is to identify the geotechnical and environmental status of the site to enable an economic foundation design to be achieved, and to address the source - pathway - receptor model such that any identified linkages can be broken at development stage.

The following site investigation works are proposed:

- Two boreholes down to rock to provide understanding on ground conditions and receipt of samples for contamination testing.
- Two window samples to a depth of circa 5m to provide understanding on ground conditions and receipt of samples for contamination testing.
- Sampling from window samples and boreholes for appropriate chemical and geotechnical testing in line with the standard suite of tests. But at a minimum to include metals, pH and Sulphates, TPH's and PAH's and asbestos.
- Installation of two monitoring wells for ground water and gas (plus ongoing testing over a minimum of 3 months).

The Phase 2 works will include a fully documented factual report along with an interpretive report giving recommendations on:

- Foundation design parameters and types.
- Recommendations on ground slabs.
- Ground classification for land fill.
- Reviewing of Environmental findings to define if a remediation strategy is required to ensure the source - receptor linkage is broken.
- Gas protection recommendations.
- Ground Water protection measures.

Note that further desk study work will be required to identify any on site services or easements, any rights of way across the site, and party wall or rights of light issues and any highways issues or adjoining planning consents which might impact on this site. These items are outside the scope of this desk study.

Appendix A – Coal Authority Report

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By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



Serial Number 287801

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Search produced by M J Peace

Property details:1 Alpha Place
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M15 4PP**Your ref :****Purchaser :****Vendor :**

In accordance with your instructions received 05 Dec 2013 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

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

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

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

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

3. **UNDERLYING GEOLOGY** :

The property is situated in an area of Bunter Sandstone over Middle Coal Measures, shales and mudstones.

4. **OPENCAST COAL MINING** :

Serial Number 287801

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

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

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

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

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

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

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

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

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

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

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

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

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

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

Serial Number 287801

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

CHESHIRE BRINE EXTRACTION INFORMATION :

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

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

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

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

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

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

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

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

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

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

Additional notes applicable to Residential Coal Mining Reports only :

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

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

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

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

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

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

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.

Serial Number 287801

- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

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

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

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

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

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

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

Complaints Procedure

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

If you want to make a complaint, we will:

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

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

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

Complaints should be sent to:

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

Date : 11 Dec 2013

Signed :



Serial Number 287801**Important Consumer Protection Information**

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

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

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

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

Serial Number 287801**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

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

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

Appendix B – Groundsure Report