



DEMOLITION OF THE EXISTING DWELLING AND
ERECTION OF TWO SEMI-DETACHED HOUSES
Land Adjacent to 16 Saxon Street, Manchester

Ground Conditions Covering Note

We note in the approved planning permission (085008/FO/2007/N1) a coal mining report was submitted from 2001 which concludes that the soil contamination/ground conditions were dealt with by Wimpey Homes planning application. From this conclusion the previous owner constructed the new foundations as shown on the existing site plan. It is our intention to have these checked by a Structural Engineer and Building Control and then use/adapt to work with the new proposals. Please find attached the ground condition survey attached to this letter.

08-OCT-2001 (MON) 11:21

PETER ROBINSON & CO.

Planning Ref: 085008

FAX: 01616273177

P. 002

Coal Authority
Planning Resources Office
RICHFIELD HOUSE
15-17 MILL
STREET
LIVERPOOL L3 5JH
LANCASHIRE
L69 3BB
phone: 01477 266446
fax: 01477 266445
e-mail: resources@coalauthority.co.uk

The

COAL AUTHORITY

The Coal Authority
Cost: £12.77
Plan V.A.T.: £12.23
Total Received: £15.00
V.A.T. Reg Number: 998 9830 68

PETER ROBINSON.
LICENSED CONVEYANCERS.
BX 13670 OLDHAM

This matter is being dealt with by Louise Tippet

Our Ref: 289087-01

Your Ref: PR MBACHU

Date: 21 August 2001

ACHT
REPL
RECD 23 / 08 / 2001
M
M
M
ORACTION

Dear Sir,

Coal Mining Report

16 SAXON STREET, MANCHESTER, LANCASHIRE, M14 7BY

I refer to the enquiry dated 17th August 2001, received 20th August 2001, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 4 seams of coal at 40m to 900m depth, the last date of working being 1961.

Ground movement from the above mentioned past coal workings should by now have ceased.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

We have no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.

Hi Carl

I have enclosed this form for you to see that the self
confirmation was dealt with in Wimpey form as
Planning Application. Both pages of this document will
illuminate or highlight that fact.

Yours faithfully,
Page 02

TOM CLARKE & CO - 8340718 EOM

10:15 0161 205 8853 10-01-00

Shafts and Adits

Within or within 20 metres of the property there are 2 mine entries, the approximate positions of which are shown on the attached plan. Your attention is drawn to the statements made on that plan.

Our records disclose the following information:

386399-009. This shaft was grouted and plugged in 1983.

386399-008. No treatment details.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

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

Present Opencast Mining

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

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

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

Subsidence

The records in our possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984.

The records in our possession do not disclose any current "Stop Notice" affecting the property.

The records in our possession do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.

Additional Remarks

* According to our records a site investigation was carried out in 1993 by Wimpey Environmental Ltd. 236 Europa Boulevard, Gemini Business Park, Westbrook, Warrington, WA3 5TN.

These replies are prepared in accordance with the Law Society's Guidance Notes 1998.

We acknowledge the receipt of your remittance in payment of our fee.