

CLIENT:	Northern Group
PROJECT:	Station Road, Reddish
SUBJECT:	Coal Mining Risk Technical Note
JOB NO.:	GM13736
DATE:	06 June 2025
PREPARED BY:	George Huck

Wardell Armstrong LLP (WA) were commissioned via email from Matt Ralph, Associate Director at Turner & Townsend Project Management Limited, on behalf of Northern Group Developments Limited (hereafter referred to as the “Client”), to carry out a Coal Mining Risk Technical Note for the proposed development in Reddish, Stockport (hereafter referred to as the “Site”).

WA have reviewed the following information (all of the information is appended to the WA Preliminary Contamination Risk Assessment (reference: GM13736-RPT-0002) dated June 2025) to assess the coal mining risk beneath the Site:

- Groundsure Insight report (reference: GSWA1-LNP-4BA-S3D-B4I) dated 01 May 2025.
- Findings of and photographs taken during the walkover survey undertaken on 07 May 2025.
- The British Geological Survey (BGS) Onshore GeoIndex interactive geological mapping database.
- The Mining Remediation Authority (MRA) Map Viewer.
- BGS 1: 10,560 scale mapping, Sheet 111 NE Lancashire, published 1924.
- BGS borehole logs.

Following a review of the above information, it was concluded that the Site is not at risk from underground coal mining workings or entries (i.e., shafts / adits). This has been established via the following:

- The Site is not located within a ‘Coal Mining Reporting Area’ or a ‘Development High Risk Area’ as defined by the MRA. A screenshot of the MRA Interactive Viewer is shown in Figure 1 to provide context on where the Site is situated in relation to the closest ‘Coal Mining Reporting Area’ and ‘Development High Risk Area’.

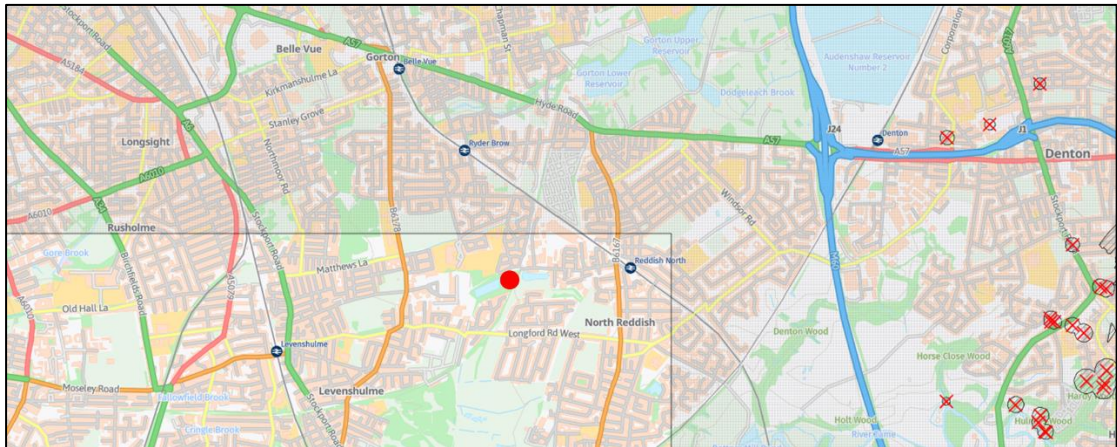


Figure 1: Screenshot showing the location of the Site (red dot), Coal Mining Reporting Area (black dotted area north and east of the Site), Development High Risk Area (black hash area far east of the Site) and recorded mine entries (red cross).

- A borehole 300m west of the Site on the BGS 1: 10,560 scale mapping records sand and clay to be present to 25mbgl and marl bands to 146mbgl. Should any coal workings be present beyond this depth, even in the event of collapse, they would not impact the ground surface.
- The closest recorded mine entry on the MRA Interactive Viewer is over 3km away from the Site.