



Old Market Street, Blackley Coal Mining Risk Assessment

FBI Construction Ltd.

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1. INTRODUCTION

1.1 Terms of reference

In July 2022, Hydrock Consultants Limited (Hydrock) was commissioned FBJ Construction Ltd. to complete a Coal Mining Risk Assessment at the site of a proposed new development at 67 Old Market Street, Blackley, Greater Manchester (the National Grid Reference is E:385480, N:402920).

1.2 Objectives

The objectives of this Coal Mining Risk Assessment (CMRA) are to:

- present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- to identify and assess the risks to the proposed development from the coal mining legacy, including the cumulative impact of issues;
- set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues will influence the proposed development; and
- 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 regard to development on unstable land.

Where the above points cannot be fully satisfied by the desk-based data obtained to date, it will be necessary to undertake further works. Such works could consist of either intrusive ground investigation works or be incorporated into the design of stabilisation measures for the site.

1.3 Available information

The following information has been used by Hydrock for the preparation of this report:

- ECUS Environmental Consultants, Phase 1 Geo-environmental Desk Study Report, Ref: RZ/11031/180205/P1, Date: February 2018.
- Egniol Environmental Consultants Ltd, Phase 2 Geo-environmental Investigation, Ref: EEL.7965.R06.001, Date: December 2019.
- Planning decision notice 126507/FO/2020.
- Smashbox, Proposed Boundary Treatment, Proposed Site Layout, Ref: 6479_PL05, Date: February 2020.
- Site location and layout, elevations, boundary treatment and landscape strategy plans from the planning portal.

2. DESK-BASED INFORMATION SOURCES

2.1 Data

The following sources of information have been consulted in the preparation of this CMRA:

- Smashbox, Proposed Boundary Treatment, Proposed Site Layout, Ref: 6479_PL05, Date: February 2020.
- (Appendix A);
- publicly available online aerial photography;
- geological mapping (British Geological Survey);
- Coal Authority Interactive Mapping Viewer available on the internet;
- Coal Authority, July 2022. Consultants Coal Mining Report. 67 Old Market Street, Manchester, Greater Manchester, M9 8DX, Ref. 51003273811001, 11.07.22.

The Consultants Coal Authority report is included in Appendix B.

2.2 Site Referencing

The site is referenced in Table 2.1.

Table 2.1: Site referencing information

Item	Brief Description
Site name	67 Old Market Street, Manchester, Greater Manchester, M9 8DX.
Site location and National Grid Reference	The site is approximately 0.06 hectares in area, and is located at 67 Old Market Street, Blackley, Manchester. The site is centred on National Grid Reference E: 385480, N: 402920.

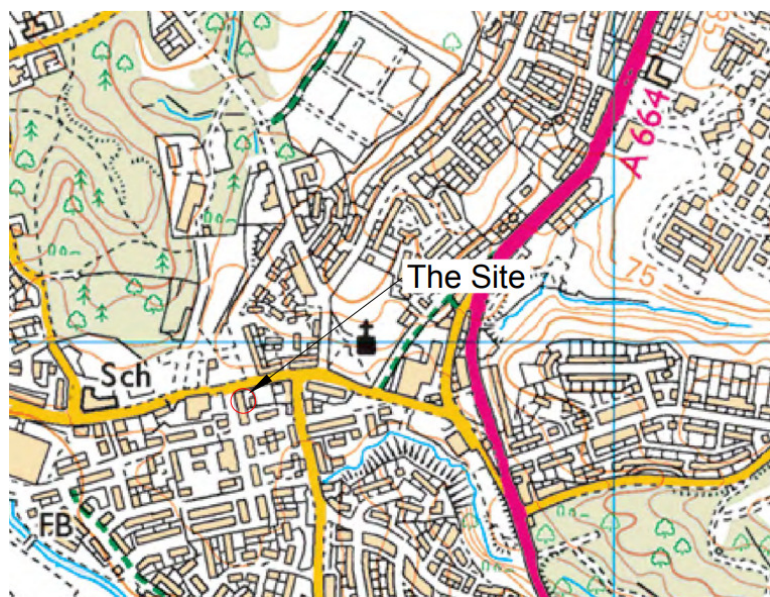


Figure 1 Plan of site Location

The approximate Ordnance Survey National Grid Reference for the site is E: 385480, N: 402920.

The site of 67 Old Market Street is shown by the red line boundary in Figure 2.

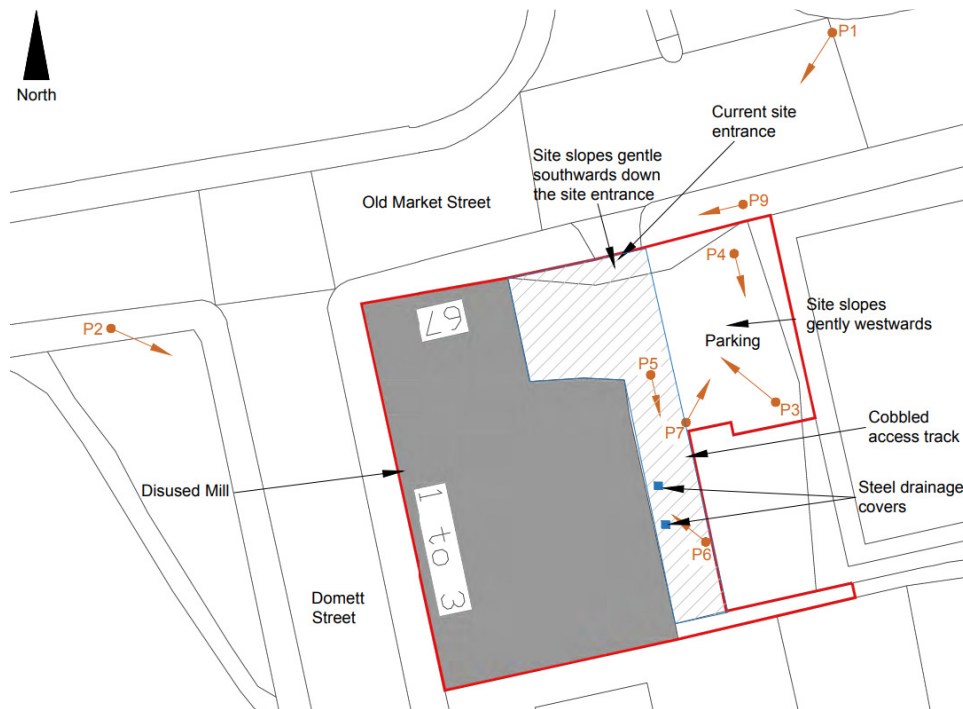


Figure 2 Plan showing site area

2.3 Site Description

Until recently, the site comprised of a disused Mill, with a small parking area, and a cobbled access track in the centre of the site. Recently (2022) the site has been demolished (for further details see Section 2.5).

2.4 Proposed Development

It is proposed to redevelop the site with a single block of residential apartments with a shared car parking area and garden.

2.5 Site Walk-over Survey

The majority of the site is flat-lying at an elevation of c. 65 m above Ordnance Datum (AOD). The site comprised a disused Mill, with a small unsurfaced parking area and cobbled access track in the centre. The disused mill was a five-storey brick building with a basement in the western section. The building has now been demolished with the slab removed. The basement is now exposed. The current site entrance and car parking area are located within the eastern part of the site. A cabin and toilet are located in the north eastern section. The reminder of the site is covered with hardcore, and a stockpile in the south eastern section.

2.6 Site History

Please refer to the information within the ECUS Phase 1 Geo-environmental Desk Study Report, Ref. RZ/11031/180205/P1, February 2018.

2.7 Geology

2.7.1 *Published Geology*

The bedrock and superficial deposits of the area are shown on the 1:50 000 Series England and Wales Sheet 85, Manchester, published in 2011. The site is shown to be underlain by superficial deposits comprising Glaciofluvial Sheet Deposits, described as sand and gravel. A buried valley is indicated to be located below the site with 20-30m thickness.

No recorded Made Ground or other artificial deposits are recorded within, or immediately adjacent to, the site boundaries. However, it is likely that Made Ground will be present on site based on the previous site use.

The solid geology underlying the site is the Manchester Marls Formation, a mudstone unit of Permian age. This unit is described as predominantly mudstone with thin sporadic beds of siltstone and limestone present within the sequence. The Manchester Marls Formation is expected to be between 45-60m in thickness. No geological faults are shown to affect the site. The Pennine Upper Coal Measures will be at considerable depth below the site.

2.7.2 *Previous ground investigation data*

A shallow ground investigation was carried out on site by Egniol Environmental Consultants in December 2019. This investigation proved 1.3m of Made Ground, overlying clay (1.75 m thick) and sand (Glaciofluvial Sheet Deposits) proven to a depth of 2.7m. Bedrock was not proven in this investigation.

3. COAL AUTHORITY INTERACTIVE VIEWER INFORMATION

3.1 Coal Mining Reporting Area

The site is located in a Coal Mining Reporting area. The Coal Mining Reporting Area is used to determine whether a coal mining report is required for property transactions and the conveyance process.

3.2 Development High Risk Area

The site is not located within a Development High Risk Area. The Development High Risk Area is the part of the Coal Mining Reporting Area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. New development in the defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

3.3 Mine Entries

No mine entries are indicated to be present within the site on the Coal Authority Interactive Viewer.

3.4 Surface Coal Resource Area

The site does not lie within a Surface Coal Resource Area. The Surface Coal Resource Area defines the coal resources capable of being extracted by surface mining methods, referred to as opencast. This information is used by Local Planning Authorities as part of the duty to safeguard minerals from unnecessary sterilisation.

3.5 Fissures and Break-lines

There are no fissures or break-lines shown to present on the site by the Coal Authority interactive viewer.

3.6 Surface Mining

No surface mining (past and current) is shown on the site area (Coal Authority Interactive Viewer).

3.7 Past Shallow Coal Workings

The Coal Authority Interactive Viewer does not show any past shallow coal mine workings based on the Coal Authorities records of underground workings, or parts thereof, whose depth is 30m or less from the surface. The site area does not lie within an area of 'Probable Shallow Coal Workings.' Probable coal mine workings contain locations and estimated extents of probable shallow underground workings for which no recorded plans exist, but where it is likely that workable coal at shallow depth has been mined before records were kept (pre-1872). The data has been estimated from available mining records by qualified mining surveyors.

3.8 Coal Outcrops

The Coal Authority Interactive Viewer does not show any coal outcrop to be located on the site. Coal outcrops illustrate a location where a workable seam is present at or close to the surface. Coal outcrops identify where an underground seam reaches rockhead, indicating an area where coal may have been worked at some time in the past. Whilst this dataset highlights areas of probable underground workings

at shallow depth, it may also indicate areas where un-viable seams of coal remain. This dataset contains a buffer of 50m on the dip side of the outcrop position as held by the Coal Authority.

4. COAL AUTHORITY CONSULTANTS MINING REPORT

A Coal Authority Consultants Coal Mining Report has been obtained for the site, Ref. 51003273811001, dated 11 July 2022. The key findings of this report are summarised below.

Item	Has the Consultants Mining Report highlighted evidence or potential of:	
1	Past underground coal mining	No
2	Probable unrecorded shallow workings	No
3	Spine roadways at shallow depth	No
4	Mine entries	No
5	Abandoned mine plan catalogue numbers	Yes
6	Outcrops	No
7	Geological faults, fissures and break-lines	No
8	Opencast mines	No
9	Coal Authority managed tips	No
10	Site investigations	No
11	Remediated sites	No
12	Coal mining subsidence	No
13	Stop Notices	No
14	Mine gas	No
15	Mine water treatment schemes	No
16	Future underground mining	No
17	Coal mining licensing	No
18	Court orders	No
19	Section 46 notices	No
20	Withdrawal of support notices	No
21	Payments to owners of former copyhold land	No

The detailed findings of the Coal Authority Mining Report (CON29M) are listed below.

1. Past underground mining

No past mining recorded.

2. Probable unrecorded shallow workings

None.

3. Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

4. Mine entries

None recorded within 100 metres of the enquiry boundary.

5. Abandoned mine plan catalogue numbers

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

- boundary: 16820.

Outcrops

No outcrops are recorded on the site or within the local area.

6. Geological faults, fissures and break-lines

There are no geological faults located on the site. There are no fissures or break-lines recorded on the site.

7. Opencast mines

None recorded within 500 metres of the enquiry boundary.

8. Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

9. Site investigations

None recorded within 50 metres of the enquiry boundary.

10. Remediated sites

None recorded within 50 metres of the enquiry boundary.

11. 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.

12. Stop Notices

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.

13. Mine gas

None recorded within 500 metres of the enquiry boundary.

14. Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

15. Future underground mining

None recorded.

16. Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

17. Court orders

None recorded.

18. 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.

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

20. 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.

5. MINE ABANDONMENT PLANS

The mine abandonment plan 16820 has not been obtained from the Coal Authority as no shallow coal mining has taken place below the site.

6. IDENTIFICATION AND ASSESSMENT OF SITE-SPECIFIC COAL MINING RISKS

6.1 Mining or mineral extraction

The information collected from the desk-based sources has been collated and a site-specific coal mining risk assessment has been prepared. The risk assessment is summarised in Table 6.1 below.

Table 6.1: Coal Mining Risk Assessment

Coal Mining Issue	Y/N	Risk Assessment		
		Probability	Consequence	Comments
Recorded underground coal mining.	N	Low	Low	The site is not within an area of recorded shallow coal workings.
Unrecorded shallow underground coal mining.	N	Low	Low	The site does not lie within an area of probable shallow coal workings.
Other unrecorded underground coal mining.	N	Low	Low	The site does not lie near an area of known shallow coal workings.
Mine entries (shafts and adits).	N	Low	Low	There are no known coal mine entries within, or within 20m of, the boundary of the site.
Coal Outcrops	N	Low	Low	There are no coal outcrops on the site.
Coal mining geology (Faults, fissures/break-lines).	N	Low	Low	There are no recorded geological faults, fissures or break-lines which affect the site.
Record of past mine gas emissions.	N	Low	Low	There are no records of mine gas emission at the site.
Recorded coal mining surface hazard.	N	Low	Low	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m of the enquiry boundary.
Surface mining (opencast workings).	N	Low	Low	There are no records of opencast mining at, or in the vicinity of, the site.

In summary, the following conclusions can be drawn from the Coal Mining Risk Assessment.

- The site does not lie within an area where recorded shallow coal mining has taken place.
- The site does not lie within an area of probable shallow coal workings.
- The site is not located in an area of known coal workings.
- No coal outcrops are present on the site.
- Coal Authority Mine Abandonment plan 16820 is available for the site.
- There are no known coal mine entries within, or within 20m of, the boundary of the site
- There are no geological faults, fissures or break-lines present on the site.
- There are no records of mine gas emission at the site.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m of the enquiry boundary, since 31 October 1994, before which details are not known.
- There are no records of opencast mining at, or in the vicinity of, the site.

Hydrock concludes that the risk of mine workings affecting the proposed development are therefore, considered to be very low.

7. PROPOSED MITIGATION STRATEGY

7.1 Mitigation Strategy

The mining risk assessment has not identified a mining risk that affects the proposed development.

7.2 Shallow Coal Workings

There are no recorded shallow or probable shallow mine workings beneath the site.

7.3 Mine Entries

The Coal Authority does not hold records of any mine entries within, or within 20m of, the boundary of the site.

8. REFERENCES

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BRE, 2005. Concrete in aggressive ground. BRE Special Digest 1, 3rd Edition. BRE, Garston.

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