Crossfield
CONSULTING
GEOTECHNICAL ENVIRONMENTAL

EVABUILD LIMITED

ASDA LONGSIGHT, STANLEY GROVE, LONGSIGHT, MANCHESTER

DESK STUDY APPRAISAL:
MINING & GROUND STABILITY ASSESSMENT

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1. INTRODUCTION

It is proposed to redevelop an area of the existing car park at Asda Longsight, Stanley Grove, Longsight, Manchester. The site is currently occupied by part of a hard-surfaced car park and managed soft landscaping. The proposed development comprises a single-storey modular building that will be used as a temporary GP surgery. EvaBuild has been awarded the contract to construct the proposed development.

Crossfield Consulting Limited has been commissioned to prepare a Desk Study Appraisal, comprising a Mining and Ground Stability Assessment, to identify possible constraints to the development relating to ground stability issues at the site.

The desk study includes an appraisal of the published geological data and information from regulatory authorities. The report presents the results of the study, together with an assessment of the likely ground conditions and a mining risk assessment, compatible with the guidance published in Coal Authority (2017) and CIRIA (2019). The report has been prepared under the direction and supervision of a Chartered Geologist.

It is considered that the report complies with the National Planning Policy Framework and the typical requirements of a Building Control Authority in regard to ground stability issues. It is noted that a contaminated land risk assessment and a geotechnical appraisal of the site is outside of the scope of this report.

2. THE SITE

2.1 Location

The site is located in the northwestern corner of the Asda Longsight Superstore Car Park to the north of Stanley Grove and within Longsight, approximately 3.7 km to the southeast of Manchester city centre. The National Grid Reference for the site is SJ 8677 9578. The site is bounded to the north and west by local access roads. To the east and south of the site is the rest of the superstore car park with the superstore itself at the southern end of the car park. There are houses further north, shops fronting on to Stockport Road are further west, the Manchester Crewe Line, an active railway, and Longsight South Junction are to the east of the site.

2.2 Site Description

The following description is based on the information included in this report together with online maps and photographs in the public domain. A site reconnaissance has not been undertaken by staff from Crossfield Consulting at this stage.

The site is irregular in shape, with an approximate area of 0.14 hectares, and is predominantly part of a hard-surfaced car park with managed soft landscaping mounds to the north and west of the parking area. The site (car park) appears to be relatively flat and level. There are street lighting, fences and bollards on site and it is assumed that underground services will be present.

2.3 Site History

The site history has been researched with reference to old editions of Ordnance Survey Plans in the public domain and viewed online (National Map Library of Scotland). The plans indicate that the site was associated with an area of terraced housing, gardens and residential roads since at least the 1890s and until the 1960s. Maps from the 1970s onwards are not in the public domain so it is not known when the housing was demolished. However, online references suggest that the Asda supermarket may have been constructed by the

late 1970s. The available historical maps do not indicate surface evidence of mining or quarrying features at, or in the vicinity of, the site.

3. PUBLISHED GEOLOGY

Geological map data, published by the British Geological Survey (BGS), online and in print, on the 1:50,000 scale Sheet No. 85 (Manchester), and associated memoirs, indicate that superficial deposits of Glacial Till, described as diamicton, are recorded beneath the site.

The solid strata below the superficials are recorded as Chester Formation, which is within the Triassic Sherwood Sandstone group, and is described as sandstone. The published geological maps indicate that there are no coal outcrops at, or in the vicinity of, the site.

The BGS memoir for geology Sheet 85 (Geology of the Manchester District) indicates that superficial deposit thicknesses in the area of the site may be in the order of 20 m.

4. DESK STUDY ENQUIRIES

Enquiries were made to the Groundsure Geological Databases and the Coal Authority regarding the site and surrounding area. Information obtained from these enquiries is presented in Appendix I and summarised below.

The Groundsure Geological Database records potential hazards associated with natural ground subsidence as very low to negligible, based on BGS assessment, beneath the site.

There are several surface ground workings related to cuttings, ponds and reservoirs within 250 m of the site and the closest feature, 70 m to the north, is a cutting associated with a road below a railway. There are no recorded surfacing workings associated with quarrying or mineral extraction within 100 m. There are no recorded instances of underground mining or mineral extraction within 500 m of the site.

With reference to the BGS database of non-coal mining, the site is not within an area with a BGS hazard rating for unrecorded mining. The closest area with a BGS hazard rating for unrecorded non-coal mining is in excess of 700 m and has a Class A rating (defined as an area where the potential for difficult ground conditions is unlikely). No higher risk areas are indicated within 1 km. There are no recorded natural ground cavities or sinkholes recorded beneath the site nor within 500 m.

With reference to the Coal Authority Interactive Map, the site is located within a Coal Mining Reporting Area but is not within a designated Development High Risk Area. A Consultant's Coal Mining Report has been obtained for the site from the Coal Authority. The Report states that there is no recorded past underground mining beneath the site. The potential for probable unrecorded shallow workings is indicated to be 'none'. There are no recorded mine entries in, or within 100 m of, the site boundary. There are no recorded opencast coal workings within 500 m. Based on Coal Authority records there is no future mining activity proposed in the area of the site. No mine gas issues are indicated within 500 m of the site.

A fault trends approximately northwest to southeast under the eastern part of the site and is known as the 'Adrwick Fault', with downthrow on the eastern side of the fault.

No land is recorded in the vicinity of the site as having been remediated due to coal mining legacy issues.

5. ASSESSMENT OF GROUND CONDITIONS

5.1 Ground Conditions

Ground conditions beneath the site are expected to comprise a thickness Made Ground materials associated with historical construction and demolition works (and greater thicknesses may be present if the historical houses had basements) and subsequent construction of the hard-surfaced car park. Below the Made Ground, superficial Glacial Till is expected and these deposits may comprise variable horizons of clays, silts, sands and gravels

Bedrock strata of the Chester Formation are indicated below the superficials and are anticipated to consist of sandstones. Published BGS information suggests that the depth to bedrock may be in the order of 20 m in the area of the site.

The depth to groundwater is currently unknown but, based on available information, it appears unlikely that groundwater would be present at shallow depth.

5.2 Assessment of Ground Stability

It is understood that the proposed development is to consist of the construction of a single-storey modular building. The Client has indicated that the building will be supported on the existing ground surface within the car park area such that no groundworks associated with foundation construction would be required and there are no proposals to undertake earthworks for the development.

The following assessment is summarised in Table 1 and has been prepared in compliance with the format recommended by the Coal Authority.

The site is located within a Coal Authority Mining Reporting Area. A Consultant's Coal Mining Report, obtained from the Coal Authority for the site, indicates that there is no recorded underground mining, shallow workings or mineral horizons beneath the site and within influencing distance of the surface. The bedrock strata below the site are of the Triassic System and, therefore, potentially coal-bearing strata of the Carboniferous System are indicated to be at significant depth (notwithstanding that there is no recorded underground mining beneath the site).

With reference to the published geology, the Consultant's Coal Mining Report, associated information in Appendix I, and guidance published in CIRIA C758D (2019), it is considered that the proposed development should not be constrained by ground stability issues or risks of poor ground support associated with past mineral extraction.

6. RECOMMENDATIONS FOR GROUND INVESTIGATIONS

On the basis of the preceding assessment of ground stability, it is considered that a ground investigation is not required for the proposed development in regard to ground stability issues relating to mining or mineral extraction.

REFERENCES

CIRIA (2019) *CIRIA C758D Abandoned Mine Workings Manual* Construction Industry Research Association

Coal Authority (2017) - *Risk Based Approach to Development Management: Guide for Developers. Version 4*

Ministry of Housing, Communities and Local Government (2024) *National Planning Policy Framework*

GENERAL NOTES

1. The report is limited to the site boundaries and is specific to the development proposals as identified by the Client (or Client's advisor) and confirmed within this report. The report should not be used in a different context. Where the report is identified as a site appraisal, further geoenvironmental assessment, and detailed investigations, will be required prior to finalisation of ground related assessment and designs. Other reports may recommend additional investigation or other works that would be considered essential prior to the preparation of final assessments and associated designs.

2. This report has been prepared by Crossfield Consulting Limited with all reasonable skill, care and diligence within the terms of the Appointment/Proposal Terms and Conditions (as applicable) and with the resources agreed with the Client. Responsibility for any matters outside the agreed scope is not accepted.

3. Where any data supplied by the Client or by other external sources, including previous site investigation data, has been used it has been assumed that the information is correct unless otherwise stated. No responsibility can be accepted by Crossfield Consulting Limited for inaccuracies within the data supplied by others.

4. Any borehole data from the British Geological Survey sources are included on the following basis: "The British Geological Survey accept no responsibility for omissions or misinterpretation of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation".

5. Any assessments made in this report are based on the ground conditions indicated by the factual records included and/or referenced in the report, namely, trial pits and/or boreholes, together with the results of any field or laboratory testing undertaken and, where appropriate, other relevant site data/desk study information which may have been obtained for the site. Variations in ground conditions may occur between exploratory hole locations and there may be special conditions appertaining to the site that have not been revealed by the investigation and that have not been taken into account in the report. The assessment may be subject to amendment in the light of additional information becoming available.

6. Exploratory hole locations provided in the report are generally established by tape measurement (or similar measurement) from existing features or boundaries. Ground levels stated in the report are based on site survey plans as provided. Hole locations are not accurately surveyed and ground levels at these locations are not obtained unless specifically included in the agreed scope of services.

7. Unless stated otherwise, no consultations with regulatory authorities, funders or other third parties have been carried out; hence, definitive assurance that such third parties will accept the findings of this report cannot be provided.

8. This report is only valid when used in its entirety. Any information or advice should not be relied upon if removed from the report or not considered in the context of the whole document. Crossfield Consulting Limited cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared.

9. The report is provided for the sole use by the Client or its assignees and is confidential to the Client's professional advisers. No responsibility whatsoever for the contents of this report will be accepted to any person other than the Client or its assignees.

10. The Client cannot place reliance on the report until full payment has been made for the report and all associated works.

11. New information, improved methods, changes in published guidance, codes of practice, policies and legislation can occur at any time and may necessitate an alteration to the report in whole, or in part, after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to Crossfield Consulting Limited for re-assessment and, if necessary, re-appraisal.

TABLES

TABLE 1

SUMMARY OF MINING RISK ASSESSMENT

Mining Issue	Indicated to be Present	Indicated to be Absent	Risk Assessment
Underground Coal Mining: Recorded at Shallow Depths		✓	The Coal Authority Report indicates no recorded workings below the site
Underground Coal Mining: Probable at Shallow Depths		✓	The Coal Authority Report indicates that probable unrecorded shallow workings is 'none' Geological data indicates no coals likely to be within influencing distance of the surface.
Mine Entries		✓	On the basis of currently available information, there are no recorded mine entries within or in proximity to the site.
Recorded Past Mine Gas Emissions		✓	The Coal Authority Report indicates no recorded mine gas emissions. Negligible risk conditions (CL:AIRE 2021) indicated from the current data.
Surface Mining (Opencast workings or quarries)		✓	None recorded at or in the vicinity of the site.
Underground Non-Coal Mining: Recorded at Shallow Depths		✓	None indicated in available BGS data (Groundsure GeoInsight Report).
Underground Non-Coal Mining: Probable at Shallow Depths		✓	None indicated in available BGS data (Groundsure GeoInsight Report) or published geological maps.
Other Ground Stability Issues		✓	None indicated in available BGS data (Groundsure GeoInsight Report).

NOTE: The above Table should be read in conjunction with accompanying report.

APPENDIX I

Groundsure LOCATION INTELLIGENCE

Geo Insight

Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4NH

Order Details

Date: 20/07/2026

Your ref: EMS_1116707_1406056

Our Ref: EMS-1116707_1399651

Site Details

Location: 386768 395780

Area: 0.14 ha

Authority: Manchester City Council ↗



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Summary of findings p. 2 >

Aerial image p. 5 >

OS MasterMap site plan p.10 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
11 >	1.1 >	10k Availability >	Identified (within 500m)				
12 >	1.2 >	Artificial and made ground (10k) >	0	0	1	1	-
13 >	1.3 >	Superficial geology (10k) >	1	0	0	0	-
14	1.4	Landslip (10k)	0	0	0	0	-
15 >	1.5 >	Bedrock geology (10k) >	2	0	3	3	-
16 >	1.6 >	Bedrock faults and other linear features (10k) >	1	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
17 >	2.1 >	50k Availability >	Identified (within 500m)				
18	2.2	Artificial and made ground (50k)	0	0	0	0	-
18	2.3	Artificial ground permeability (50k)	0	0	-	-	-
19 >	2.4 >	Superficial geology (50k) >	1	0	0	0	-
20 >	2.5 >	Superficial permeability (50k) >	Identified (within 50m)				
20	2.6	Landslip (50k)	0	0	0	0	-
20	2.7	Landslip permeability (50k)	None (within 50m)				
21 >	2.8 >	Bedrock geology (50k) >	2	0	4	1	-
22 >	2.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
22 >	2.10 >	Bedrock faults and other linear features (50k) >	1	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	3.1 >	BGS Boreholes >	0	0	49	-	-
Page	Section	Natural ground subsidence >					
26 >	4.1 >	Shrink swell clays >	Very low (within 50m)				
27 >	4.2 >	Running sands >	Very low (within 50m)				
28 >	4.3 >	Compressible deposits >	Negligible (within 50m)				
29 >	4.4 >	Collapsible deposits >	Very low (within 50m)				
30 >	4.5 >	Landslides >	Very low (within 50m)				
31 >	4.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				

Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
33	5.1	BritPits	0	0	0	0	-
34 >	5.2 >	Surface ground workings >	0	0	10	-	-
34	5.3	Underground workings	0	0	0	0	0
34	5.4	Underground mining extents	0	0	0	0	-
35	5.5	Historical Mineral Planning Areas	0	0	0	0	-
35 >	5.6 >	Non-coal mining >	0	0	0	0	2
35 >	5.7 >	JPB mining areas >	Identified (within 0m)				
36	5.8	The Coal Authority non-coal mining	0	0	0	0	-
36	5.9	Researched mining	0	0	0	0	-
36	5.10	Mining record office plans	0	0	0	0	-
36	5.11	BGS mine plans	0	0	0	0	-
37 >	5.12 >	Coal mining >	Identified (within 0m)				
37	5.13	Brine areas	None (within 0m)				
37	5.14	Gypsum areas	None (within 0m)				
37	5.15	Tin mining	None (within 0m)				
37	5.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
38	6.1	Natural cavities	0	0	0	0	-
38	6.2	Mining cavities	0	0	0	0	0
38	6.3	Reported recent incidents	0	0	0	0	-
38	6.4	Historical incidents	0	0	0	0	-

Page	Section	Radon >	
40 >	7.1 >	Radon >	Less than 1% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	8.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
42 >	8.2 >	BGS Estimated Urban Soil Chemistry >	2	3	-	-	-
43	8.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m

44	9.1	Underground railways (London)	0	0	0	-	-
44	9.2	Underground railways (Non-London)	0	0	0	-	-
45	9.3	Railway tunnels	0	0	0	-	-
45 >	**9.4 >**	**Historical railway and tunnel features >**	0	0	50	-	-
47	9.5	Royal Mail tunnels	0	0	0	-	-
47	9.6	Historical railways	0	0	0	-	-
47 >	**9.7 >**	**Railways >**	0	0	49	-	-
49	9.8	Crossrail 2	0	0	0	0	-
50 >	**9.9 >**	**HS2 >**	0	0	1	0	-

Recent aerial photograph

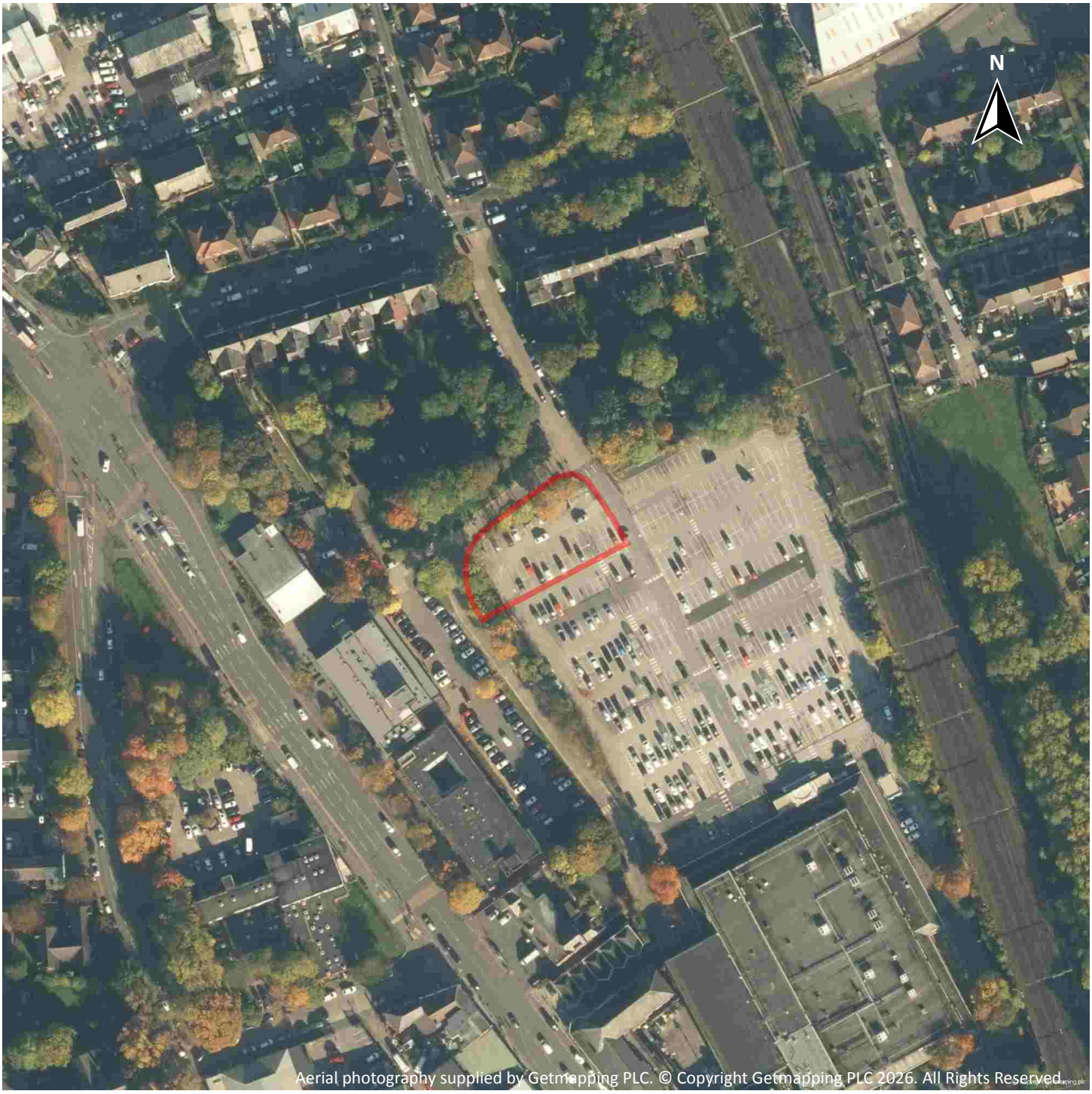


Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 0.14ha

Recent site history - 2022 aerial photograph



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Capture Date: 18/10/2022

Site Area: 0.14ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.14ha

Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.14ha

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.14ha

OS MasterMap site plan



Site Area: 0.14ha

1 Geology 1:10,000 scale - Availability



1.1 10k Availability

Records within 500m	1

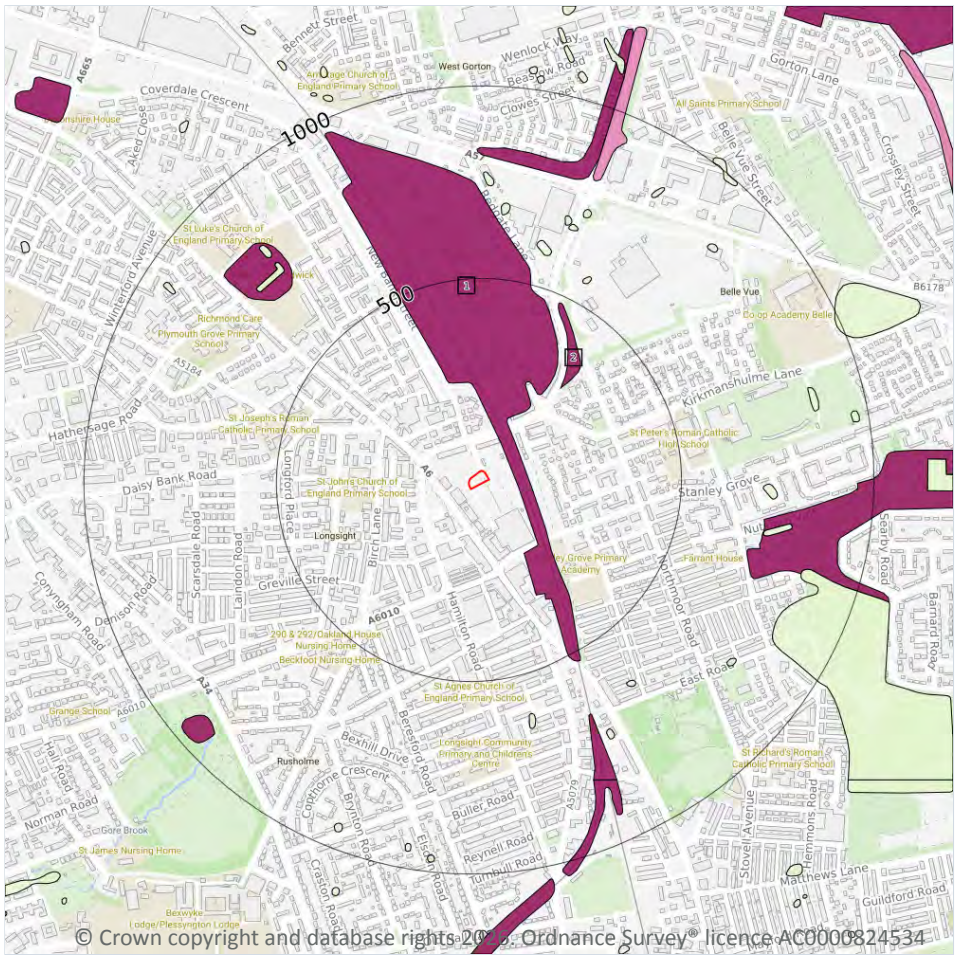
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 11 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SJ89NE**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



1.2 Artificial and made ground (10k)

Records within 500m	2

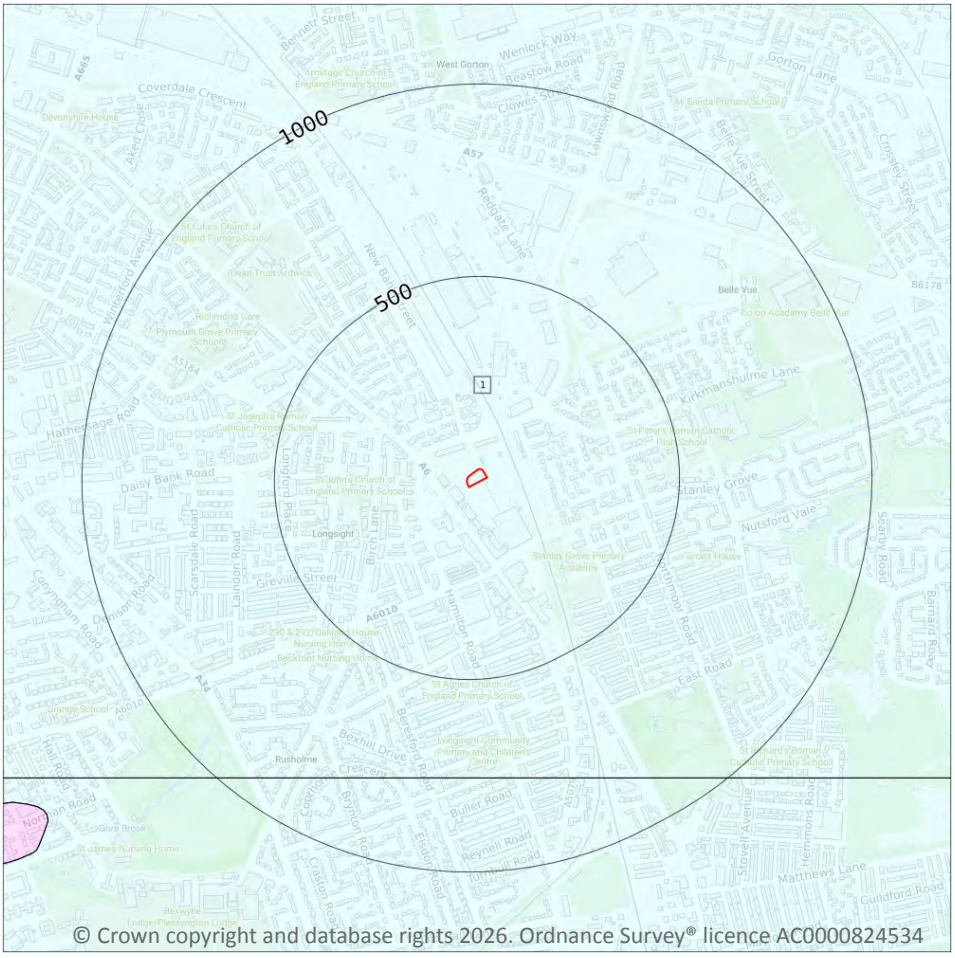
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 12 >**

ID	Location	LEX Code	Description	Rock description
1	64m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	295m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

1.3 Superficial geology (10k)

Records within 500m	1

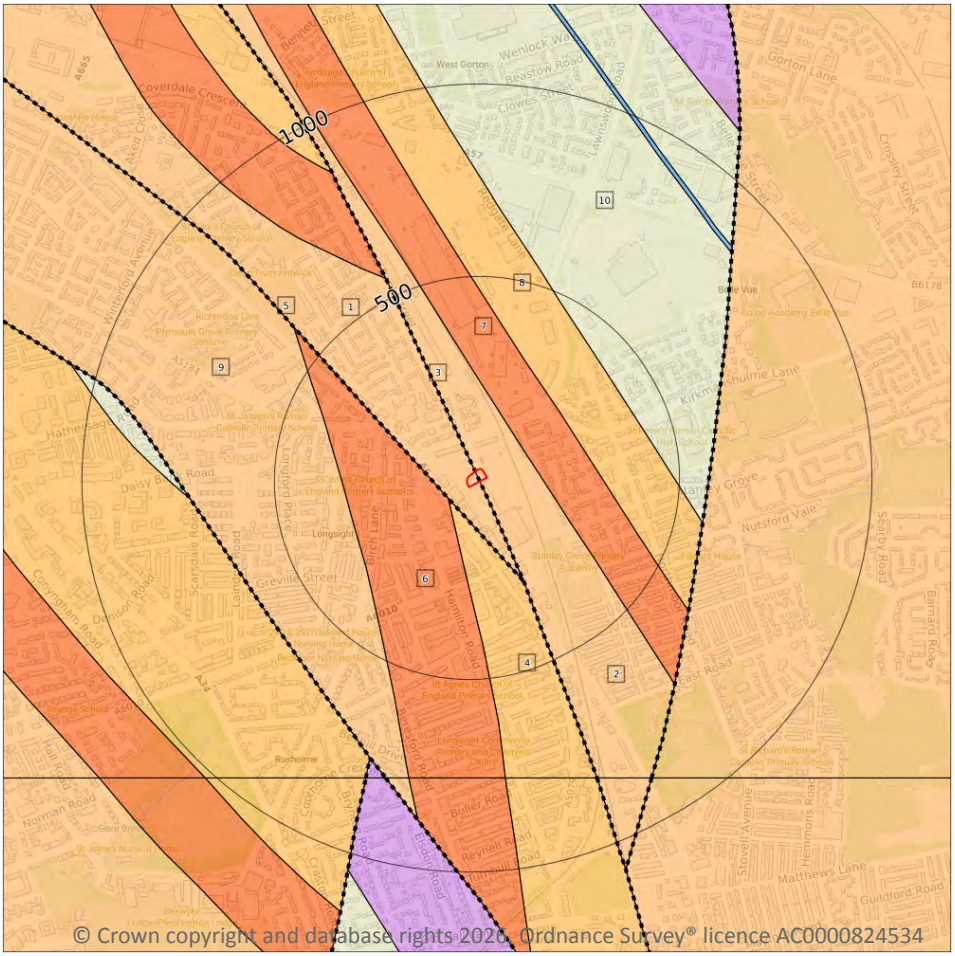
Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 13 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian-Diamicton**	**Diamicton**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

1.5 Bedrock geology (10k)

Records within 500m **8**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 15 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-PESST**	**Chester Formation-Pebbly (Gravelly) Sandstone**	**Olenekian**
2	**On site**	**CHES-PESST**	**Chester Formation-Pebbly (Gravelly) Sandstone**	**Olenekian**
4	60m SW	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined
6	61m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined

ID	Location	LEX Code	Description	Rock age
7	118m NE	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
8	250m NE	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined
9	313m W	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian
10	408m NE	HA-MDSS	Halesowen Formation-Mudstone, Siltstone And Sandstone	Westphalian

This data is sourced from the British Geological Survey.

1.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 15 >**

ID	Location	Category	Description
3	**On site**	**FAULT**	**Fault, inferred, displacement unknown**
5	60m SW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

2 Geology 1:50,000 scale - Availability



2.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 17 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

2.4 Superficial geology (50k)

Records within 500m	1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 19 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian**	**Diamicton**

This data is sourced from the British Geological Survey.

2.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Low**

This data is sourced from the British Geological Survey.

2.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

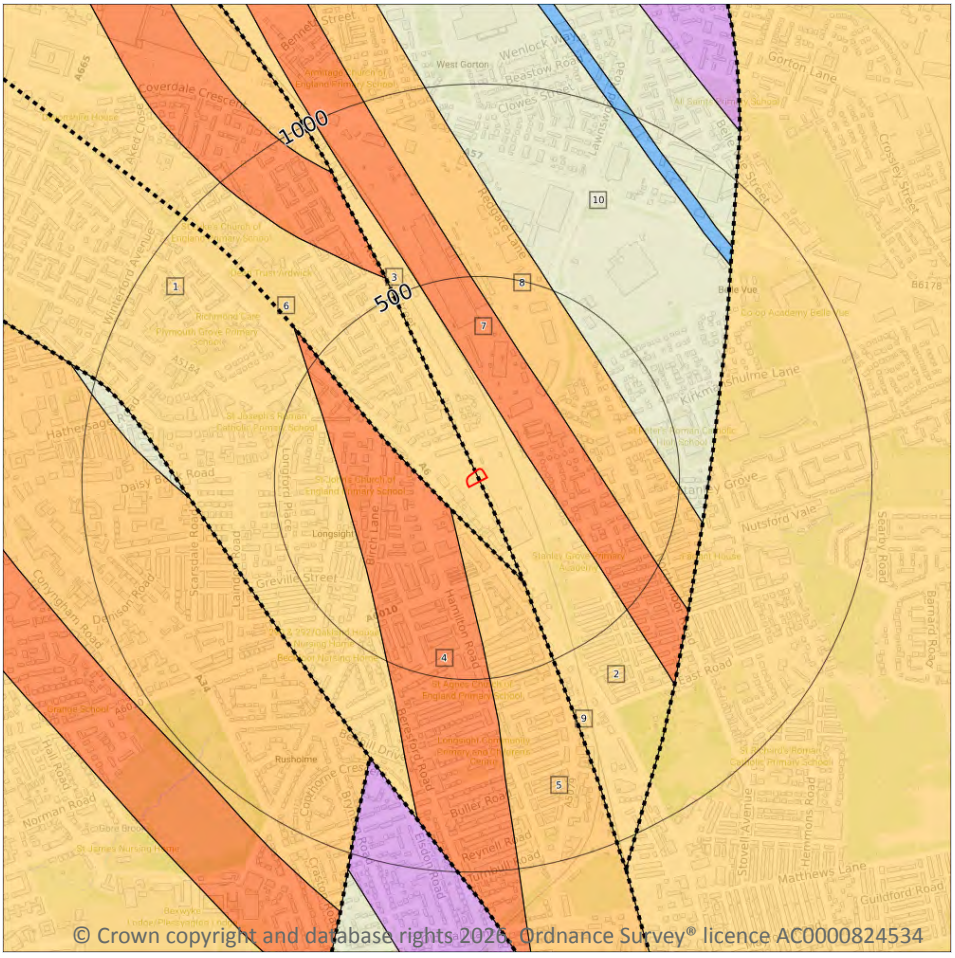
2.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

2.8 Bedrock geology (50k)

Records within 500m **7**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 21 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**Chester Formation-Sandstone**	**Olenekian**
2	**On site**	**CHES-SDST**	**Chester Formation-Sandstone**	**Olenekian**
4	73m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
5	73m SW	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined

ID	Location	LEX Code	Description	Rock age
7	118m NE	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
8	250m NE	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined
10	408m NE	HA-MDSS	Halesowen Formation-Mudstone, siltstone and sandstone	Westphalian

This data is sourced from the British Geological Survey.

2.9 Bedrock permeability (50k)

Records within 50m	**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

2.10 Bedrock faults and other linear features (50k)

Records within 500m	**3**

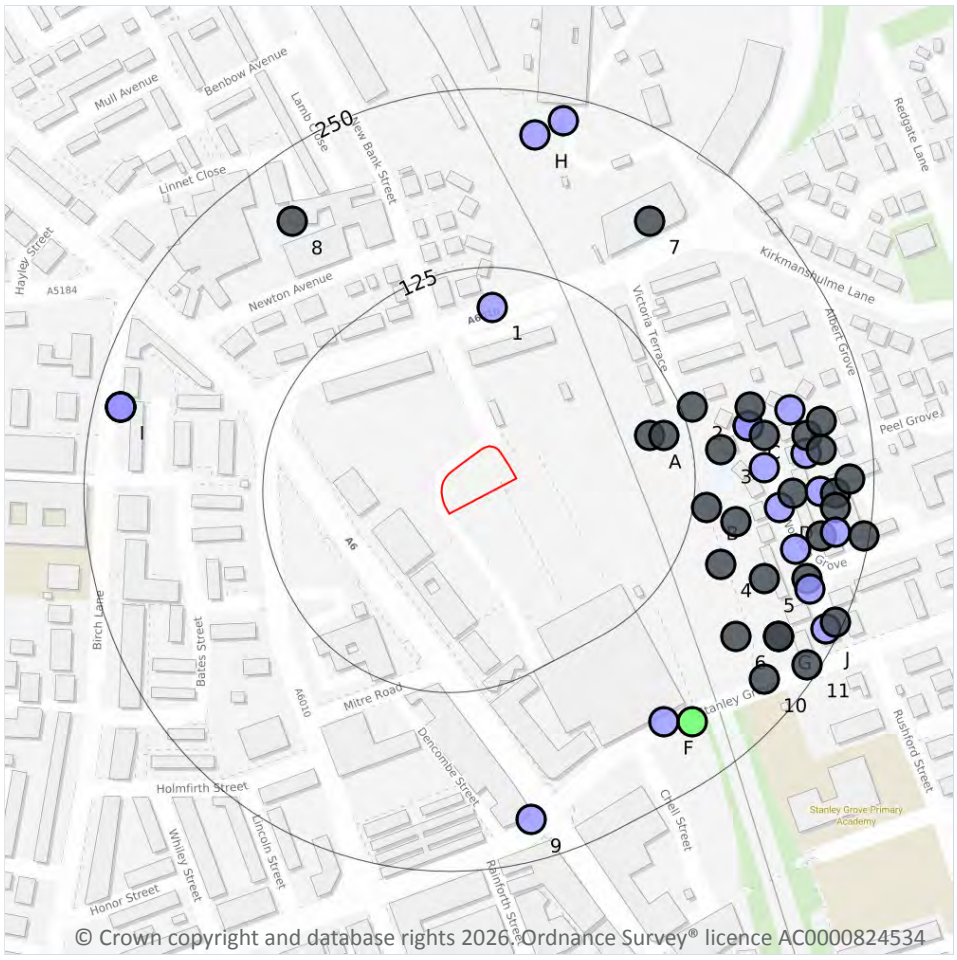
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 21 >**

ID	Location	Category	Description
3	**On site**	**FAULT**	**Fault, inferred, crossmark on downthrow side, throw in metres**
6	74m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
9	283m SE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.

3 Boreholes



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

3.1 BGS Boreholes

Records within 250m	49

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 23 >**

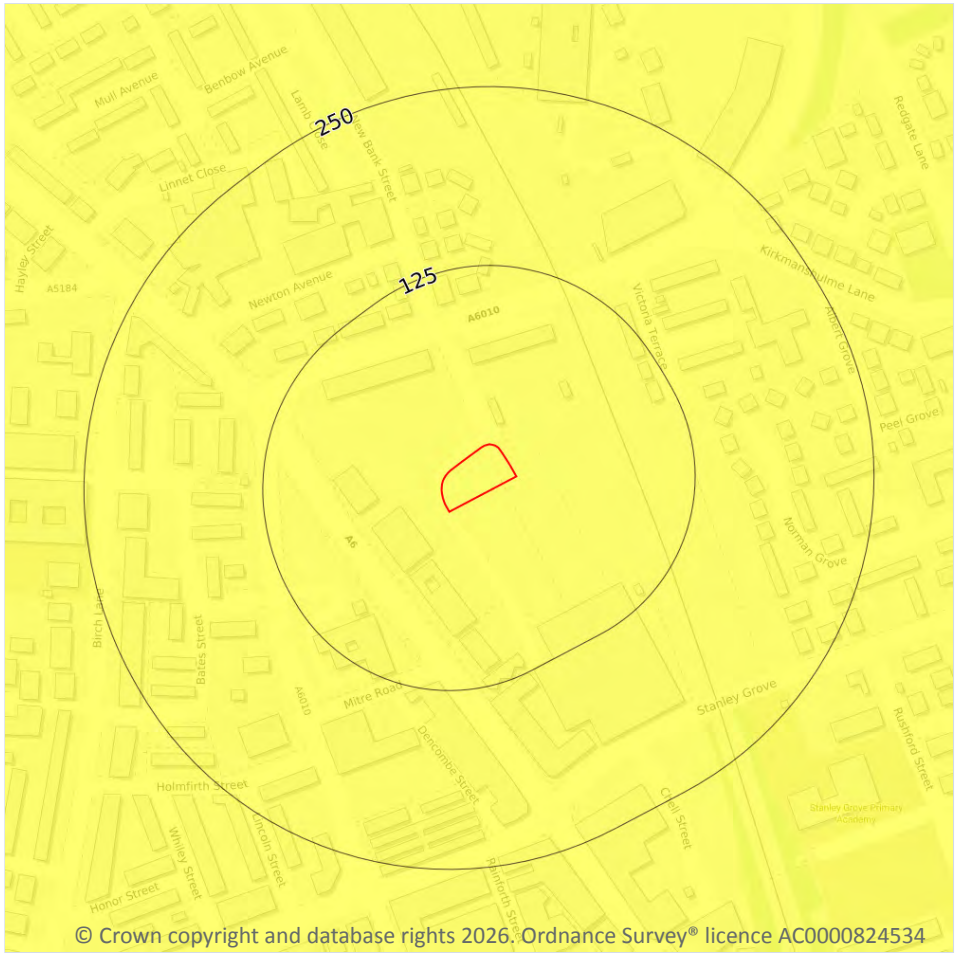
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	97m N	386780 395900	A6 DIVERSION - STOCKPORT ROAD 4	8.0	N	937108 ↗
A	98m E	386890 395810	ALBERT GROVE DEVELOPMENT 1	-	Y	N/A
A	107m E	386900 395810	ALBERT GROVE DEVELOPMENT 1	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
2	133m E	386920 395830	ALBERT GROVE DEVELOPMENT TP 2	-	Y	N/A
B	135m E	386930 395760	ALBERT GROVE DEVELOPMENT TP 11	-	Y	N/A
3	145m E	386940 395800	ALBERT GROVE DEVELOPMENT TP 5	-	Y	N/A
4	155m SE	386940 395720	ALBERT GROVE DEVELOPMENT TP 26	-	Y	N/A
B	156m E	386950 395750	ALBERT GROVE DEVELOPMENT TP 16	-	Y	N/A
C	166m E	386959 395817	ALBERT GROVE / STANLEY GROVE TP M	0.5	N	15631708 ↗
C	166m E	386959 395817	ALBERT GROVE / STANLEY GROVE TP M(A)	1.85	N	15631709 ↗
C	171m E	386960 395830	ALBERT GROVE DEVELOPMENT TP 4	-	Y	N/A
C	173m E	386970 395788	ALBERT GROVE / STANLEY GROVE TP L	1.4	N	15631707 ↗
C	176m E	386970 395810	ALBERT GROVE DEVELOPMENT TP 6	-	Y	N/A
D	185m E	386981 395760	ALBERT GROVE / STANLEY GROVE TP K	0.55	N	15631705 ↗
5	187m E	386970 395710	ALBERT GROVE DEVELOPMENT TP 32	-	Y	N/A
6	189m SE	386950 395670	ALBERT GROVE DEVELOPMENT TP 39	-	Y	N/A
7	192m NE	386890 395960	REDGATE LANE BELLEVUE 8	-	Y	N/A
D	194m E	386990 395770	ALBERT GROVE DEVELOPMENT TP 17	-	Y	N/A
E	197m E	386988 395828	ALBERT GROVE / STANLEY GROVE TP R	0.55	N	15631713 ↗
F	199m SE	386900 395610	A6 DIVERSION - STOCKPORT ROAD 5	6.2	N	937109 ↗
D	201m E	386992 395731	ALBERT GROVE / STANLEY GROVE TP J	1.7	N	15631703 ↗
E	203m E	386999 395798	ALBERT GROVE / STANLEY GROVE TP Q	1.8	N	15631712 ↗
E	205m E	387000 395810	ALBERT GROVE DEVELOPMENT 8	-	Y	N/A
8	207m NW	386640 395960	MALKIN BROOK SEWER REPLACEMENT SCHEME STAGE II 5	-	Y	N/A
F	210m SE	386920 395610	STANLEY GROVE (S & T SEWER) 1	12.1	N	937137 ↗
D	212m E	387009 395771	ALBERT GROVE / STANLEY GROVE TP P	1.8	N	15631711 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
G	214m SE	386980 395670	ALBERT GROVE DEVELOPMENT 41	-	Y	N/A
G	214m SE	386980 395670	ALBERT GROVE DEVELOPMENT 41	-	Y	N/A
E	214m E	387010 395800	ALBERT GROVE DEVELOPMENT 8	-	Y	N/A
D	215m E	387000 395710	ALBERT GROVE DEVELOPMENT TP 38	-	Y	N/A
D	217m E	387010 395740	ALBERT GROVE DEVELOPMENT TP 28	-	Y	N/A
E	217m E	387010 395820	ALBERT GROVE DEVELOPMENT TP 7	-	Y	N/A
D	219m E	387002 395703	ALBERT GROVE / STANLEY GROVE TP H	0.55	N	15631702 ↗
H	220m N	386810 396020	MALKIN BROOK PH2 1	5.2	N	13468804 ↗
9	221m S	386807 395542	MANCHESTER CORP. DICKERSON ROAD	7.92	N	936442 ↗
10	223m SE	386970 395640	ALBERT GROVE DEVELOPMENT TP 43	-	Y	N/A
D	223m E	387020 395770	ALBERT GROVE DEVELOPMENT 23	-	Y	N/A
D	224m E	387020 395760	ALBERT GROVE DEVELOPMENT 23	-	Y	N/A
D	226m E	387020 395743	ALBERT GROVE / STANLEY GROVE TP N	1.8	N	15631710 ↗
I	232m W	386520 395830	13 BANNERDALE CLOSE LONGSIGHT 1	6.5	N	937398 ↗
I	232m W	386520 395830	13 BANNERDALE CLOSE LONGSIGHT 2	6.5	N	937399 ↗
I	232m W	386520 395830	13 BANNERDALE CLOSE LONGSIGHT TH1	1.5	N	937400 ↗
I	232m W	386520 395830	13 BANNERDALE CLOSE LONGSIGHT TH2	1.0	N	937401 ↗
H	233m N	386830 396030	MALKIN BROOK PH2 2	5.0	N	13468805 ↗
D	233m E	387030 395780	ALBERT GROVE DEVELOPMENT TP 18	-	Y	N/A
J	240m SE	387013 395675	ALBERT GROVE / STANLEY GROVE TP G	0.75	N	15631698 ↗
11	241m SE	387000 395650	ALBERT GROVE DEVELOPMENT TP 44	-	Y	N/A
J	245m SE	387020 395680	ALBERT GROVE DEVELOPMENT TP 42	-	Y	N/A
D	247m E	387040 395740	ALBERT GROVE DEVELOPMENT TP 34	-	Y	N/A

This data is sourced from the British Geological Survey.

4 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.1 Shrink swell clays

Records within 50m	1

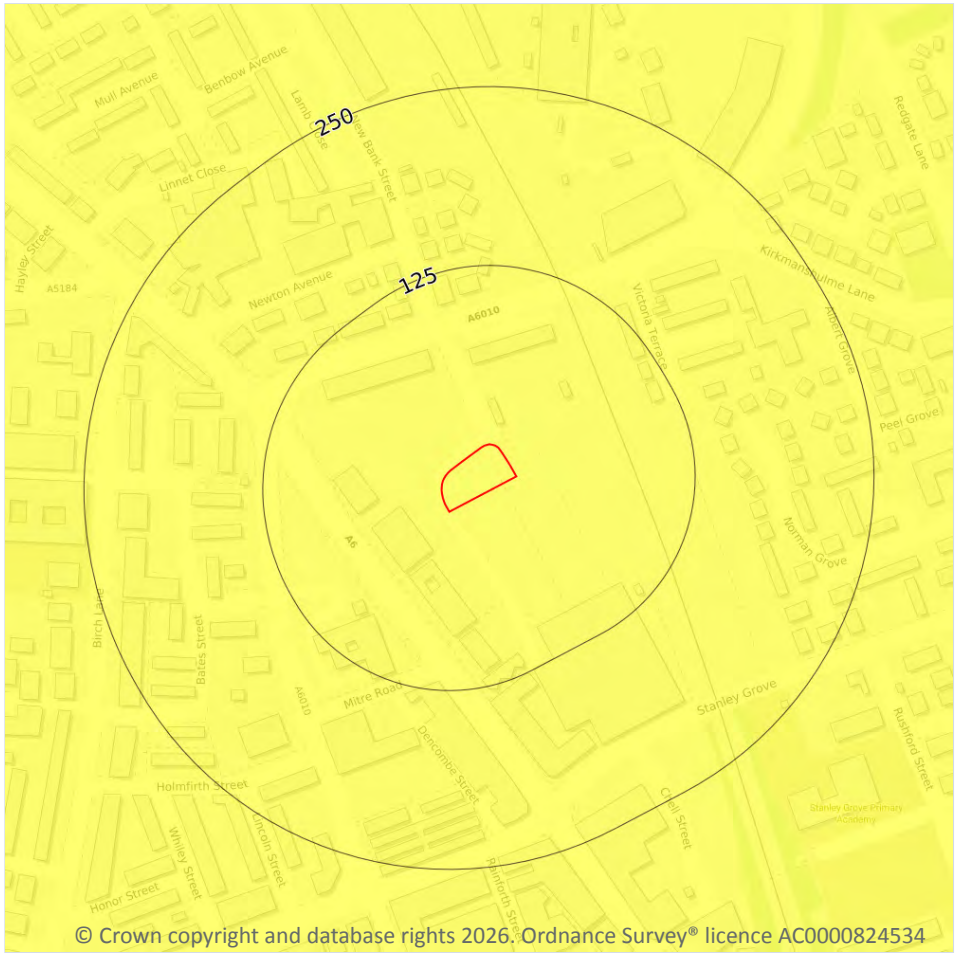
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 26 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.2 Running sands

Records within 50m	1

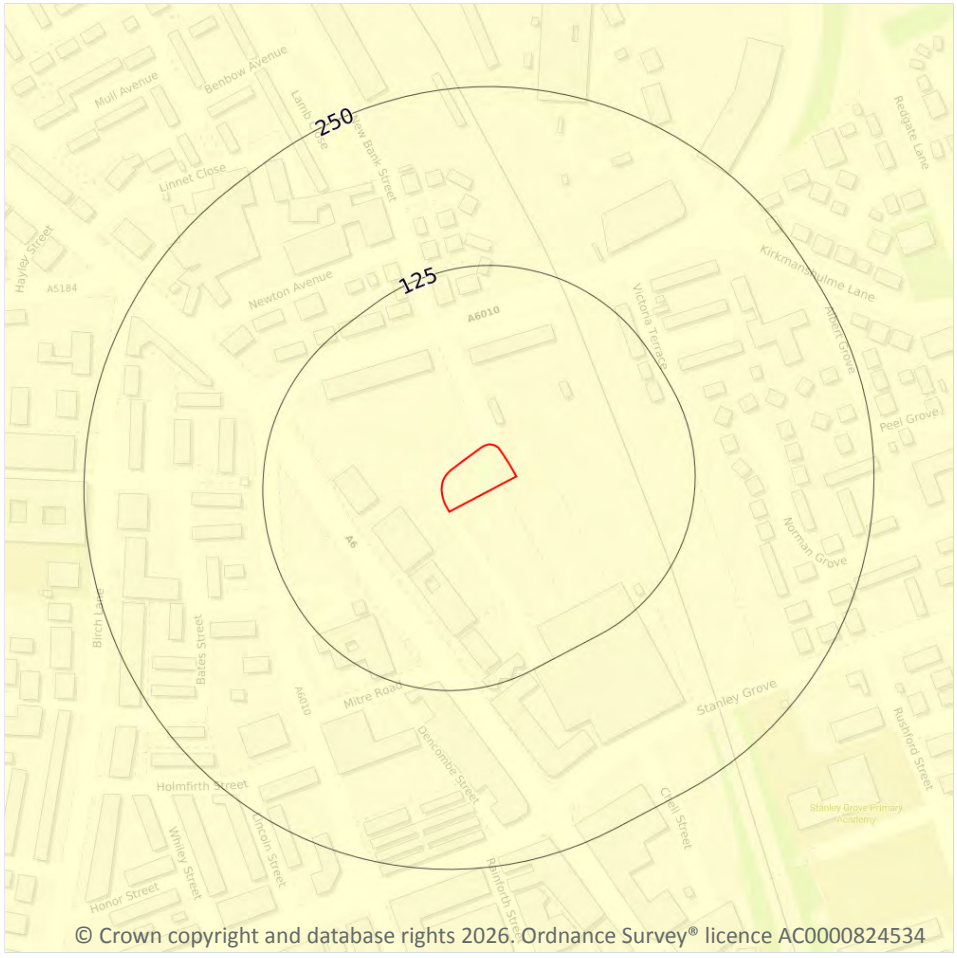
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 27 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.3 Compressible deposits

Records within 50m	1

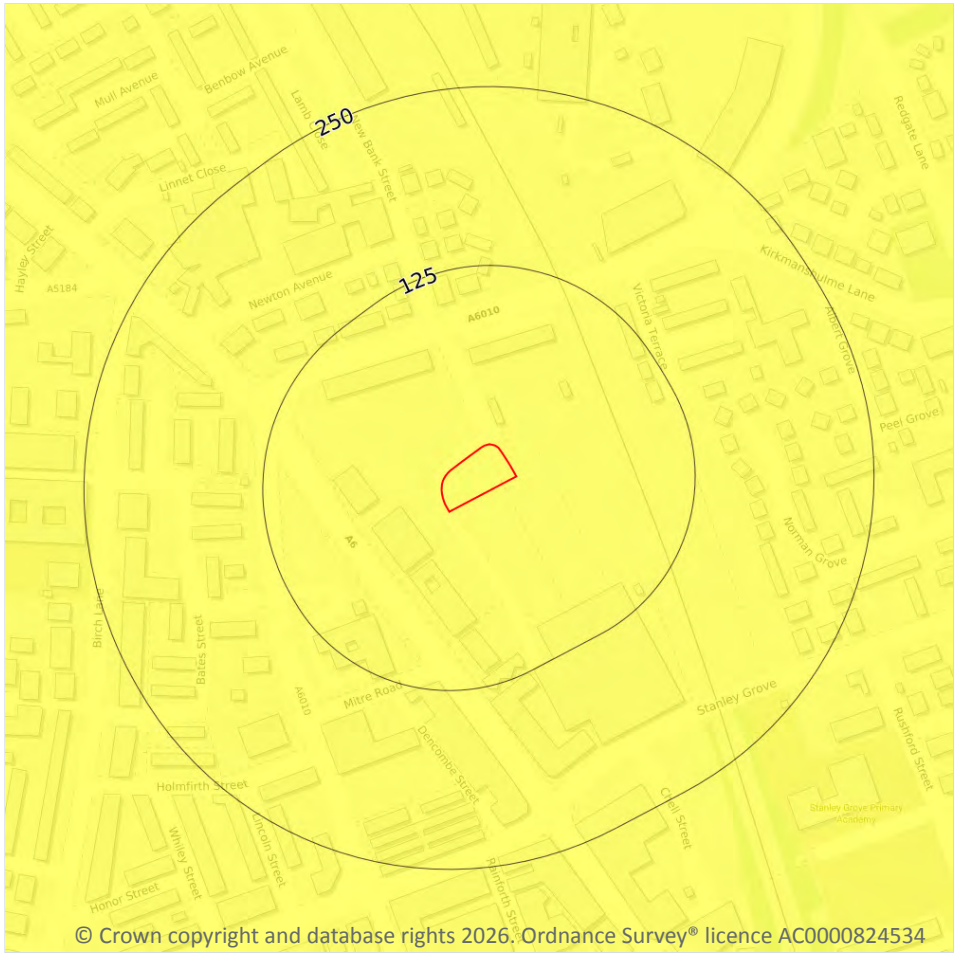
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 28 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.4 Collapsible deposits

Records within 50m	1

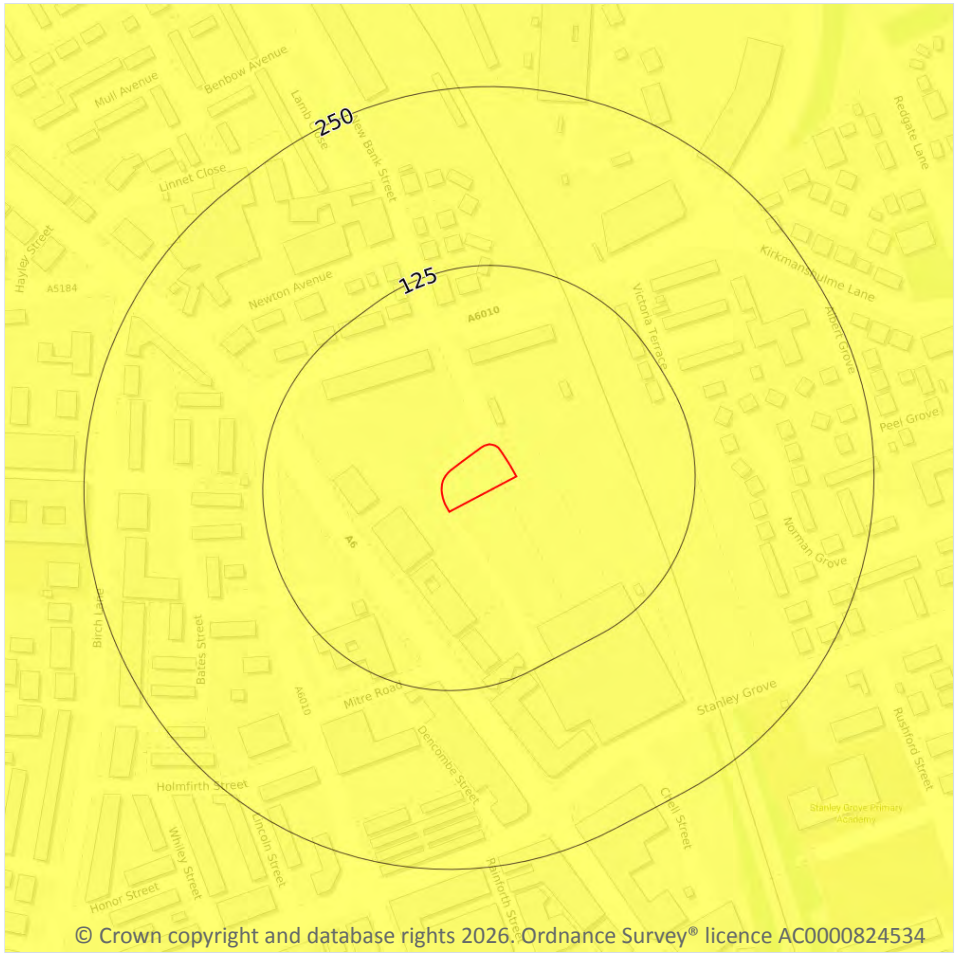
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 29 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.5 Landslides

Records within 50m	1

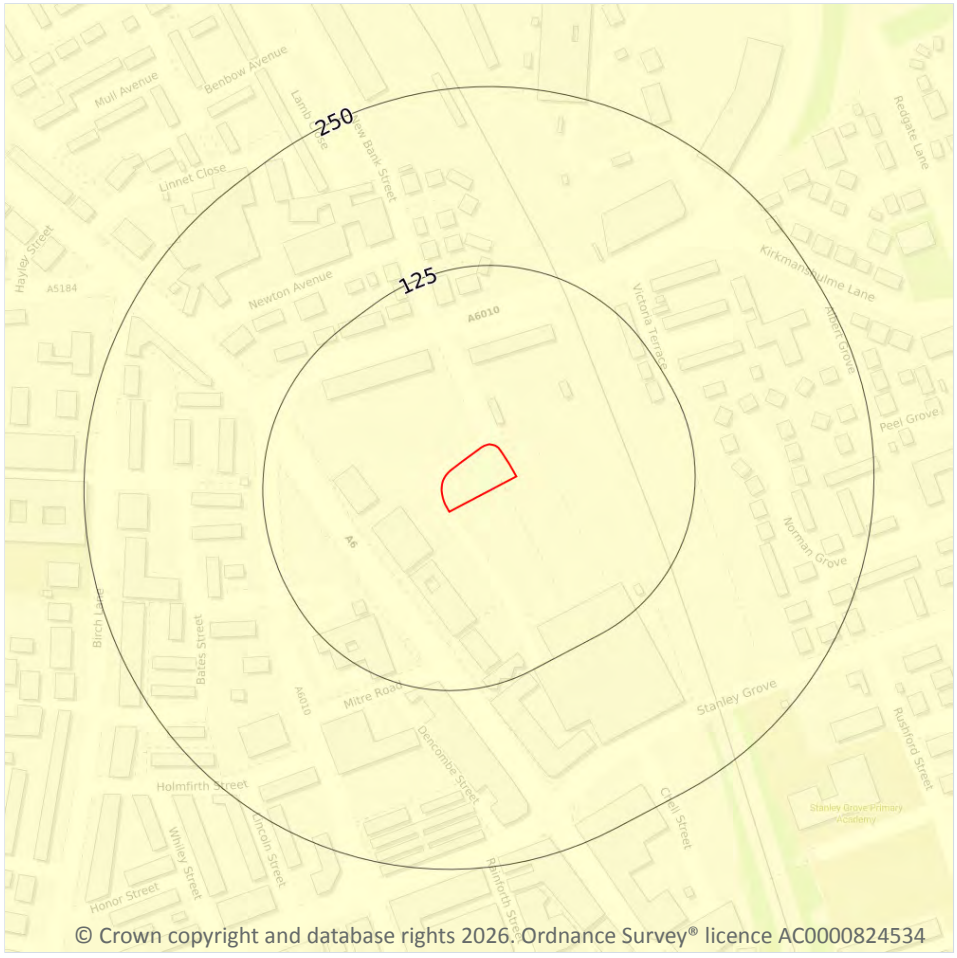
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 30 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

4.6 Ground dissolution of soluble rocks

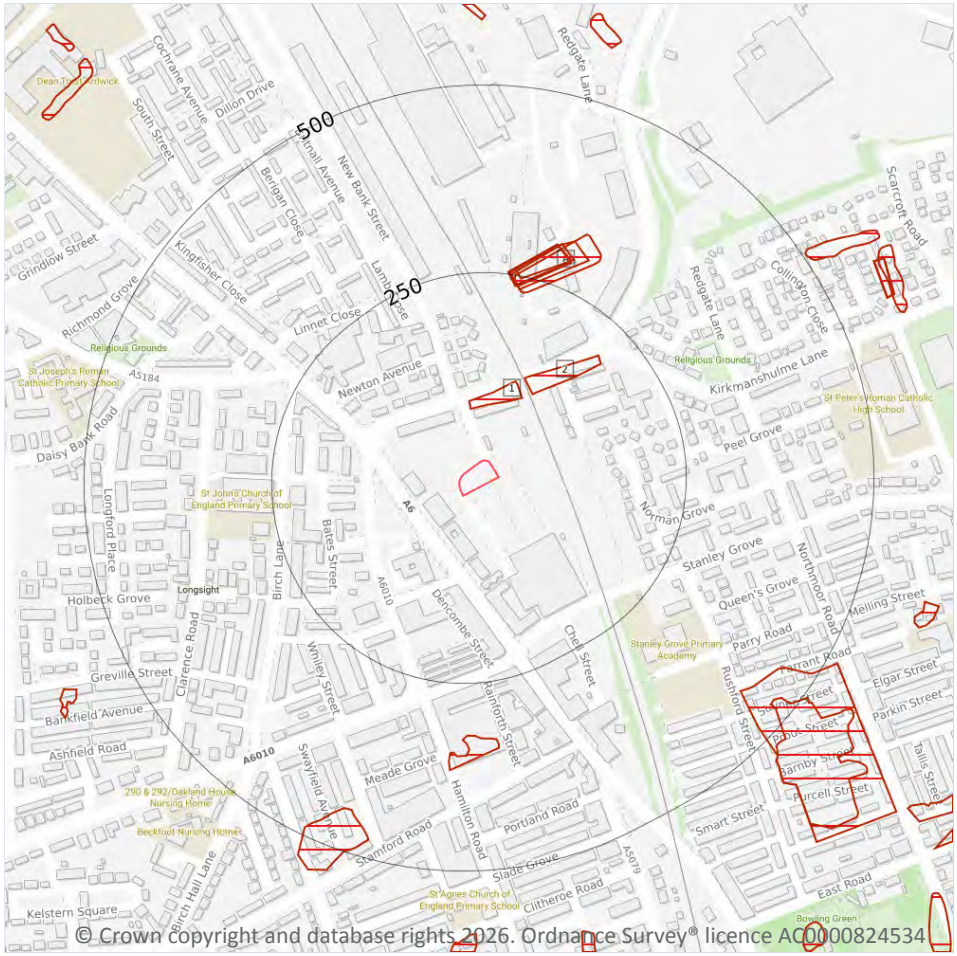
Records within 50m	1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 31 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

5 Mining and ground workings



5.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

5.2 Surface ground workings

Records within 250m	10

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 33 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	71m N	Cuttings	1848	1:10560
2	107m NE	Cuttings	1848	1:10560
A	229m N	Pond	1848	1:10560
A	233m N	Pond	1890	1:10560
A	235m N	Pond	1905	1:10560
A	236m N	Reservoir	1938	1:10560
A	236m N	Reservoir	1934	1:10560
A	236m N	Reservoir	1915	1:10560
A	236m N	Reservoir	1923	1:10560
A	247m N	Reservoir	1956	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

5.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey®/Groundsure.

5.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

5.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

5.6 Non-coal mining

Records within 1000m	2

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on **page 33 >**

ID	Location	Name	Commodity	Class	Likelihood
-	771m S	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	784m S	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

5.7 JPB mining areas

Records on site	1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	**In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.**

This data is sourced from Johnson Poole and Bloomer.

5.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

5.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

5.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

5.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

5.12 Coal mining

Records on site	1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

5.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

5.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

5.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

5.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

6 Ground cavities and sinkholes

6.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

6.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

6.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

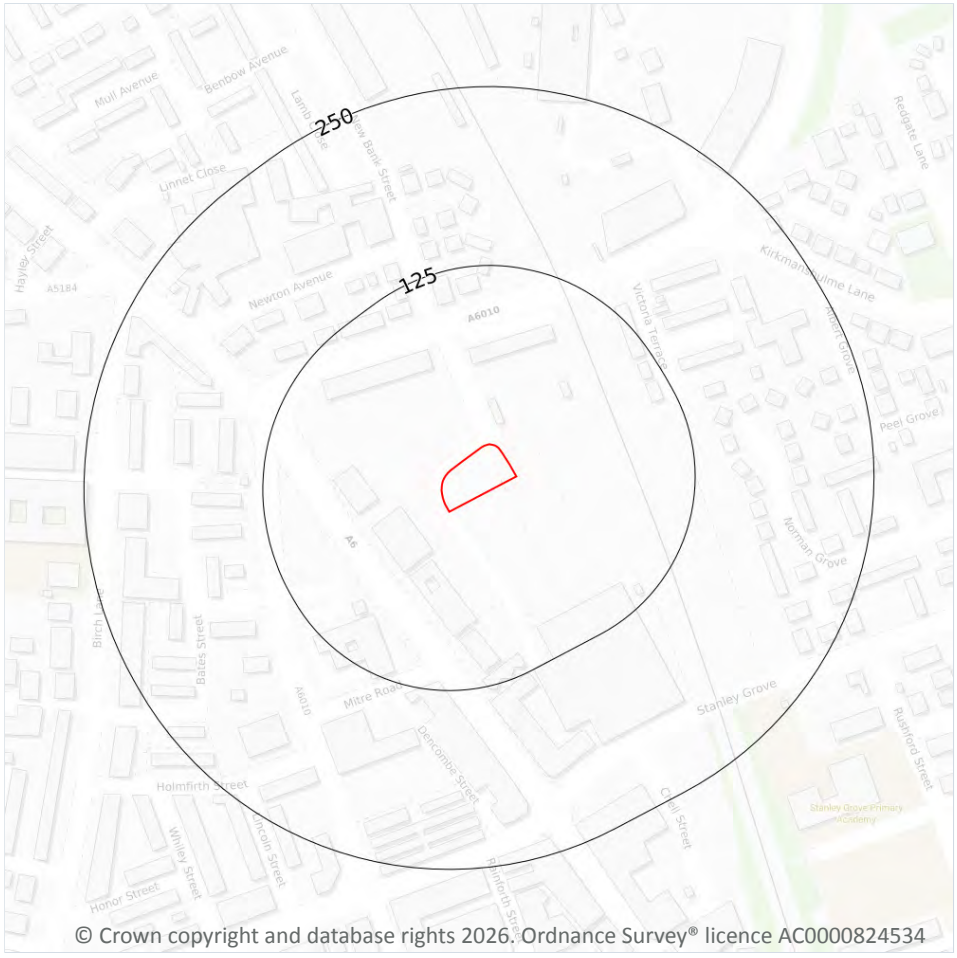
6.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.

7 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

7.1 Radon

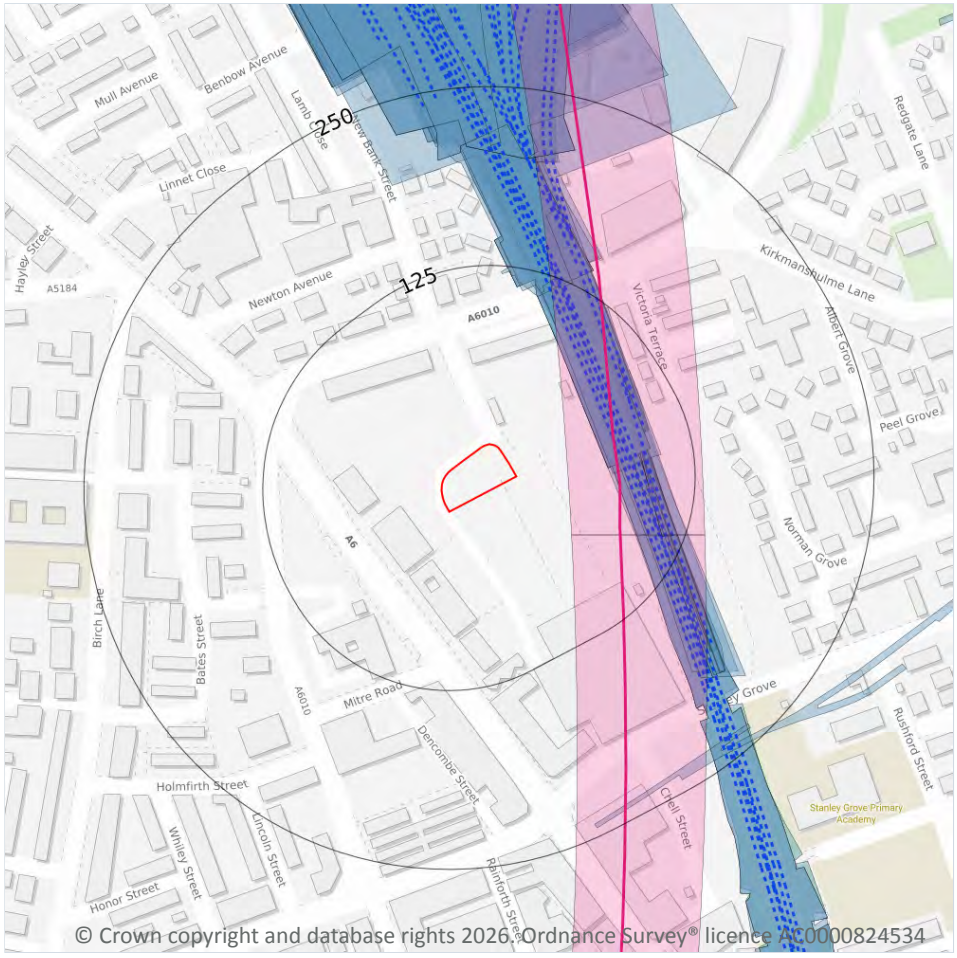
Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 40 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

9 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

9.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

9.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

9.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

9.4 Historical railway and tunnel features

Records within 250m	50

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 44 >**

Location	Land Use	Year of mapping	Mapping scale
62m E	Railways	1893	-
62m E	Railway Sidings	1938	10560
62m E	Railway Sidings	1934	10560
62m E	Railway Sidings	1915	10560
64m E	Railway Sidings	1923	10560
66m E	Railway	1922	-
66m E	Railway	1935	-
70m E	Railway	1909	-
71m NE	Railway	1894	-
83m E	Railway Sidings	1922	2500
83m E	Railway Sidings	1933	2500
88m E	Railway Sidings	1993	1250
88m E	Railway Sidings	1996	1250
88m E	Railway Sidings	1983	1250
89m E	Railway Sidings	1983	1250
89m E	Railway Sidings	1950	2500
89m E	Railway Sidings	1951	-

Location	Land Use	Year of mapping	Mapping scale
238m N	Railway Sidings	1981	1250
240m N	Railway Sidings	1994	1250
249m N	Railway Sidings	1991	1250
249m N	Railway Sidings	1981	1250
249m N	Railway Sidings	1988	1250

This data is sourced from Ordnance Survey®/Groundsure.

9.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

9.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

9.7 Railways

Records within 250m	49

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 44 >**

Location	Name	Type
73m E	Manchester-Crewe Line	rail
76m E	Manchester-Crewe Line	rail
78m E	Not given	Multi Track
79m E	Manchester-Crewe Line	rail

9.9 HS2

Records within 500m	1

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

Features are displayed on the Railway infrastructure and projects map on **page 44 >**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
71m E	Tunnel	143mph	230kph	Section is scheduled for cancellation

This data is sourced from HS2 ltd.

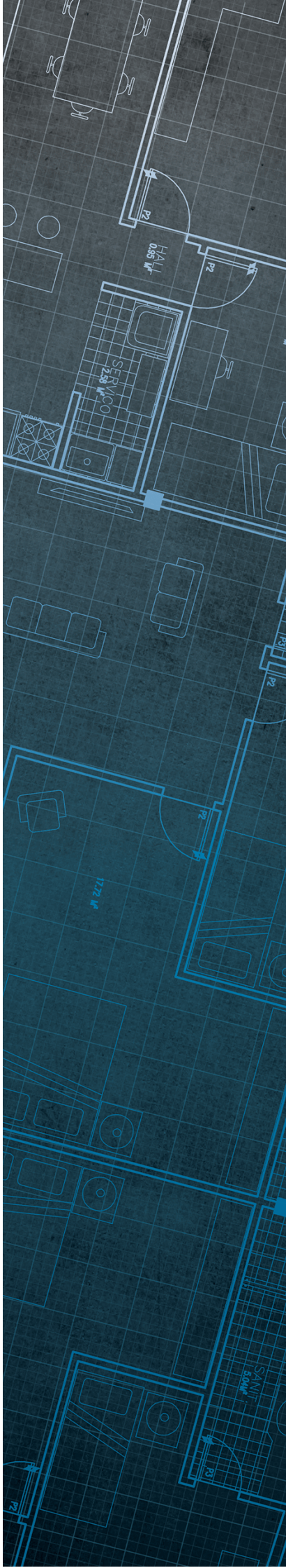
The Coal Authority

Consultants

Coal Mining Report

Asda
Asda Stores
Stanley Grove
Longsight
Manchester
Manchester
M12 4NH

Date of enquiry:	**20 July 2026**
Date enquiry received:	**20 July 2026**
Issue date:	**20 July 2026**
Our reference:	**51003583557001**
Your reference:	**CCL03989**



Consultants
Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Crossfield Consulting Limited

Enquiry address

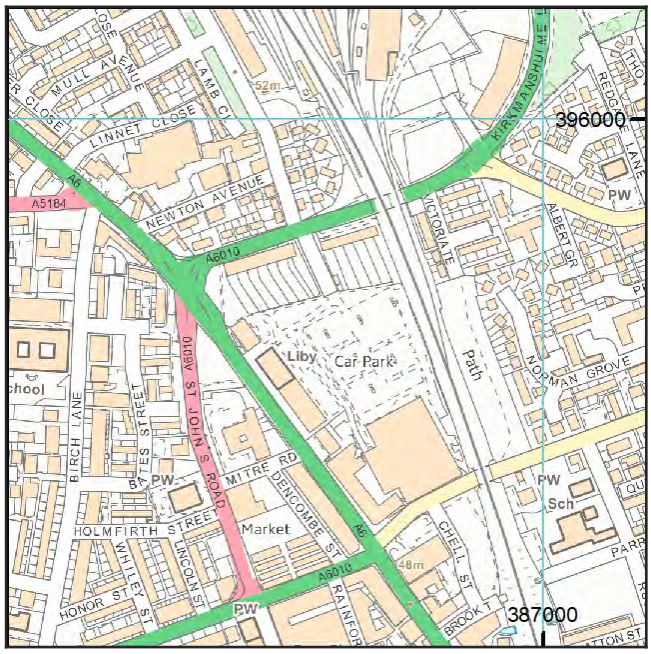
Asda
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Approximate position of property

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Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

Probable unrecorded shallow workings
None.

Spine roadways at shallow depth
No spine roadway recorded at shallow depth.

Mine entries
None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers
None available.

Outcrops
No outcrops recorded.

Geological faults, fissures and breaklines
Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Fault under or close to the property recorded.

Opencast mines
None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips
None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

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.

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

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.

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.

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.

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Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

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 500m of 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.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of 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.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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The Coal Authority

Summary of findings

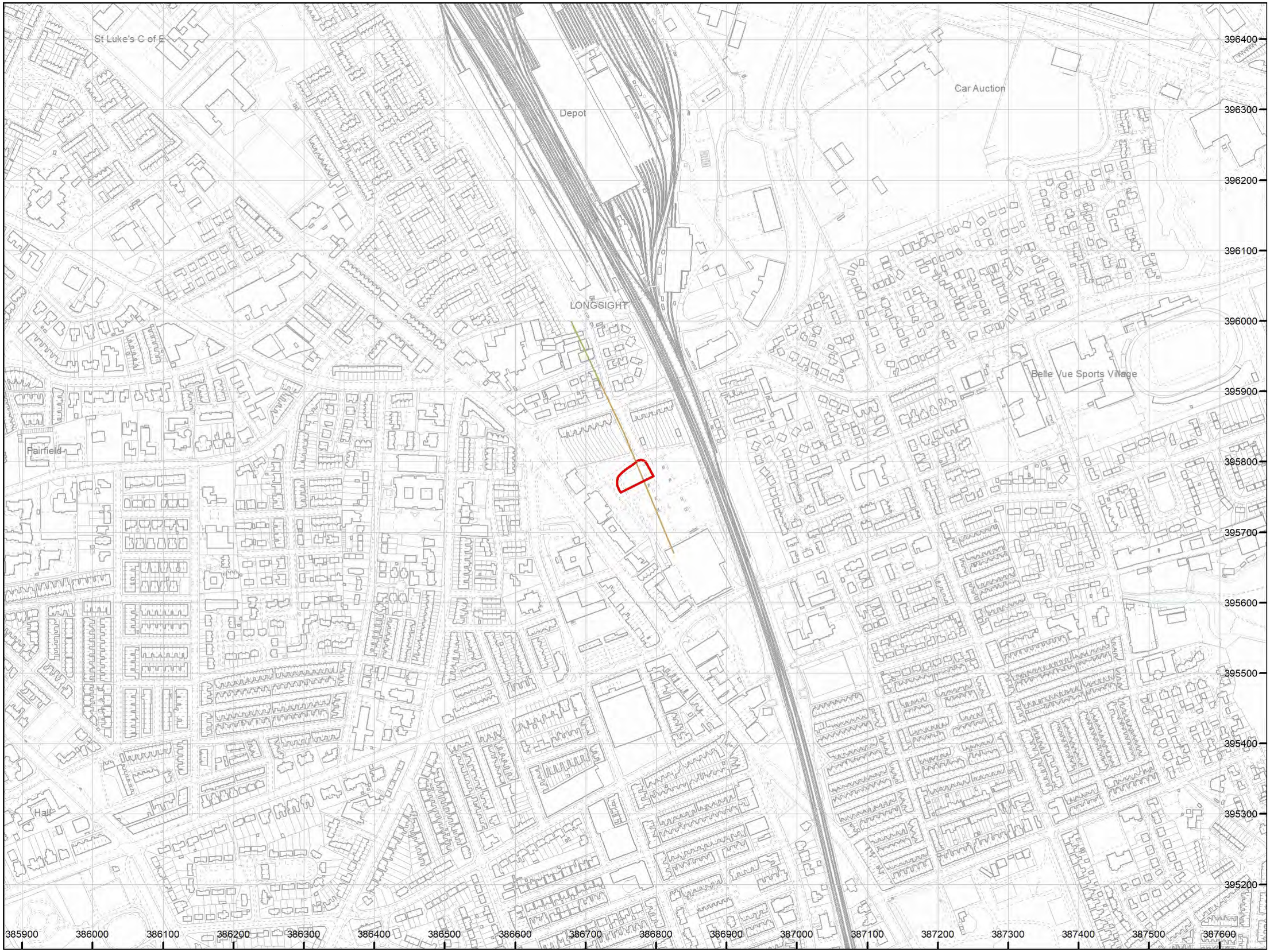
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The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown

Geological faults



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