Coal Mining Risk Assessment (CMRA)

At

Former Apollo Public House
Miles Platting
Manchester
M40 8EE

Client: Jigsaw Homes

Reference: 33585-SUT-ZZ-00-RP-G-7601

Date: August 2026

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SUTCLIFFE INVESTIGATIONS

Coal Mining Risk Assessment (CMRA)

Document Control Sheet

Report Reference: 33585-SUT-ZZ-00-RP-G-7601

Issue: P03 Date: August 2026

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Revision History:

Rev.	Date	Description	Prepared	Checked	Approved
P01	February 2025	Final Report	AW	DE	WGB
P02	April 2026	Update with SI works	SH	DB	WGB
P03	August 2026	Update including Revised Logs	DE	DB	WGB
		Signatures:	[redacted]		

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations was instructed by Jigsaw Homes (the “client”) to undertake a Coal Mining Risk Assessment for the site at the Former Apollo Public House, Miles Platting, Manchester, M40 8EE.

The location of the site is presented as Figure 1. The site is centred on Grid Reference (NGR) 385800, 399610 and is approximately 0.22ha in area.

This report assesses the ground-based risks, constraints and liabilities associated with former coal workings to the proposed development of the site. This is required in support of the discharge of contaminated land planning conditions assigned to the site and to allow the design of economic foundation solutions.

1.2 Development Proposal & Legislative Context

Development Proposal

It is understood that consideration is being given to redevelopment of the site with apartments and associated communal soft landscaped areas and car parking facilities. The proposed development is presented as Drawing Ref*: 1349-AH-1801 A* produced by DK Architects (March 2026).

Legislative Context

The purpose of the Report is to present a desk-based review of all available information on the coal mining legacy relevant to the Site, and then, propose further investigation or mitigation measures that address the coal mining legacy. The Report also sets out how the requirements of national planning policy with regard to development on unstable land are to be addressed.

This report has been written in general accordance with the Coal Mining Risk Assessment Model Report Template, January 2011 and intends to demonstrate to the Local Planning Authority (LPA) that the Site is, or can be, made safe and stable, to meet the requirements of the national planning policy with regard to Planning Policy Guidance Note 14 (PPG14) “Development on Unstable Land” DoE 1990.

1.3 Site Location and Setting

The site is located at the former Apollo Pub, Miles Platting, Manchester, M40 8EE at National Grid Reference (NGR) 385800, 399610, within a predominantly residential area with local amenities also noted in the area.

A location plans and aerial photograph of the site are shown as *Figure 1 & 2*.

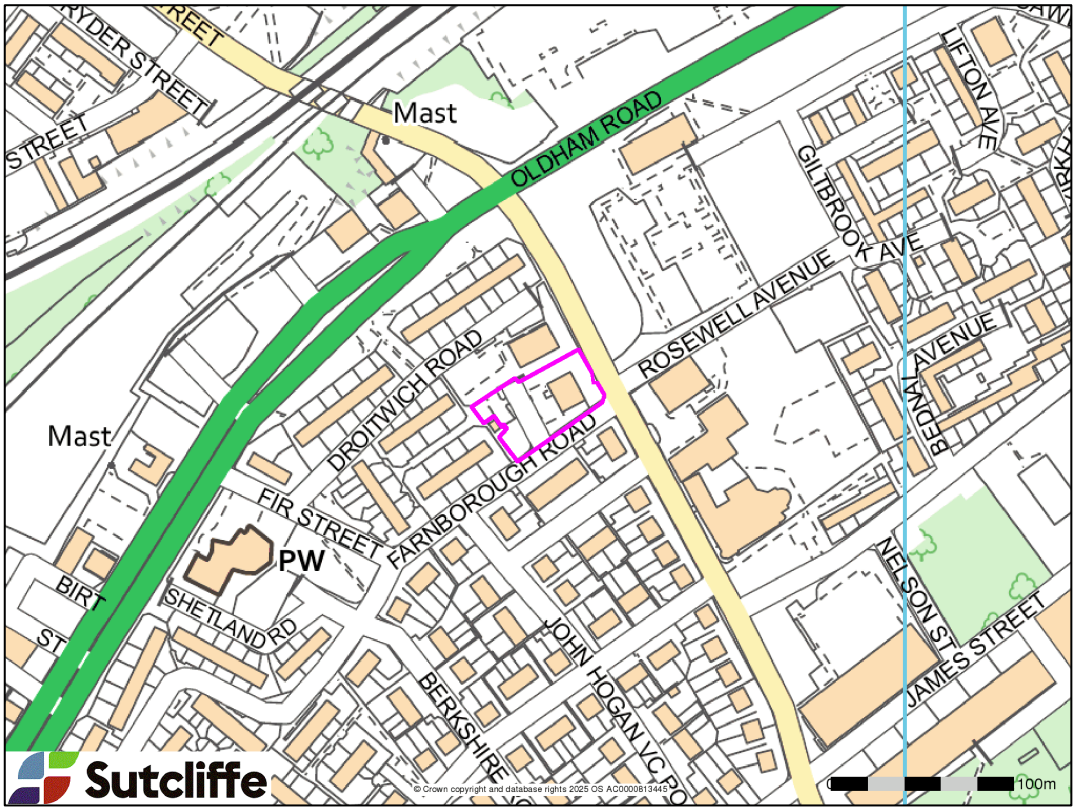


Figure 1: General Location of Site

1.4 Site Description and Layout

At the time of the investigation, the site was irregular in shape, 0.22ha and could be accessed via the eastern, southern and western boundaries of the site. The site was relatively flat and comprises largely of grassed areas surrounding a derelict former public house along with a small area of hardstanding on the western portion of the site.

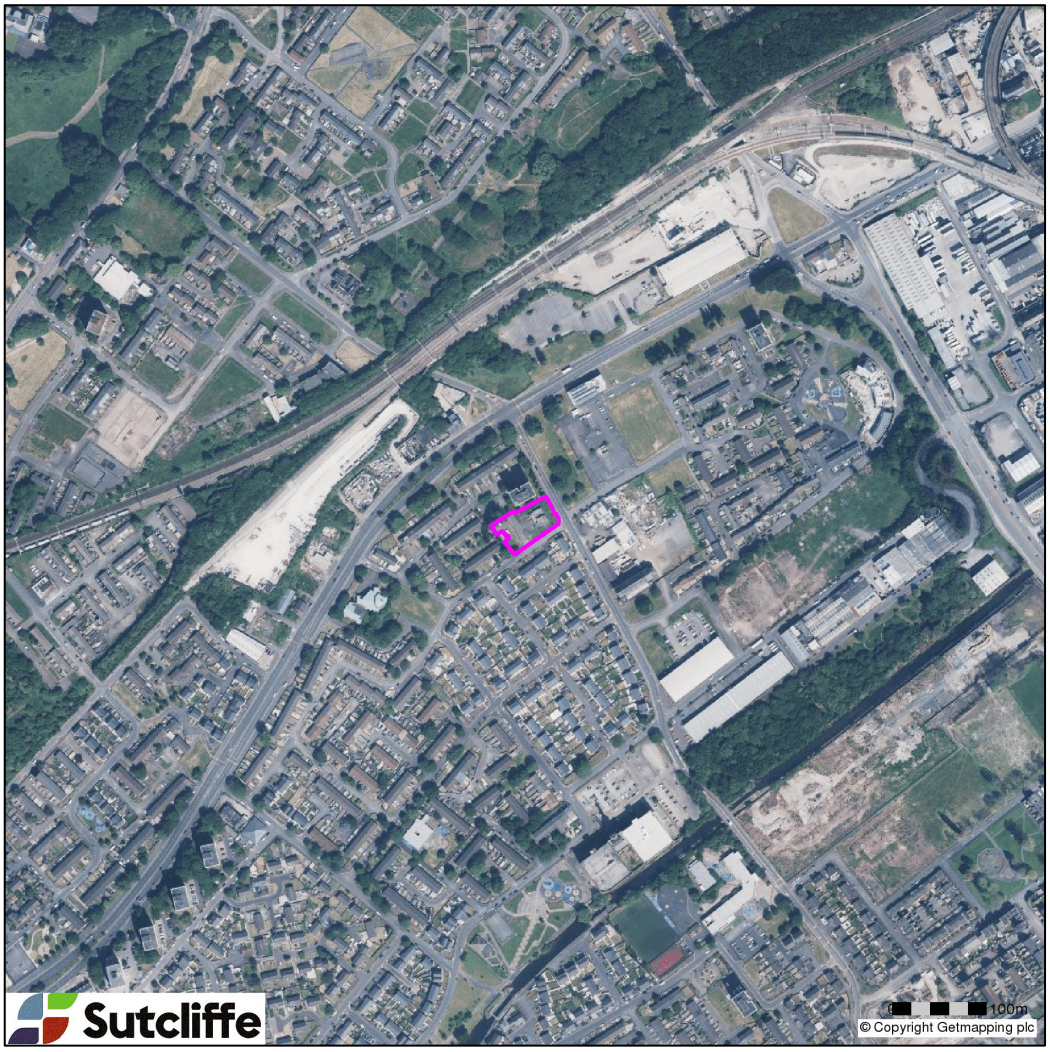


Figure 2: Aerial Photograph of the Site

1.5 Previous Studies & Third-Party Data

This report should be read in conjunction with the previously completed reports and third-party data listed below:

- Sutcliffe Phase I PRA, February 2025
- Coal Authority Mining Report, Ref: 51003476728001

2 Preliminary Conceptual Risk Assessment

2.1 Site History

Due to the scales of the earliest available historical maps dated (1848 and 1850) it is unclear if the markings on the site are land boundaries or building thought to be residential properties, despite this, residential properties were noted on site in 1891 and remained until 1949 when they were demolished, and the site appeared undeveloped.

By 1952, a tank was noted on the western portion of the site, its purpose was unclear, and it was no longer noted by 1956.

No further changes were noted on site until 1979 when the Apollo public house was noted and remained on site until the most up to date map dated 2024. A site visit has also confirmed the now disused public house remains on site.

2.2 Site Geology

According to the BGS Geology of Britain Viewer and the relevant British Geological Survey (BGS) Solid and Drift Sheets at a scale of 1:50,000 the following geological succession has been identified below in Table 2.1.

Table 2.1: Site Geology

Strata	Description	Age	Rock Type
Superficial Geology	Devensian Till	Devensian	Clay, sandy, gravelly, silty
Solid Geology	Pennine upper Coal Measures	Bolsovian Substage – Asturian Substage	Mudstone, Siltstone & Sandstone

2.3 Coal Mining Report

Based upon the information provided within the Coal Authority report obtained by Sutcliffe the following is of note:

- Past underground mining of 5No. seams is noted beneath the site from 21m to 730m deep. The shallowest seam was last mined in 1900, and any ground movement should have stopped by now.
- 10No. seams are noted nearby to the site from 321m to 897m deep.
- 5No. mine entries are noted within 100m of the site. Information on status and location of the entries can be found in the Coal Authority Report in Appendix A.

3 Identification and Assessment of Site-Specific Coal Mining Risks

3.1 Introduction

Identification and assessment of the Site's Coal Mining Risks have been undertaken from existing desk-based information.

Assessing risks from coal mining is based upon guidance provided by the Coal Authority following a 'risk-based' approach implemented through PPG 14.

3.2 Potential Coal Mining Issues

The potential risks to the development of the site from historic coal workings and remediation to these features as identified within the Coal Authority Report are summarised below in Table 3.1.

Table 3.1: Potential Coal Mining Issues

Coal Mining Issues	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)	✓		Required
Underground coal mining (probable at shallow depths)		✓	Not required
Mine Entries (shafts and adits)		✓	Not required
Coal mining geology (fissures)		✓	Not required
Record of past mine gas emissions		✓	Not required
Recorded coal mining surface hazard		✓	Not required
Surface mining (opencast workings)		✓	Not required

3.3 Risk Assessment and Mitigation Strategy

Based on the information obtained from this assessment, a risk assessment has been formulated, which identifies plausible risks at the Site in the context of the proposed end-use. These are detailed in Table 3.2 below.

Table 3.2: Identified Risks and Mitigation Strategy

1. Hazard Identification	2. Risk Estimation	3. Risk Evaluation	4. Managing the Risk
Shallow Workings	Medium	The Coal Authority report states that there is coal at or close to the surface that may have been worked at some time in the past.	It is proposed to undertake 3no. 30 metre rotary boreholes within the proposed building footprint to determine the presence of shallow workings that may affect the development. These boreholes will be looking to identify the presence of any voids that may be indicative of the removal of coal from within the shallow underlying strata.

4 Site Investigation

4.1 Initial Identified Risk

The site is in an area of historical coal mining activities and the potential for underground coal mining (at probable shallow depths) along with an outcrop were identified as the main risk to the development from former coal workings.

Although it was proposed to undertake three rotary boreholes, BH102 was terminated at a shallow depth due to the presences of services cables. Two rotary boreholes extending to 30.00m bgl were undertaken to investigate the potential risk. The findings of which are summarised below.

4.2 Summary of Results

Ground Conditions encountered are recorded below:

Table 4.1: Ground Conditions

BH101		
Depth (m bgl)	Thickness (m)	Strata Description
Ground Level – 1.00	1.00	Grass over MADE GROUND: Dark brown, slightly gravelly, slightly sandy ashy SILT with frequent rootlets. Gravel is fine to medium rounded to angular of brick, plastic and other mixed lithologies. Sand is fine to coarse. (TOPSOIL)
1.00 – 1.65	0.65	Firm brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
1.65 – 7.95	6.30	Firm to stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
7.95 – 9.00	1.05	Very stiff brown slightly gravelly slightly silty CLAY. Gravel if fine rounded of mudstone.
9.00 – 12.40	3.40	Medium dense brown silty fine to coarse SAND.
12.40 – 16.00	3.60	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
16.00 – 16.56	0.56	Grey highly weathered laminated MUSDSTONE.
16.56 – 18.29	1.73	Grey occasionally dark grey MUDSTONE with occasional inclusions of sub rounded sandstone gravel. Highly weathered. Recovered as clayey gravel and gravel. (Non-intact recovered a slightly clayey gravel 17.68-18.30).
18.29 – 21.00	2.71	Grey occasionally thinly laminated MUDSTONE with occasional inclusions of rounded sandstone gravel. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to closely spaced, horizontal, clean smooth and tight. (Non-intact recovered as gravel 18.41 – 18.68 and 19.20 – 19.50m bgl, No recovery 19.50 – 20.09m bgl)
21.00 – 22.50	1.50	Dark grey occasionally grey MUDSTONE inclusions of sandstone at 22.20m bgl. Highly weathered. Recovered as gravel. (Non-intact recovered as gravel 21.00 – 22.40mbgl)
22.50-30.00	7.50	Dark grey becoming light grey MUDSTONE with coal fragments.

BH103		
Depth (m bgl)	Thickness (m)	Strata Description
Ground Level – 0.05	0.05	MADE GROUND (Macadam)
0.05 – 0.50	0.45	MADE GROUND: Dark brownish black ashy gravelly SAND. Gravel is fine to coarse subrounded of brick mudstone and sandstone. Sand is fine to coarse.
0.50 – 1.65	1.15	Firm brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
1.65 – 5.45	3.80	Stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
5.45 – 9.40	3.95	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.
9.40 – 12.40	3.00	Dense brown silty fine to coarse SAND.
12.40 – 17.10	4.70	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded to subrounded fine of mudstone.
17.10 – 17.30	0.20	Grey highly weathered laminated MUDSTONE.
17.30 – 22.78	5.48	Grey mudstone with rare inclusions of rounded sandstone gravel and rare inclusions of coal at 18.80 – 19.12m bgl. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to medium spaced, horizontal, clean, smooth and tight. No recovery 18.00 – 18.09m bgl,19.50 – 19.60m bgl, 21.00 – 21.04m bgl, 22.50 – 22.63m bgl. Non-intact recovered as gravelly clay 18.09 – 18.18m bgl. Non-intact recovered as gravel 18.77 – 18.85m bgl, 19.16 – 19.18m bgl, 19.84 – 20.04m bgl, 20.67 – 20.90m bgl, 21.22 – 21.33 and 21.22 – 21.33m bgl Non-intact recovered as clay 22.63 – 22.77m bgl.
22.78 – 24.00	1.22	Dark grey MUDSTONE. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to medium spaced, horizontal, clean, smooth and tight. Non-intact recovered a gravel 23.16 – 23.32m bgl, 23.45 - 23.52m bgl and 23.59 – 23.67m bgl.
24.00-30.00	6.00	Dark grey becoming light grey MUDSTONE with coal fragments.

Detailed borehole logs are presented in *Appendix B.*

Based on these findings no voids or broken ground were encountered, and only rare inclusions of coal were noted in BH103 between 18.08 – 19.12m bgl and coal fragments between 24.00-30.00m bgl. No additional installation was required to monitor for mine gas as no source was present beneath the site based upon these findings.

Ground gas monitoring was undertaken as part of the initial investigation with installs noted at three locations (WS101A, WS103 and WS105). Six visits have been undertaken, with no elevated levels of Methane or Carbon Dioxide identified, and no flow rate recorded.

A copy of the ground gas monitoring result is presented in *Appendix C*.

4.3 Foundation Recommendations

Due to the ground conditions encountered it would be Sutcliffe's recommendation that a piled foundation solution is adopted due to the amount of Made Ground that has been identified on site. Final pile design will be undertaken by a specialist piling contractor.

5 Conclusions and Recommendations

Based on these findings no voids or broken ground were encountered, and only rare inclusions of coal were noted in BH103 between 18.08 – 19.12m bgl and coal fragments between 24.00-30.00m bgl. No additional installation was required to monitor for mine gas as no source was present beneath the site based upon these findings.

Based on the above, no remediation regarding shallow coal mining, such as grouting, is required.

Appendix A – Coal Authority Mining Report

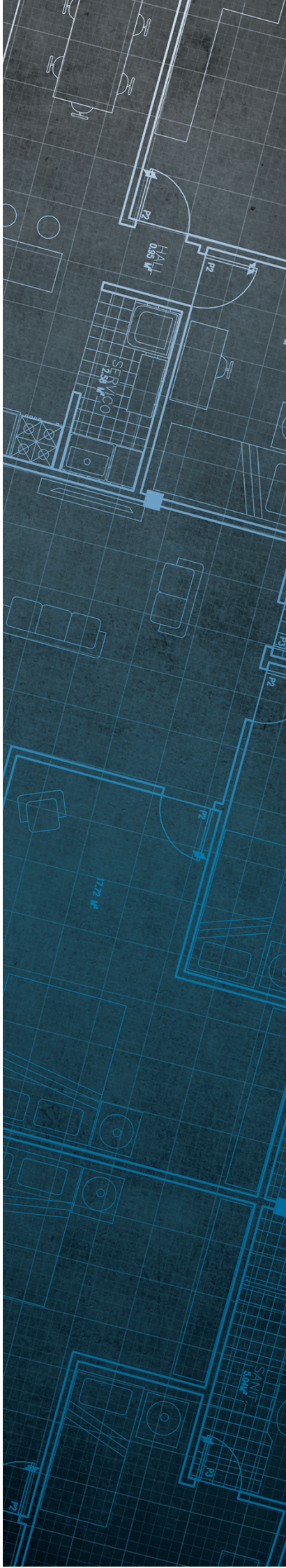
The Coal Authority

Consultants

Coal Mining Report

Apollo Pub
Miles Platting
Manchester
Greater Manchester

Date of enquiry:	**31 January 2025**
Date enquiry received:	**31 January 2025**
Issue date:	**31 January 2025**
Our reference:	**51003476728001**
Your reference:	**368660378_2**



Consultants

Coal Mining Report

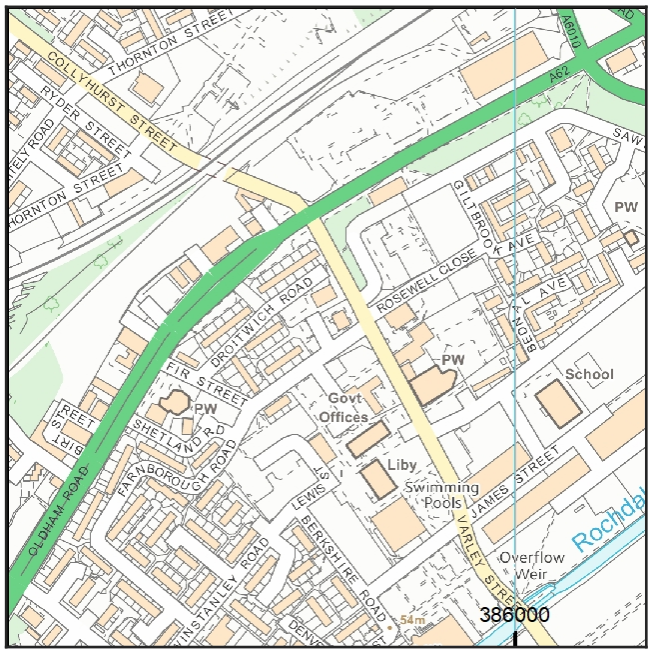
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

NLIS Hub

Enquiry address

Apollo Pub
Miles Platting
Manchester
Greater Manchester



Approximate position of property

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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	BRADFORD FOUR FEET	Coal	35CU	21	Beneath Property	18.4	South-West	120	1900
unnamed	PARKER	Coal	35BJ	321	North	17.9	South-West	80	1935
unnamed	PARKER	Coal	35BL	346	North-East	18.0	South-West	80	1935
unnamed	PARKER	Coal	35BR	383	Beneath Property	7.8	South-West	80	1935
unnamed	PARKER	Coal	35BQ	411	Beneath Property	22.5	South	80	1935
unnamed	CROMBOUKE	Coal	3597	438	North	14.3	South-West	120	1936
unnamed	ROGER	Coal	35AY	616	North-East	16.1	South-West	180	1961
unnamed	ROGER	Coal	35AM	621	North	16.2	South	180	1964
unnamed	ROGER	Coal	35AN	630	North-East	17.2	South-West	180	1964
unnamed	ROGER	Coal	35AL	644	North	17.4	South	180	1967
unnamed	CROMBOUKE	Coal	359F	717	Beneath Property	21.0	South-West	120	1924
unnamed	ROGER	Coal	35AZ	730	Beneath Property	20.8	South-West	180	1963
unnamed	ROGER	Coal	35B2	756	West	21.6	South	180	1965
unnamed	ROGER	Coal	35B0	813	South-West	19.0	South-West	180	1949
unnamed	CROMBOUKE	Coal	359E	897	South	16.5	South-West	120	1932

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

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Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	385399-008	385808 399682		Coal	
Shaft	385399-009	385730 399596		Coal	
Shaft	385399-015	385691 399608	This shaft has been infilled with shale and capped with concrete.	Coal	
Shaft	385399-016	385708 399620	This shaft has been infilled with shale.	Coal	
Shaft	385399-017	385706 399609	This shaft has been infilled with shale.	Coal	

Abandoned mine plan catalogue numbers

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

2655	NW1171	NW645
PO0	11471	0
NW1172	NW644	

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
BRADFORD FOUR FEET	Coal	Yes	37.1	North-East	116

Geological faults, fissures and breaklines

No faults, fissures or breaklines 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.

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

Distance to site investigation (m)	Direction
18.1	South-East
21.1	North-East

See Section 4 for further information.

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 in an area where a notice to withdraw support was given in 1955.

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

The following potential risks have been identified and as part of your risk assessment should be investigated further.

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.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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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 **call us on 0345 762 6848** or **email us at groundstability@coal.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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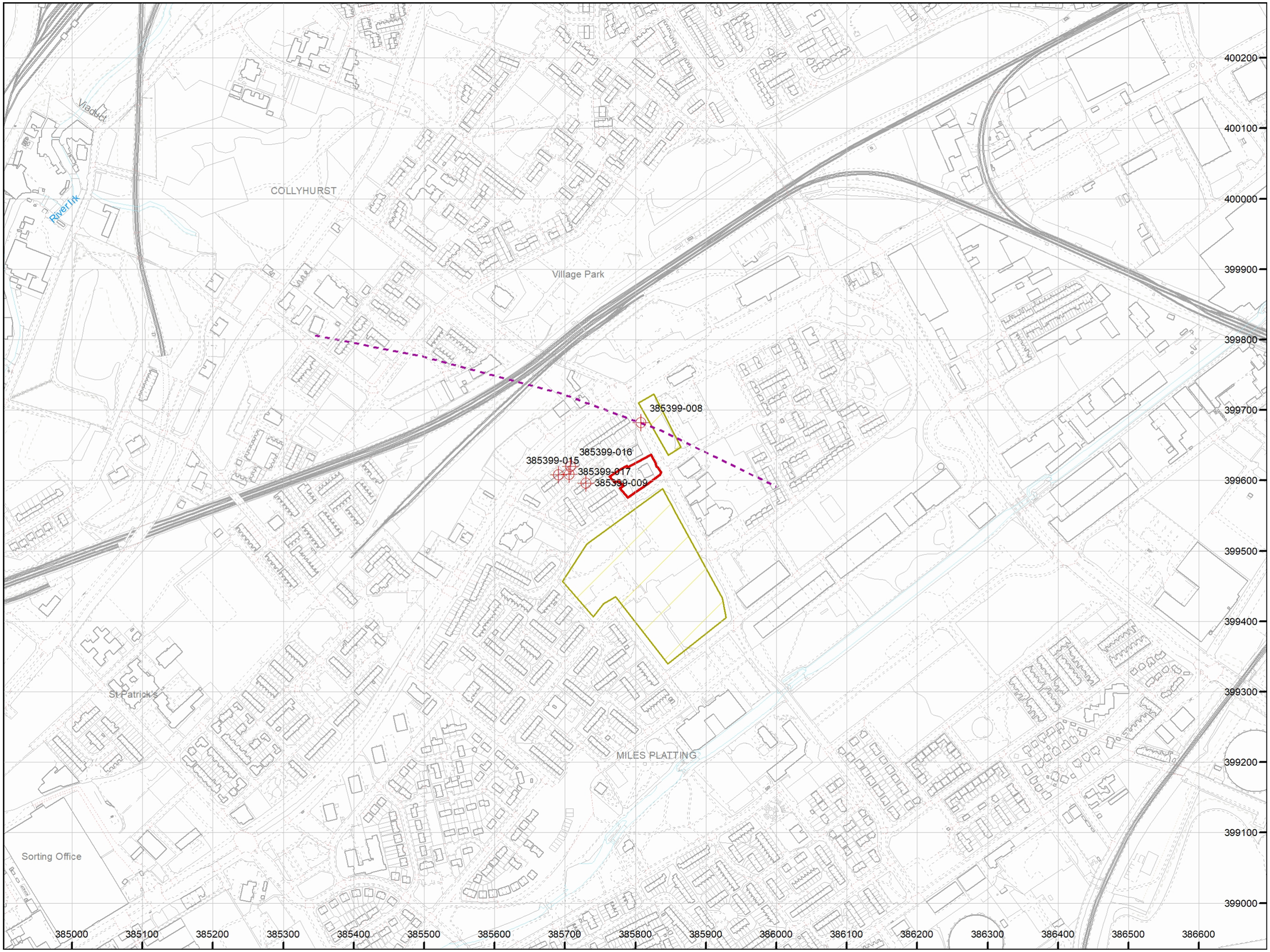
Summary of findings

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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
- Disused mine shaft
- Outcrop (Conjectured)
- Site investigations



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

Appendix B – Borehole Logs

Sutcliffe

Site	Borehole Number
Apollo Pub, Miles Platting, Manchester	BH101

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
Cable Percussion			Jigsaw Homes	33585LG
	Location	**Dates** 25/03/2025	**Engineer** Michael Wiggins	**Sheet** 1/3

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-1.00 0.10-0.50	B1 ES1					(1.00)	Grass over MADE GROUND:dark brown slightly gravelly slightly sandy ashy SILT with frequent rootlets. Gravel is fine to medium rounded to angular of brick plastic and other mixed lithologies. Sand is fine to coarse. (TOPSOIL).		
						1.00			
1.20-1.65 1.20-1.65	SPT N=8 B2			1,2/2,2,2,2		(0.65)	Firm brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
						1.65			
2.00-2.45	SPT N=10			1,2/2,3,2,3			Firm to stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
3.00-3.45	SPT N=14			2,3/3,3,4,4					
4.00-4.45	U1								
						(6.30)			
5.00-5.45	SPT N=13			3,3/3,3,4,3					
6.00-6.45	SPT N=14			3,3/4,3,3,4					
7.50-7.95	SPT N=17			3,4/4,4,4,5					
						7.95	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
						(1.05)			
9.00-9.45 9.00-9.45	SPT N=20 B3			4,4/5,5,5,5		9.00	Medium dense brown silty fine to coarse SAND.		

Remarks
Borehole Dry.

Scale (approx)	Logged By
1:50	MW

Figure No. 33585LG.BH101

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Sutcliffe

Site	Borehole Number
Apollo Pub, Miles Platting, Manchester	BH101

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
Cable Percussion			Jigsaw Homes	33585LG
	Location	**Dates** 25/03/2025	**Engineer** Michael Wiggins	**Sheet** 2/3

Depth (m)	Sample / Tests	TCR	SCR	RQD	Casing Depth (m)	Water Depth (m)	FI	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
10.50-10.95	SPT N=18							4,4/4,5,4,5		(3.40)			
12.00-12.45	SPT N=20							3,4/5,5,5,5		12.40	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
13.50-13.95	SPT N=29							5,7/7,8,7,7		(3.60)			
15.00-15.45	SPT N=37							7,8/9,9,9,10		16.00	Grey highly weathered laminated MUDSTONE.		
16.50-16.56								21/50		(0.56)			
16.50							NR	SPT 21*/39 50/21		16.56	NO RECOVERY - 16.50-16.54mbgl NON-INTACT. RECOVERED CLAYEY GRAVEL - 16.54-17.58mbgl		
16.54		97	7	7			NI			(1.73)	Grey occasionally dark grey MUDSTONE with occasional inclusions of sub-rounded sandstone gravel. Highly weathered. Recovered as clayey gravel and gravel		
17.58							10						
17.68											NON-INTACT. RECOVERED AS SLIGHTLY CLAYEY GRAVEL - 17.68-18.30mbgl		
18.00							NI			18.29	Grey occasionally thinly laminated MUDSTONE with occasional inclusions of rounded sandstone gravel. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to closely spaced, horizontal, clean, smooth and tight		
18.30							9				NON-INTACT. RECOVERED AS GRAVEL - 18.41-18.68mbgl		
18.41							NI				NON-INTACT. RECOVERED AS GRAVEL - 19.20-19.50mbgl		
18.68		100	43	43			8				NO RECOVERY - 19.50-20.09mbgl		
19.20							NI						
19.50							NR			(2.71)			

Remarks
Refused at 16.56m - borehole continued with rotary coring from 16.50m
Rotary open hole continued to 30.00m

Scale (approx)	Logged By
1:50	MW

Figure No. 33585LG.BH101

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Sutcliffe

Site	Borehole Number
Apollo Pub, Miles Platting, Manchester	BH101

Machine :	Casing Diameter	Ground Level (mOD)	Client	Job Number
Flush :			Jigsaw Homes	33585LG
Core Dia : mm	Location	Dates 25/03/2025	Engineer	Sheet
Method : Cable Percussion & Rotary Coring			Michael Wiggins	3/3

Depth (m)	TCR (%)	SCR (%)	RQD (%)	FI	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
20.09	61	61	42	9				cont. Grey occasionally thinly laminated MUDSTONE with occasional inclusions of rounded sandstone gravel. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to closely spaced, horizontal, clean, smooth and tight		
21.00	100	6	0	NI			21.00 (1.50)	Dark grey occasionally grey MUDSTONE inclusions of sandstone at 22.20mbgl. Highly weathered. Recovered as gravel NON-INTACT. RECOVERED AS GRAVEL - 21.00-22.40mbgl		
22.40				10						
22.50							22.50 (7.50)	Dark grey becoming light grey MUDSTONE with coal fragments		
							30.00			

Remarks

Scale (approx)	Logged By
1:50	MW

Figure No. 33585LG.BH101

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Sutcliffe

Site	Borehole Number
Apollo Pub, Miles Platting, Manchester	BH103

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
Cable Percussion			Jigsaw Homes	33585LG
	Location	**Dates**	**Engineer**	**Sheet**
		26/03/2025-27/03/2025	Michael Wiggins	1/3

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						0.05	MADE GROUND: Macadam.		
						(0.45)	MADE GROUND: Dark brownish black ashy gravelly SAND. Gravel is fine to coarse subrounded of brick mudstone and sandstone. Sand is fine to coarse.		
						0.50	Firm brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
1.20-1.65	SPT N=7			1,2/2,2,2,1		(1.15)			
1.20-1.65	B1								
						1.65	Stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
2.00-2.45	SPT N=11			2,3/3,2,3,3					
3.00-3.45	B2								
						(3.80)			
4.00-4.45	SPT N=14			3,3/3,4,3,4					
5.00-5.45	SPT N=16			3,4/4,4,4,4					
						5.45	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded of mudstone.		
6.00-6.45	B3								
						(3.95)			
7.50-7.95	SPT N=20			4,5/5,5,5,5					
9.00-9.45	SPT N=21			4,5/6,5,5,5					
						9.40	Dense brown silty fine to coarse SAND.		

Remarks
Borehole dry.

Scale (approx)	Logged By
1:50	MW

Figure No.
33585LG.BH103

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Sutcliffe			Site: Apollo Pub, Miles Platting, Manchester	Borehole Number: BH103
Boring Method: Cable Percussion	Casing Diameter	Ground Level (mOD)	Client: Jigsaw Homes	Job Number: 33585LG
	Location	Dates: 26/03/2025-27/03/2025	Engineer: Michael Wiggins	Sheet: 2/3

Depth (m)	Sample / Tests	TCR	SCR	RQD	FI	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
10.50-10.95	SPT N=29							5,6/6,7,8,8		(3.00)			
12.00-12.45	SPT N=30							6,7/7,8,8,7		12.40	Very stiff brown slightly gravelly slightly silty CLAY. Gravel is fine rounded to subrounded fine of mudstone.		
13.50-13.95	SPT N=30							5,7/7,7,8,8		(4.70)			
15.00-15.45	SPT N=35							6,7/9,9,8,9					
16.50-16.95	SPT N=40							8,9/10,10,10,10					
17.30-17.34	SPT 25*/4 50/32							25/50		17.10 (0.20) 17.30	Grey highly weathered laminated MUDSTONE.		
18.00					NR						Grey MUDSTONE with rare inclusions of rounded sandstone gravel and rare inclusion of coal at 18.80-19.12mbgl. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to medium spaced, horizontal, clean, smooth and tight		
18.09					NI						NO RECOVERY - 18.00-18.09mbgl		
18.18		94	81	81	3						NON-INTACT. RECOVERED AS GRAVELLY CLAY - 18.09-18.18mbgl		
19.16											NON-INTACT. RECOVERED AS GRAVEL - 18.77-18.85mbgl		
19.18					NI 3						NON-INTACT. RECOVERED AS GRAVEL - 19.16-19.18mbgl		
19.50					NR						NO RECOVERY - 19.50-19.60mbgl		
19.60					17								
19.84					NI						NON-INTACT. RECOVERED AS GRAVEL -		
20.04													

Remarks
Refused at 17.30m - borehole continued with rotary coring from 16.50m
Rotary open hole continued to 30.00m

Scale (approx)	Logged By
1:50	MW

Figure No. 33585LG.BH103

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Sutcliffe

Site	Borehole Number
Apollo Pub, Miles Platting, Manchester	BH103

Machine :	Casing Diameter	Ground Level (mOD)	Client	Job Number
Flush :			Jigsaw Homes	33585LG
Core Dia : mm	Location	Dates 26/03/2025-27/03/2025	Engineer	Sheet
Method : Cable Percussion & Rotary Coring			Michael Wiggins	3/3

Depth (m)	TCR (%)	SCR (%)	RQD (%)	FI	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
	93	59	7	11			(5.48)	19.84-20.04mbgl		
20.23				NI				NON-INTACT. RECOVERED AS GRAVEL - 20.23-20.33mbgl		
20.33				18						
20.67				NI				NON-INTACT. RECOVERED AS GRAVEL - 20.67-20.90mbgl		
20.90				30						
21.00	97	91	69	NR				NO RECOVERY - 21.00-21.04mbgl		
21.04				17				cont...Grey MUDSTONE with rare inclusions of rounded sandstone gravel and rare inclusion of coal at 18.80-19.12mbgl. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to medium spaced, horizontal, clean, smooth and tight		
21.22				NI				NON-INTACT. RECOVERED AS GRAVEL - 21.22-21.33mbgl		
21.33				7						
22.50	91	51	46	NR				NO RECOVERY - 22.50-22.63mbgl		
22.63				NI				NON-INTACT. RECOVERED CLAY - 22.63-22.77mbgl		
22.77				NI			22.78	NON-INTACT. RECOVERED AS GRAVEL - 22.77-22.90mbgl		
22.90				4						
23.16				NI				Dark grey MUDSTONE. Moderately weathered. Recovered locally as gravel. Discontinuities are very close to medium spaced, horizontal, clean, smooth and tight		
23.32				8			(1.22)	NON-INTACT. RECOVERED AS GRAVEL - 23.16-23.32mbgl		
23.45								NON-INTACT. RECOVERED AS GRAVEL - 23.45-23.52mbgl		
23.52				NI						
23.59				57			24.00	NON-INTACT. RECOVERED AS GRAVEL - 23.59-23.67mbgl		
23.67				NI						
24.00				9				Dark grey becoming light grey MUDSTONE with coal fragments		
							(6.00)			
							30.00			

Remarks

Scale (approx)	Logged By
1:50	MW

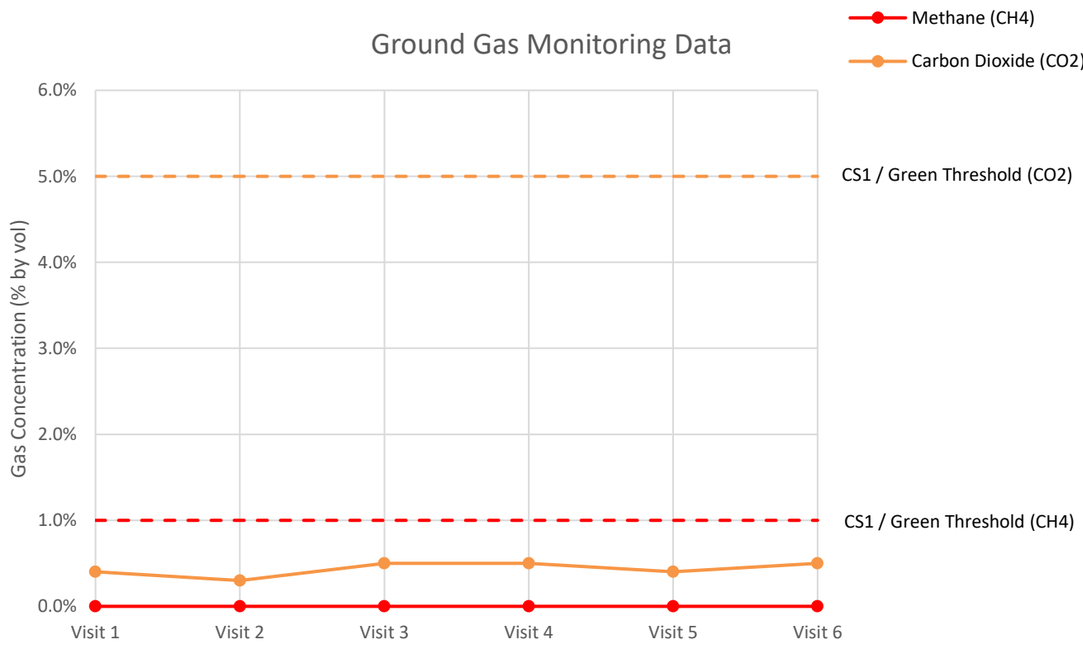
Figure No. 33585LG.BH103

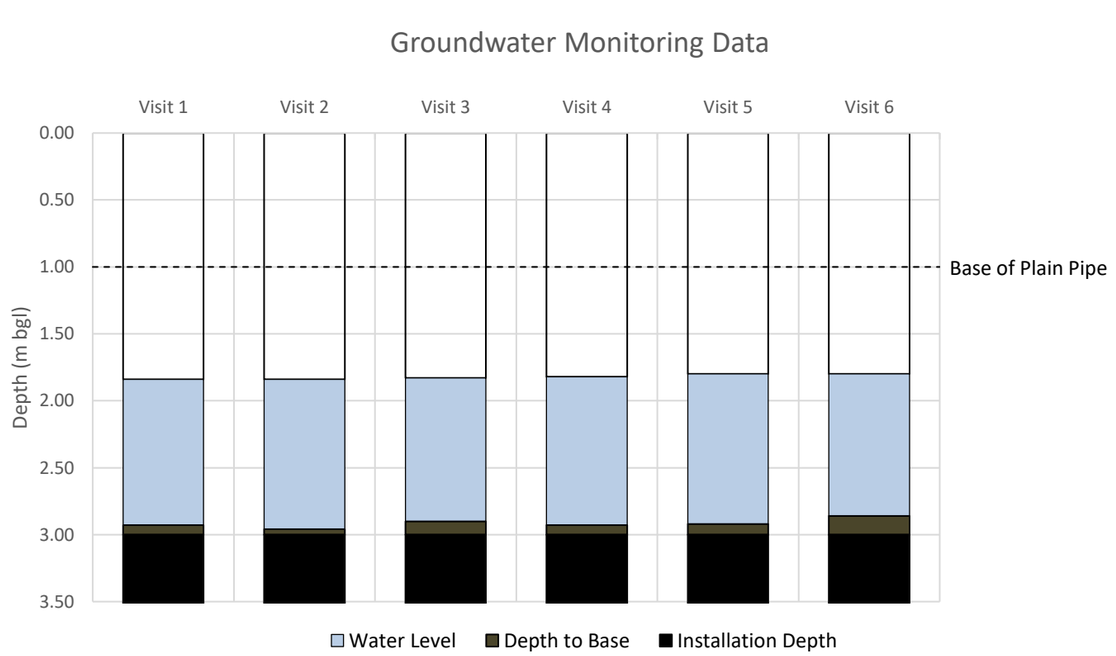
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Appendix C – Ground Gas Monitoring Data

SUTCLIFFE INVESTIGATIONS	Site Details		Installation Details		Position Ref.:
	Job No.:	33585LG	Installation Date:	26/03/2025	WS101A
TEL: 0151 227 3155	Site Name:	Apollo Pub, Miles Platting	Installation Depth (m bgl):	3.00	
FAX: 0151 227 3156	Client:	Jigsaw	Base of Plain Pipe (m bgl):	1.00	

Site Monitoring Visit Details							Gas and Groundwater Monitoring Data							Ground Gas Risk Assessment				
Visit No.	Visit Date	Logged By	Weather	Atmospheric Pressure	Pressure Trend	Relative Pressure (mb)	Flow Rate (l/h)	Max CH_4 (% LEL)	Max CH_4 (% by vol)	Max CO_2 (% by vol)	Min O_2 (% by vol)	Water Level (m bgl)	Depth to Base (m bgl)	Gas Type	Max Flow Rate[2] (l/h)	Max Gas Conc.[3] (% by vol)	HGFR[1] (l/h)	Characteristic Situation (CS)
Visit 1	01/05/2025	AW	Sunny, warm	1009mb	rising	-	0.00	#N/A	0.0%	0.4%	20.9%	1.84	2.93	CH_4	0.10	0.10	0.0001	CS1
Visit 2	21/05/2025	AW	Sunny	1008mb	Steady	-	0.00	#N/A	0.0%	0.3%	21.1%	1.84	2.96					
Visit 3	12/06/2025	AW	Cloudy	999mb	Steady	-	0.00	#N/A	0.0%	0.5%	20.8%	1.83	2.90					
Visit 4	26/06/2025	AW	Sunny	1002mb	Steady	-	0.00	#N/A	0.0%	0.5%	20.6%	1.82	2.93	CO_2	0.10	0.50	0.0005	CS1
Visit 5	10/07/2025	AW	Sunny	1017mb	Rising	-	0.00	#N/A	0.0%	0.4%	20.6%	1.80	2.92					
Visit 6	29/07/2025	AW	Cloudy	1009mb	Steady	-	0.00	#N/A	0.0%	0.5%	20.6%	1.80	2.86					





Instrument Used:	Accuracy of Instrument (% by volume)	CH_4	CO_2	O_2	Comments:
GFM		± 0.5% @ 5%	± 0.5% @ 5%	± 1.0%	
		± 1.0% @15%	± 1.0% @15%		
		±3.0% @>15%	±3.0% @>15%		

[1] Hazardous Gas Flow Rate Assessment Methodology (HGFR) is the calculation of the maximum gas concentration for the location x maximum flow rate for the location.

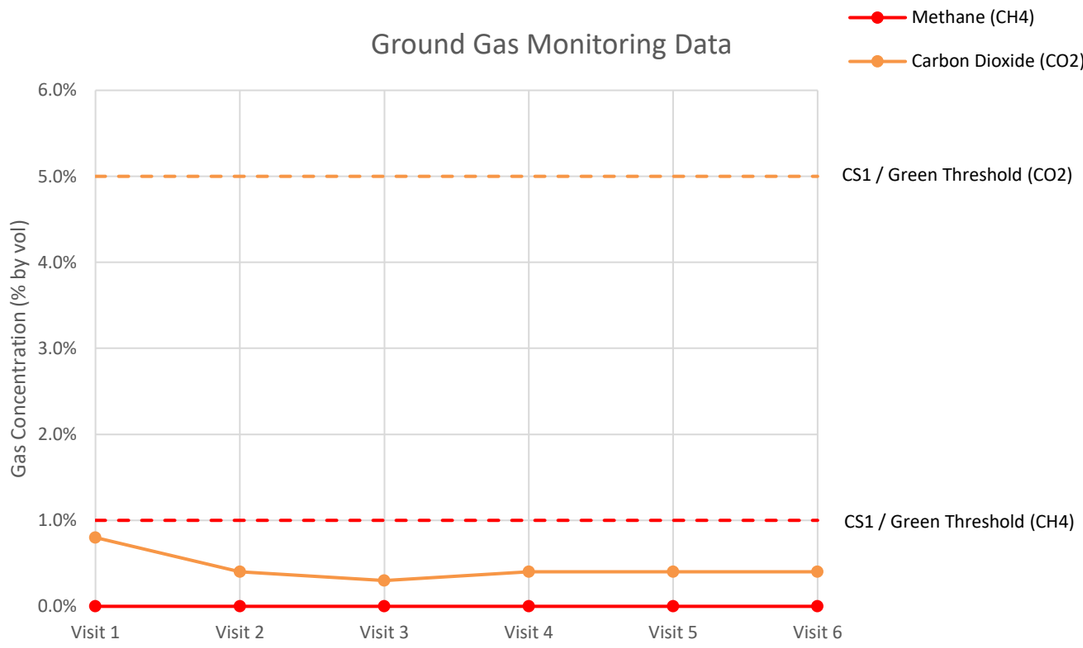
[2] Where maximum recorded flow is <0.1l/h, 0.1l/h has been used to calculate HGFR as recommended in CIRIA C665.

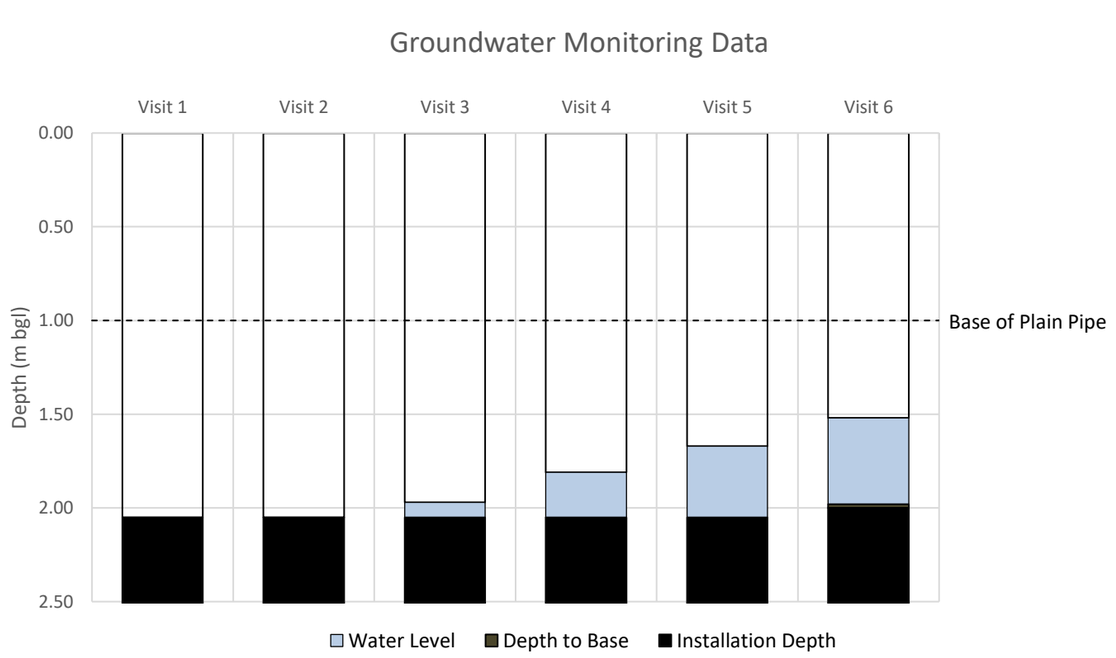
[3] Where maximum recorded concentration is <0.1%, 0.1% has been used as recommended in BS8485.

* Peak flow recorded is likely to be due to a build-up of hydraulic pressure caused by rising water trapping the gas within the solid section of pipe; the initial peak flow is not representative of the rate of gas generation within the ground and can be discounted from the dataset.

SUTCLIFFE INVESTIGATIONS	Site Details		Installation Details		Position Ref.:
	Job No.:	33585LG	Installation Date:	26/03/2025	WS103
TEL: 0151 227 3155	Site Name:	Apollo Pub, Miles Platting	Installation Depth (m bgl):	2.00	
FAX: 0151 227 3156	Client:	Jigsaw	Base of Plain Pipe (m bgl):	1.00	

Site Monitoring Visit Details							Gas and Groundwater Monitoring Data							Ground Gas Risk Assessment				
Visit No.	Visit Date	Logged By	Weather	Atmospheric Pressure	Pressure Trend	Relative Pressure (mb)	Flow Rate (l/h)	Max CH_4 (% LEL)	Max CH_4 (% by vol)	Max CO_2 (% by vol)	Min O_2 (% by vol)	Water Level (m bgl)	Depth to Base (m bgl)	Gas Type	Max Flow Rate[2] (l/h)	Max Gas Conc.[3] (% by vol)	HGFR[1] (l/h)	Characteristic Situation (CS)
Visit 1	01/05/2025	AW	Sunny, warm	1009mb	rising	-	0.00	#N/A	0.0%	0.8%	20.0%	Dry	2.05	CH_4	0.10	0.10	0.0001	CS1
Visit 2	21/05/2025	AW	Sunny	1008mb	Steady	-	0.00	#N/A	0.0%	0.4%	20.8%	Dry	2.05					
Visit 3	12/06/2025	AW	Cloudy	999mb	Steady	-	0.00	#N/A	0.0%	0.3%	20.9%	1.97	2.05					
Visit 4	26/06/2025	AW	Sunny	1002mb	Steady	-	0.00	#N/A	0.0%	0.4%	20.7%	1.81	2.05	CO_2	0.10	0.80	0.0008	CS1
Visit 5	10/07/2025	AW	Sunny	1017mb	Rising	-	0.00	#N/A	0.0%	0.4%	20.6%	1.67	2.05					
Visit 6	29/07/2025	AW	Cloudy	1009mb	Steady	-	0.00	#N/A	0.0%	0.4%	20.7%	1.52	1.98					





Instrument Used:	Accuracy of Instrument (% by volume)	CH_4	CO_2	O_2	Comments:
GFM		± 0.5% @ 5%	± 0.5% @ 5%	± 1.0%	
		± 1.0% @15%	± 1.0% @15%		
		±3.0% @>15%	±3.0% @>15%		

[1] Hazardous Gas Flow Rate Assessment Methodology (HGFR) is the calculation of the maximum gas concentration for the location x maximum flow rate for the location.

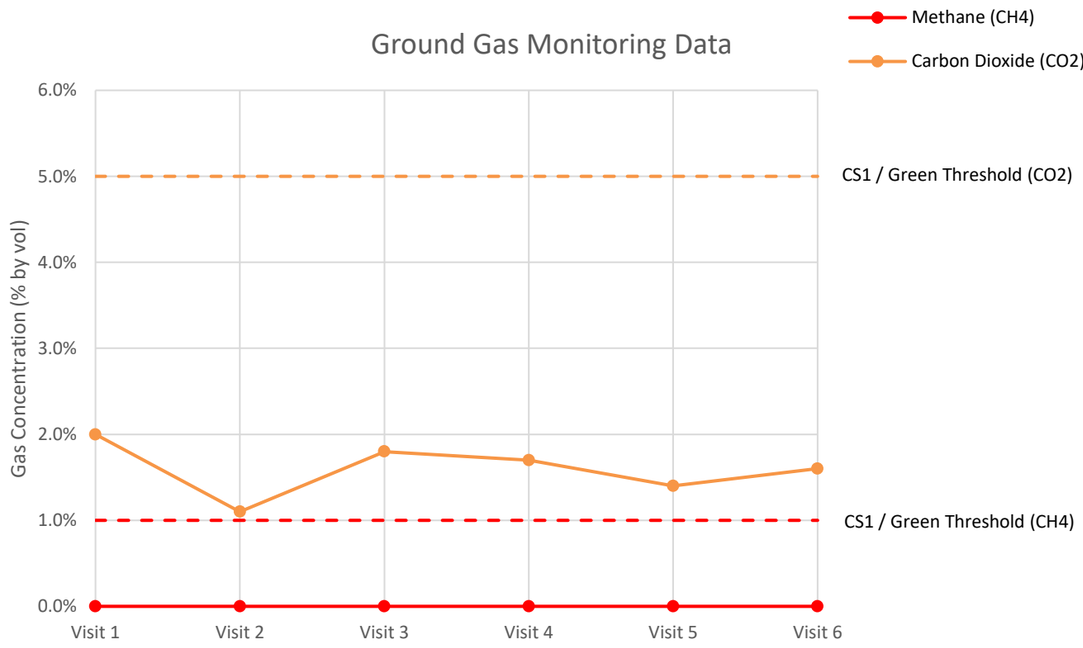
[2] Where maximum recorded flow is <0.1l/h, 0.1l/h has been used to calculate HGFR as recommended in CIRIA C665.

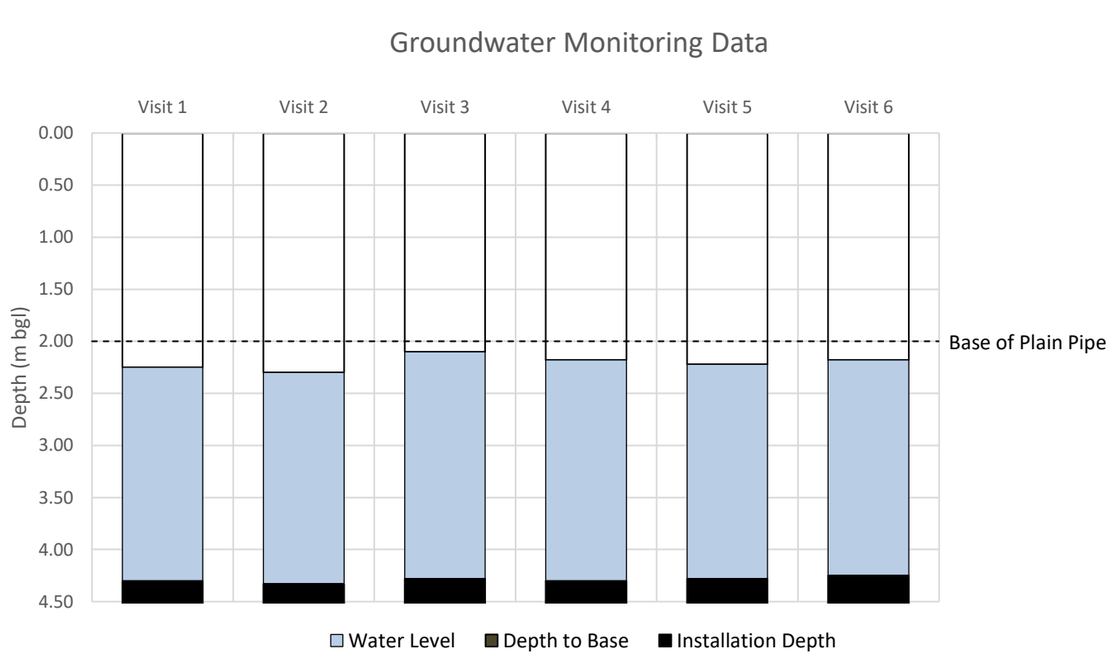
[3] Where maximum recorded concentration is <0.1%, 0.1% has been used as recommended in BS8485.

* Peak flow recorded is likely to be due to a build-up of hydraulic pressure caused by rising water trapping the gas within the solid section of pipe; the initial peak flow is not representative of the rate of gas generation within the ground and can be discounted from the dataset.

SUTCLIFFE INVESTIGATIONS	Site Details		Installation Details		Position Ref.:
	Job No.:	33585LG	Installation Date:	26/03/2025	WS105
TEL: 0151 227 3155	Site Name:	Apollo Pub, Miles Platting	Installation Depth (m bgl):	4.00	
FAX: 0151 227 3156	Client:	Jigsaw	Base of Plain Pipe (m bgl):	2.00	

Site Monitoring Visit Details							Gas and Groundwater Monitoring Data							Ground Gas Risk Assessment				
Visit No.	Visit Date	Logged By	Weather	Atmospheric Pressure	Pressure Trend	Relative Pressure (mb)	Flow Rate (l/h)	Max CH_4 (% LEL)	Max CH_4 (% by vol)	Max CO_2 (% by vol)	Min O_2 (% by vol)	Water Level (m bgl)	Depth to Base (m bgl)	Gas Type	Max Flow Rate[2] (l/h)	Max Gas Conc.[3] (% by vol)	HGFR[1] (l/h)	Characteristic Situation (CS)
Visit 1	01/05/2025	AW	Sunny, warm	1009mb	rising	-	0.00	#N/A	0.0%	2.0%	19.2%	2.25	4.30	CH_4	0.10	0.10	0.0001	CS1
Visit 2	21/05/2025	AW	Sunny	1008mb	Steady	-	0.00	#N/A	0.0%	1.1%	20.0%	2.30	4.33					
Visit 3	12/06/2025	AW	Cloudy	999mb	Steady	-	0.00	#N/A	0.0%	1.8%	19.2%	2.10	4.28					
Visit 4	26/06/2025	AW	Sunny	1002mb	Steady	-	0.00	#N/A	0.0%	1.7%	19.2%	2.18	4.30	CO_2	0.10	2.00	0.0020	CS1
Visit 5	10/07/2025	AW	Sunny	1017mb	Rising	-	0.00	#N/A	0.0%	1.4%	19.5%	2.22	4.28					
Visit 6	29/07/2025	AW	Cloudy	1009mb	Steady	-	0.00	#N/A	0.0%	1.6%	19.3%	2.18	4.25					





Instrument Used:	Accuracy of Instrument (% by volume)	CH_4	CO_2	O_2	Comments:
GFM		± 0.5% @ 5%	± 0.5% @ 5%	± 1.0%	
		± 1.0% @15%	± 1.0% @15%		
		±3.0% @>15%	±3.0% @>15%		

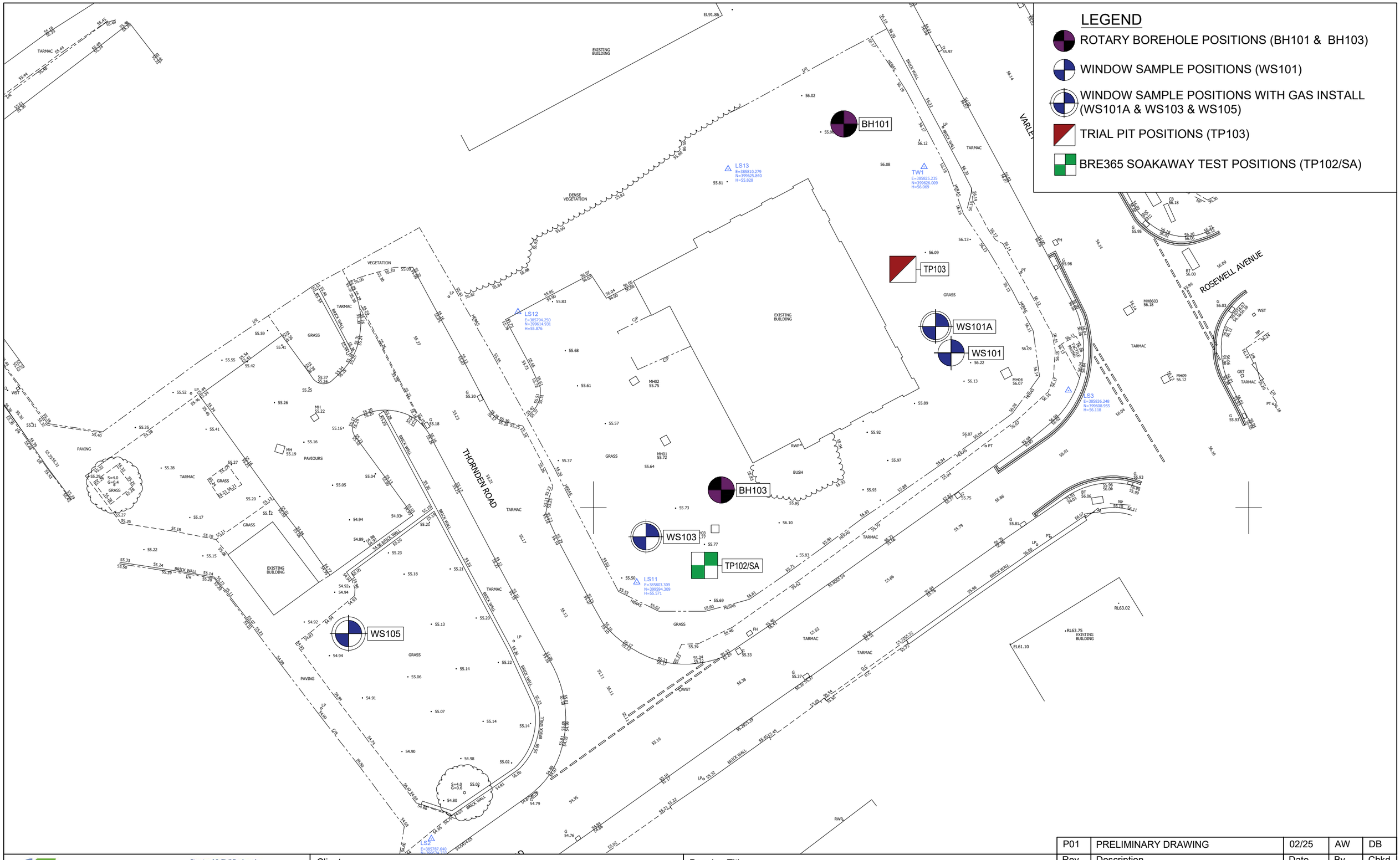
[1] Hazardous Gas Flow Rate Assessment Methodology (HGFR) is the calculation of the maximum gas concentration for the location x maximum flow rate for the location.

[2] Where maximum recorded flow is <0.1l/h, 0.1l/h has been used to calculate HGFR as recommended in CIRIA C665.

[3] Where maximum recorded concentration is <0.1%, 0.1% has been used as recommended in BS8485.

* Peak flow recorded is likely to be due to a build-up of hydraulic pressure caused by rising water trapping the gas within the solid section of pipe; the initial peak flow is not representative of the rate of gas generation within the ground and can be discounted from the dataset.

Drawing Ref. – *33585-SUT-ZZ-00-DR-G-7252 (Site Investigation on Existing Layout)*



Sutcliffe

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Drawing Status
FOR INFORMATION ONLY

Client
JIGSAW

Project
FORMER APOLLO PUB
MILES PLATTING

Drawing Title
SITE INVESTIGATION
ON EXISTING LAYOUT

Rev	Description	Date	By	Chkd
P01	PRELIMINARY DRAWING	02/25	AW	DB

Date	Drawn By	Checked By
FEB 2025	A WOODS	D BOWEN

Scale at A3	Project Number
AS SHOWN	33585

Sheet Number	Revision
33585-SUT-ZZ-XX-DR-G-7252	P01

Drawing Ref. – *1349-AH-1801 A (Proposed Site Plan)*

REVISION NOTES

Revision	Date	Description
A	22/07/2026	Bike store relocated away from existing services resulting in hardscape amendments



HARD WORKS

- Maintenance footpath: Tobermore Beaufort Natural 400 x 400 x 40mm
- Permeable hydropave tegula duo paving to shared surface and parking bays by Tobermore (equal or approved)
- Colour: Heather
- Colour: Slate
- Driveways suitable for vehicular loadings - all laid to engineer's detail and specification.
- Brick Pavers located around front entrance - Colour and texture TBC - Refer to lobby details for setting out
- Tarmacadam road surface
- Tobermore Beaufort Charcoal 400 x 400 x 40mm (cut to size) Private Patios and 200mm strip along building footprint:
- Main Entrance Lobby and Entrance paving Domus Lithos 20mm DXF DCLT02 Bush-hammered Finish (External) Natural finish (Internal) 900 x 900 exterior unglazed, slip resistant, grey porcelain tiles. Joints to tile manufacturer specification. [DK-A to confirm specification - Slip Rating TBC]

Please refer to Amenity Tree Drawing: for hardscaping, softscaping and landscaping details

For exterior lighting and security please refer to Steven Hunt & Associates' drawings

Caution
Used to warn of significant hazards or information which is unusual
Hazard No

Prohibited
Used to avoid or refrain from a particular action
Hazard No

Information
Used to convey some relevant information
Hazard No

Action [inc Residual Risk]
Used to convey a particular action by contractor or future building user
Hazard No

0m 1m 2m 5m 10m

Additional Notes
Do not scale from this drawing.
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All dimensions on this drawing are shown in millimeters unless stated otherwise.
All dimensions and levels on this drawing are to be checked by the contractor and any discrepancies must be reported back to the architect prior to the commencement of works.
Drawings to be read in conjunction with all Architects Specifications.
Please refer to M+E drawings for all Mechanical and Electrical information.
Please refer to SE Drawings for all Structural, Connection and Underground Details.

ISSUED FOR:

Tender

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Job:	1349
Client:	Jigsaw North
Drawing Title:	Proposed Site Plan
Date:	16/03/2026
Drawing no:	1349-AH-1801 revision: A
Scale:	1:100 @ A1
Drawn:	NS