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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

In partnership with

SLR

Site details:	OLD MILL STREET, MANCHESTER, M4 6EE
Client ref:	440.021620.00001 Old Mill St
Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
Map date:	1980-1981
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1980	Date: 1981
Surveyed: 1976	Surveyed: 1976
Revised: 1980	Revised: 1980
Copyright: 1980	Copyright: 1981
Levelled: 1976	Levelled: 1976

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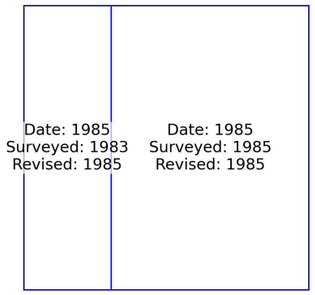
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Client ref:	440.021620.00001 Old Mill St
Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
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Printed at:	1:10,000

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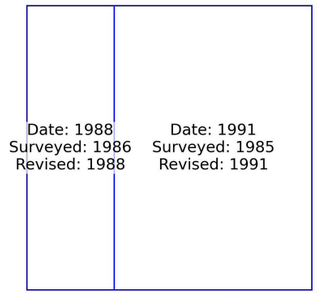
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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
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Scale:	1:10,000
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N W E S



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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
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Printed at:	1:10,000

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Date: 1994
Surveyed: 1986
Revised: 1994

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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
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Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2001 Date: 2001

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Site details:	OLD MILL STREET, MANCHESTER, M4 6EE
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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

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Printed at:	1:10,000

N W E S

Date: 2010 Date: 2010

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Site details:	OLD MILL STREET, MANCHESTER, M4 6EE
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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026
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Map date:	2015
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Printed at:	1:10,000

N W E S

Date: 2015 Date: 2015

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384500 385000 385500 386000 386500

399500 399000 398500 398000 397500

0m 500m

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Report ref:	GS-58D-2DS-V3T-OEV
Grid ref:	385485.15, 398440.97
Production date:	8 September 2026

Map name:	National Grid
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Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2025 Date: 2025

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Appendix C Site Walkover Photos

Photograph Survey

CLIENT:	Urban Splash Estates Limited
PROJECT:	Old Mill Street, Manchester
SITE VISIT:	Ground conditions walkover
SITE VISIT DATE:	01/06/2023
JOB NO.:	GM12676
PREPARED BY:	Fay Lawrence

Photo Locations are shown on Drawing Number GM12676-002, which should be read in conjunction with this Photograph Survey.

Photo Location 1 – View of the site looking north, showing gravel hardstanding and car parking



Photograph Survey

Photo Location 2 – View of the site looking south showing fence surrounding the site and access to the site off Old Mill Street



Photo Location 3 – View of the sites southern border showing concrete boulders



Photo Location 4 – View looking northwest



Photo Location 5 – Northern corner of the site showing loose fence panels and a brick building

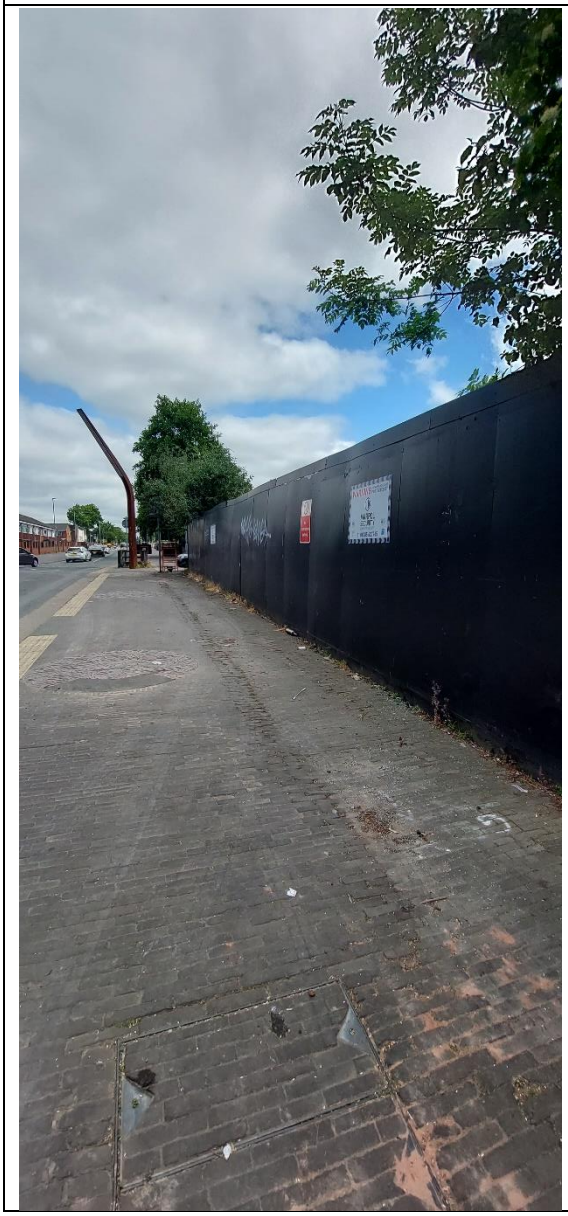


Photo Location 6 – View of site looking west showing car parking and adjacent building site



Photo Location 7 – View of the site looking north showing gravel hardstanding



Photo Location 8 – Sites northern border


Photograph Survey

Photo Location 9 – Sites eastern border



Photo Location 10 – View of site looking northeast showing car parking and eastern border

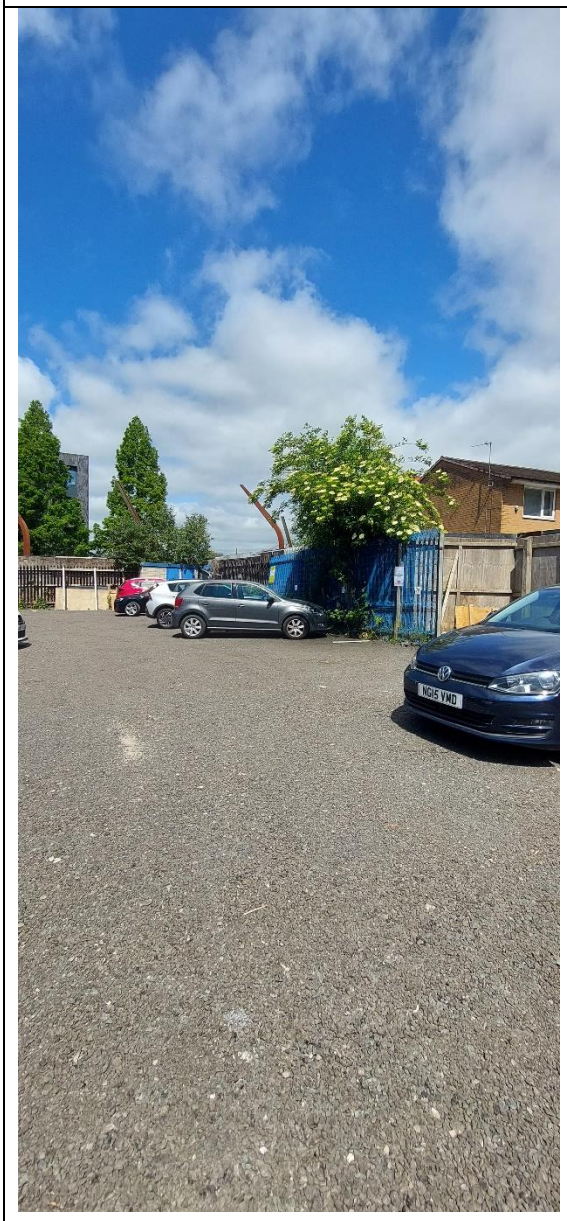
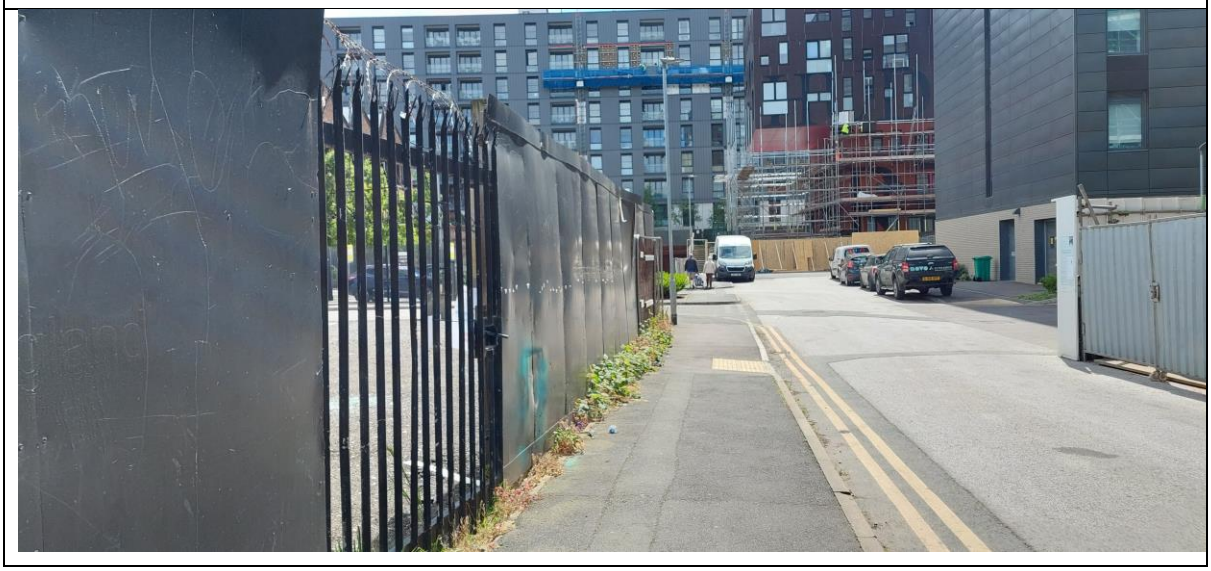


Photo Location 11 – View of sites western border looking north



Photo Location 12 – Southwestern corner of the site



Appendix D Coal Authority Consultants Coal Mining Report

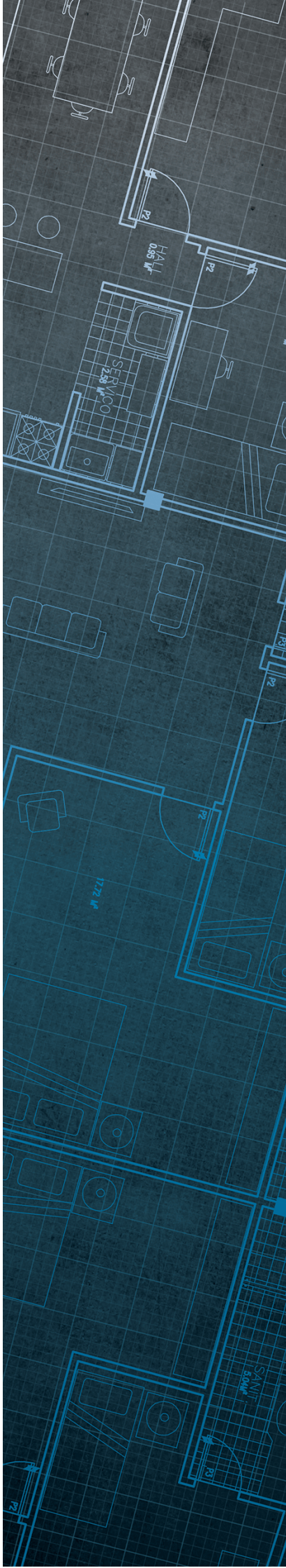
The Coal Authority

Consultants

Coal Mining Report

Old Mill Street, Manchester, M4 6ee
Greater Manchester

Date of enquiry:	**8 September 2026**
Date enquiry received:	**8 September 2026**
Issue date:	**8 September 2026**
Our reference:	**51003593081001**
Your reference:	**GS-6OH-B8R-W66-Y9K**



Consultants
Coal Mining Report

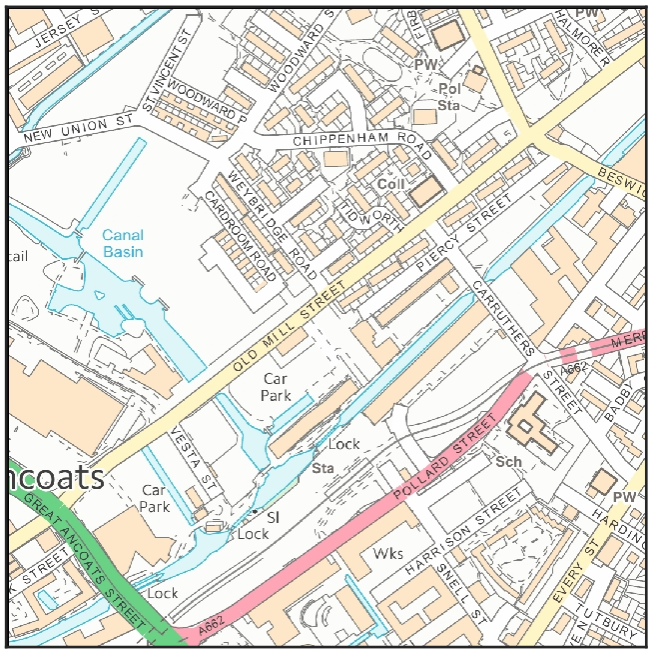
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

Old Mill Street, Manchester, M4 6ee
Greater Manchester



Approximate position of property

Map data

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+44 (0)1623 637 000 (International)

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Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

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	35D3	345	South	12.0	South-West	120	1900
unnamed	BRADFORD FOUR FEET	Coal	35CT	386	Beneath Property	18.4	South-West	120	1900
unnamed	PARKER	Coal	35BO	681	North-East	18.0	South-West	80	1935
unnamed	ROGER	Coal	35B1	983	East	17.5	South-West	180	1958
unnamed	CROMBOUKE	Coal	359E	1029	East	16.5	South-West	120	1932
unnamed	ROGER	Coal	35B0	1049	North-East	19.0	South-West	180	1961
unnamed	CROMBOUKE	Coal	359K	1064	East	13.3	South-West	120	1947
unnamed	ROGER	Coal	35B3	1093	East	15.9	South-West	180	1958

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

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

2655	NW1167	

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

No outcrops recorded.

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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
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

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.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.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 **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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