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Your Ref:

Our Ref: 2174LR01-1/CSE

18th May 2015

For the attention of Dan Stringfellow

Dear Mr Stringfellow

WATFORD BRIDGE TFS – COAL MINING RISK ASSESSMENT

Further to your instruction, please find enclosed the coal mining risk assessment for the Watford Bridge TFS, High Peak, Derbyshire, SK22 4HJ.

This report has been devised to generally comply with the relevant principles and requirements of a range of guidance including the National Planning Policy Framework (HCA, March 2012).

Coal Authority Report

A Coal Authority report was obtained from the site. The report is included as Appendix A and should be referred to for further details. A summary of pertinent information contained in the report relating to coal mining information available for the site is listed below:

- The property is not within a zone of likely physical influence on the surface from past underground working;
- The property is in an area where the Coal Authority believe there is coal at or close to the surface and this coal may have been mined at some time in the past;
- The property is not in the likely zone of influence of present underground workings;
- No know entries within, or within 20 m of, the site boundary; and
- The Coal Authority has not received a damage notice or claim for the property or any property within 50 m for coal mining related subsidence since 31st October 1994.

On the basis of the above information, especially in relation to the Coal Authority suspecting believing that coal may be present at shallow depth beneath the site this coal may have been mined at some time in the past, a more detailed geological appraisal is required.

Given the above statement the suspected/possible mining must have been carried out some time before 1872. After 1872 mine owners had to lodge mine abandonment plans when mines closed so these plans capture coal mining typical from at least 1860 onwards. If any mine had been abandoned after 1872 the Coal Authority would have records and they would not have used the words “may have” but would have used words such as “has been”

Details of Geology and Mining Related Information

The 1:50,000 scale BGS Drift map (1977) show the site to be underlain by Glacial Till. The solid geological information shows that the site is underlain by solid geology comprising Millstone Grit deposits, with the ‘Rough Rock’ deposits likely to be underlying the site. The site is located close to the intersection of two inferred geological faults with the strata dipping to the east with an unknown, although shallow, dip.

The maps show geological faults striking north-south located to the west of the site and west-east located to the north of the site. The geological map does not indicate the presence of coal seam outcropping in the vicinity of the site. The nearest inferred coal seam is located approximately 500 m to the east (Yard Seam). As the strata are shown to be dipping to the east, these deposits will not be present beneath the site due to erosion.

It should be noted that at the upper stratigraphic boundary of the Rough Rock deposits (which are shown to underlie the site) there is a locally present coal seam known as the ‘Six Inch Mine’ or ‘Pot Clay’. The geological maps do not show this coal seam to be present in the vicinity of the site.

One British Geological Survey log for hole SK08NW57 / SK08/79 (located approximately 150 m west (within a different fault bound block to the site) records limited information relating to a culvert portal from the Ollersett Mine adit which is also known as ‘Watford Bridge’. No further details are available in relation to adit or the culvert. A copy of the BGS borehole record is presented in Appendix A. There are no other BGS borehole records in the vicinity of the site.

Conclusions

The Coal Authority have indicated that they believe that shallow deposits of coal may be present beneath the site, which may have been worked historically. On the basis of our site specific geological desk based study, it is considered that shallow coal deposits are not present at the site and therefore there will have been no historic shallow mining below the site. The nearest coal seam is inferred to be located 500 m to the east, with these deposits not being present at the site due to erosion. Locally, a seam (‘Six Inch Mine’ or ‘Pot Clay’) is associated with the bedrock beneath the site (Rough Rock). However, in the vicinity of the site, these deposits are shown as being absent.

Therefore, it is concluded that that there is a low risk of the site being effected by subsidence associated with shallow (<30 m deep) or deep (>30 m deep) mining subsidence in relation to coal extraction and no further investigation or assessment is required..

Yours sincerely
for and on behalf of TerraConsult Ltd

CS Eccles

Chris Eccles
Director

Appendix A

Coal Authority Report and BGS Borehole Record



The Coal Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**GROUNDSURE LIMITED
SOVEREIGN HOUSE
CHURCH STREET
BRIGHTON
BN1 3UJ**

Our reference: **51000880635001**
Your reference: **HMD-147-2101038, PO:**
Date of your enquiry: **15 May 2015**
Date we received your enquiry: **15 May 2015**
Date of issue: **15 May 2015**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

**UNIT 4, WATFORD BRIDGE I, VERDESIS SERVICES UK LTD WATFORD BRIDGE ROAD,
HIGH PEAK, LANCASHIRE, SK22 4HJ**

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on Coal Authority Information section of the report.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The 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

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

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

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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Location map



Approximate position of property

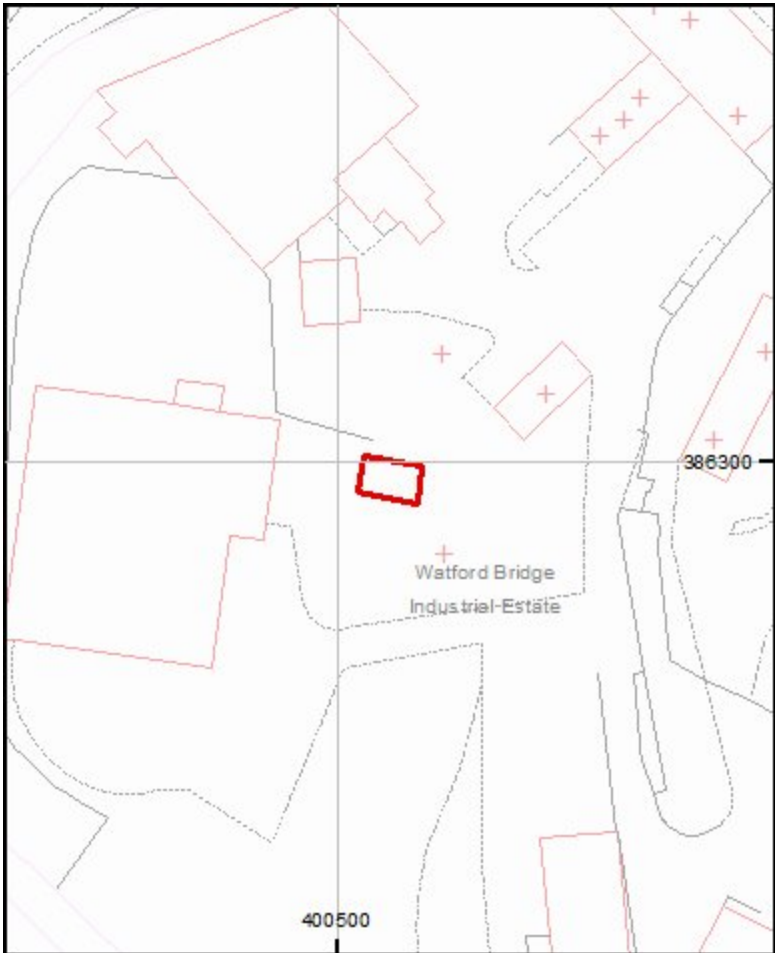


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



**British Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 13210928 : BGS Reference: SK08NW

British National Grid (27700) : 400550,386390

[Report an issue with this borehole](#)

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Name of site CULVERT PORTAL (FROM OLLERSETT MINE ADIT) AKA WATFORD BRIDGE. NORTHWEST ST						W R B No. SK08/79 SK08NW/57	
Owner			Licence no. Appn no. Cancelled			Nat. grid ref. SK0055 8639.	
Occupier			IGS ref. no.			Status	
Ground Level			m OD			ft. OD	
Level of well top			m OD			ft. OD	
Rest water level			m bwt			ft. bwt	
(Date			m OD			ft. OD	
Construction: Method						Date	
Depth bwt	Dia.	Linings (below well top)				N.B. THIS CULVERT DISCHARGES MINE DRAINAGE FROM SK08/44a, COMBINED WITH SOME OTHER (SURFACE?) DRAINAGE.	
		From	To	Dia.	Type		
Abstraction rates			Type of pump				
gph PWL			Chem./bact. anal.			YES/NO	
gpd			Well driller				
If insufficient space has been allowed, continue in 'Notes' overleaf.						Lockie 162	

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- 5 JUL 2004

ENVIRON AGENCY



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**Leaders in
waste management
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