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Our Ref: 9333G/TPB/SCS

24th March 2025

Dear Sirs,

9333G - Huyton Industrial Trade Park

WML Consulting Ltd has been commissioned Stainforth Construction to prepare a Coal Mining Risk Assessment Report on a proposed development site at Huyton Industrial Trade Estate which was presented in the following report:

- Coal Authority Risk Assessment, referenced 9333G-WML-00-XX-RP-G-0004, dated 17th June 2024.

The letter has been prepared in order to provide the local Planning Authority with information on coal mining and an assessment of its impact on land stability with a view to discharge Condition 8 relating to Knowsley Council planning application no. 22/00662.

Summary of Information

The Rushy Park Mine seam is inferred to sub-outcrop to the east of the site on a bearing of 159 degrees and is therefore anticipated to underlie the site at shallow depth. The Coal Authority indicate that the site is in an area underlain by probable unrecorded shallow mine workings, likely due to the inferred presence of this seam beneath the site.

Subsequent rotary boreholes carried out at the subject site in 2024 encountered intact coal within all boreholes at between 8.00 and 9.00mbgl, considered to represent the intact Rushy Park Mine Seam. A 1m thick void was also encountered at 17.50mbgl in RBH03, considered to represent untreated abandoned mine workings beneath the south-eastern part of the proposed structure. However, these are overlain by greater than 10 times the void thickness of solid strata and as such are not considered to represent a hazard to the site.

Mine entry 345390-09 is inferred to be located within the area currently occupied by car parking and a gas governor and electricity substation in the south-eastern corner of the current planning boundary. The Coal Authority indicate that the margin of plotting error for this entry is up to 10m.

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In order to provide confirmation that the shaft 345390-09 is not located beneath or within influencing distance of the proposed Unit A, trial trenching has been undertaken by Stainford Construction across the footprint of the proposed Unit A, including a 3.0m apron extended beyond the footprint of the proposed building.

It is understood that trenching commenced at the closest point to the anticipated mine shaft with trench lines no greater than 1.0m intervals across the proposed structure. The pits were taken through any made ground to natural strata with visual inspections to ensure there are no obvious signs of concrete, buried brick structures or made ground features such as would indicate the presence of a mine shaft.

However, as the Coal Authority acknowledge, full investigation of plotted location of mine entry 345390-009 cannot be undertaken at this stage due to the requirement to maintain the existing substation and live underground electricity services in the area of the surrounding the plotted location.

Mine entry 345390-010 is recorded to be at or close to the existing larger factory structure immediately to the south of the site at its plotted location, on the southern extent of the current planning boundary. The Coal Authority indicate that the margin of plotting error for this entry is up to 10m, which could result in the entry being located within the current planning boundary.

However, it is understood that the hardstanding extending to the north-west of this location is outside of the current area of development and has been retained in-situ to provide access and parking for the existing units. As such full investigation of the location of mine entry 345390-010 also cannot be undertaken at this stage.

Therefore, it was our view that a variation to the condition to allow for these shafts to remain in-situ prior to remediation during future phases of development on the site in the specific areas of concern would be the most expedient way of achieving planning consent on the current works. We understand that a non material amendment has subsequently been granted (22/00662/NMA) reserving full investigation of plotted area of these mine shafts, as indicated on the appended RGP Architects drawing 11049-PL-X-L07-A, for future phases of development.

Compliance with PPG14 "Development on Unstable Land"

In accordance with the requirements the Coal Mining Risk Assessment has been written and overviewed by appropriately qualified people being Chartered Engineers, Members of the Institution of Structural Engineers or Fellow of the Geological Society.

In accordance with the requirements we believe that the report suitably addresses the risks posed from the Coal Mining legacy to the site and concludes that further mitigation measures are not required during the current phase of development.

Notwithstanding, it is envisaged that full investigation of mine entries 345390-009 and 345390-010 will be required during future phases of development at the site.

We trust this provides you with the information required at this time. However, please do not hesitate to contact us if you have any queries.

Yours sincerely

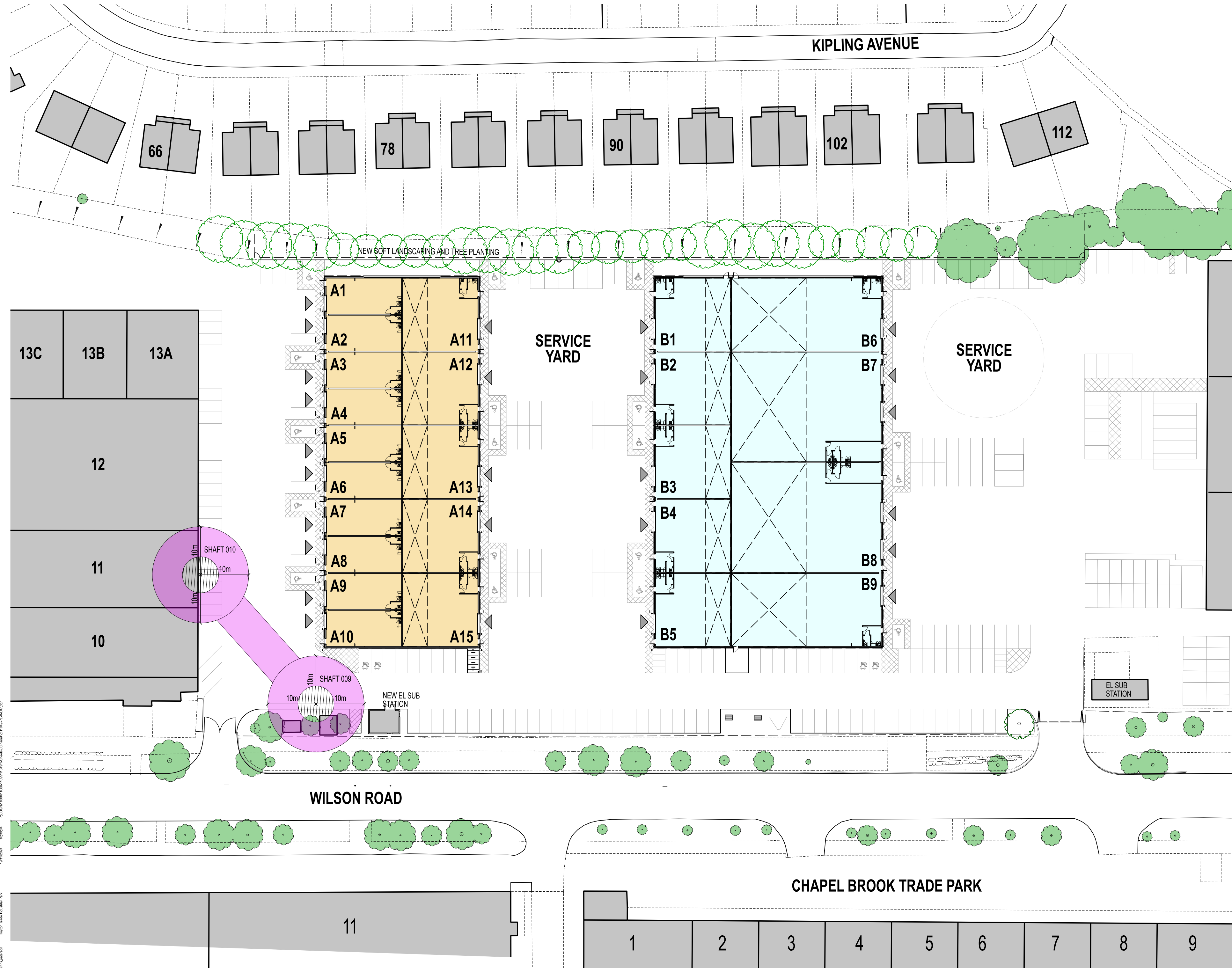


T P Booth



S C Seddon

For and on behalf of WML CONSULTING



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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

SCALE 1:500
0m 5 10 15 20 25 30

KEY

PROPOSED AREA OF FUTURE REDEVELOPMENT WHICH WILL REQUIRE INVESTIGATION TO LOCATE MINE ENTRIES

THE DEPTHS AND DIAMETERS OF THE MINE SHAFTS ARE TAKEN FROM COAL AUTHORITY CONSULTANTS REPORT DATED APRIL 2021. FURTHER INVESTIGATIONS NEEDED TO DETERMINE EXACT LOCATIONS AND DEPTHS.

MINE SHAFT 009 - 345443N, 390101E, CA INDICATE MAX SHAFT DIAMETER OF 2.5m AND SI INFORMATION INFERS A MAX. DEPTH (WORST CASE) TO TOP OF ROCKHEAD OF 2.7MBGL. THEREFORE, ASSUMING AN ANGLE OF REPOSE AT 45 DEGREES FROM TOP OF ROCKHEAD (AT EDGE OF SHAFT) SHAFT AND ZONE OF INFLUENCE IS CIRCA 7.5m DIAMETER.

REFER TO WML CONSULTING DRAWING NO. 9333G RS02-A, DATED 6.11.23 FOR FURTHER DETAILS

REV.	DATE	NOTES	INIT.
A	19.11.24	NOTES UPDATED.	CMP

CLIENT / PROJECT

DERWENT ESTATES

HUYTON INDUSTRIAL ESTATE, LIVERPOOL

DRAWING TITLE

MINE SHAFT ENTRIES ON FUTURE DEVELOPMENT AREAS

STATUS

PLANNING

DATE	DRAWN	SCALE @ A2
18.11.24	RG	1:500

PROJECT NUMBER	STAGE	UNIT / BLOCK	TYPE & NUMBER	REVISION LETTER
11049	PL	X	L07	A

DRAWING NO.

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

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