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PRELIMINARY MINE GAS RISK ASSESSMENT REPORT

**FOR
ASHLEY BUSINESS CENTRE,
WARRINGTON ROAD,
PRESCOT,
L34 5RR**

**PREPARED FOR
RENT A SPACE (PRESCOT) LIMITED**

**REPORT NO. 8277
OCTOBER 2025**

SUB SURFACE NORTH WEST LIMITED

3 Peel Street

Preston

Lancashire

PR2 2QS

Tel: (01772) 561135 Fax: (01772) 204907

Email: preston@subsurface.co.uk

Website: www.subsurface.co.uk



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PRELIMINARY MINE GAS RISK ASSESSMENT FOR ASHLEY BUSINESS CENTRE, WARRINGTON ROAD, PRESCOT, KNOWSLEY, L34 5RR

CLIENT: RENT A SPACE (PRESCOT) LIMITED

1 INTRODUCTION

This report has been prepared in accordance with email, dated 25th September 2025, from the Client.

The brief was set out in our estimate, ref. E8008A and dated 4th September 2025, and comprises a preliminary mine gas risk assessment report including a historical, geological and mining appraisal together with a preliminary conceptual site model.

1.1 Site Location and Description

The site is located at the junction of Warrington Road and Kelly Street in the centre of Prescott, Knowsley, Merseyside, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 347033,392696.

As shown on Figure 2, the site measures some 50m by 40m and comprises an array of commercial units in the southern half, with bituminous macadam car parking/hardstanding in the north.

The site is bound to the north by a commercial unit and yard, to the east by Warrington Road then residential housing, to the south by Kelly Street then commercial units, and to the west by Pottery Fields then residential houses.

The site is generally flat while the surrounding area slopes down towards the south as depicted on Figure 3.

1.2 Proposed Development and Purpose of the Mine Gas Risk Assessment

We understand that it is proposed to construct an area of eight small single storey commercial units and a larger store with associated car parking in the northern half of the site as shown on Figure 2.

The purpose of the mine gas risk assessment is to:

- To review information regarding the sites historical mining and geological setting in order to develop a preliminary conceptual model and establish if there are any potentially unacceptable risks arising from mine gas (primarily carbon dioxide, methane and/or depleted oxygen) at the site.
- to evaluate the need for intrusive investigation.
- to support the discharge of relevant planning conditions and to meet the requirements of the Local Planning Authority (Knowsley Council).

This preliminary risk assessment and has been conducted in general accordance with CL:AIRE 'Good Practice for Risk Assessment for Coal Mine Gas Emissions' (2021) ^[1] with reference to CIRIA 'Abandoned mine workings manual' (2019) ^[2]

1.3 Previous Investigations

1.3.1 Preliminary Landfill Gas Risk Assessment, April 2025

A Phase I Ground Gas Risk Assessment ref. A240902-R02 ^[3], dated April 2025 and relating to potential risks from landfill gas was previously carried out by Adeptus Environmental.

The report included a site reconnaissance, review of past land use on and in the vicinity of the site, a geological appraisal, and the development of a preliminary conceptual site model.

2 PRELIMINARY MINE GAS RISK ASSESSMENT

2.1 Historical Appraisal

The history of the site relating to past mining features has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure included in the Adeptus Environmental Report ^[3], British Geological Survey (BGS) Sheet 107NE (1928), publicly available historical mapping ^[4], and literature ^[5].

Collieries are indicated 1.1km to the west and south west on the 1850 1:10560 scale Ordnance Survey map. No other coal mining features were observed on any of the available Ordnance Survey mapping (earliest being 1839). However, the 1928 BGS map shows Prescott Colliery 590m to the west north west, and Skig Lane Colliery 520m to the south west.

A literature search reveals that mining in the Prescott area dates back to at least 1510 with some of the earliest coal mining activities being at Prescott Hall which is indicated to be some 450m south south west of the site in the 1839 survey.

No historical mining features were identified on or within 50m of the site.

The Ordnance Survey maps from 1852 onwards can be found in the Adeptus Environmental report. Extracts of the 1839 historical map and the 1928 BGS map are given on Figures 4 and 5 respectively.

2.2 Detailed Geological Appraisal

This geological appraisal is based upon the Groundsure Enviro+Geo Insight Report included in the Adeptus Environmental Report ^[3], the British Geological Survey (BGS) published sheet, ref. 107NE, solid edition at 1:10560 scale dated 1928, an extract of which is given as Figure 5, BGS Borehole records ^[6] ^[7] ^[8], and BGS WMS services including 1:50,000 scale geological mapping and Geoindex ^[9], summaries of which are given on Figure 6.

The above indicates that the site is underlain by Glacial Till deposits which normally comprise relatively low permeability slightly gravelly slightly sandy silty clays with variable cobbles and boulders and with horizons of sand and/or gravel.

The bedrock beneath the site is indicated to be sandstone of the Middle Coal Measures. Coal Measures strata in this area normally comprise interbedded mudstones, siltstones and subordinate sandstones with occasional economically important mineral seams of coal. It should be noted that where found at near surface level Coal Measures strata are normally completely completely weathered to a soil.

8277 Prescott

The bedded rock strata are shown to down dip 11° to the south.

Bedded strata beneath the site are shown to be within a fault bounded horst block with a fault indicated in a north south alignment 158m to the east with the eastern strata on the downthrown side, and a fault indicated 550m to the west with the strata to the west on the downthrown side. The magnitude of the throw of the faults is not given.

The Rushy Park Mine and Little Delf coal seams are shown to crop out 232m to the north and 528m to the north respectively. Due to the dip of strata the seam should be at an increasingly greater depth to the south and taking into account the topography are likely to be present some 45m and 103m beneath the site respectively.

It should be noted that given the degree of faulting in the general region the rock strata in the vicinity of the site might be affected by minor parallel sympathetic geological faults.

The anticipated succession of strata at the centre of the site is as tabulated below. The approximate thicknesses and depths given are the best that can be determined from the above information.

TABLE 1 STRATIGRAPHICAL SUCCESSION

Strata	Vertical Interval (m approx.)	Depth of Base below Bedrock (m approx.)
SUPERFICIAL DEPOSITS		
Glacial Till	1.00 - 2.50	-
CARBONIFEROUS COAL MEASURES:		
Sandstone	17	17
Mudstone/Shale	28	45
Rushy Park Mine	0.5 (assumed)	45.5
Mudstone/Shale	57.5	103
Little Delf	0.5 (assumed)	103.5

2.3 Detailed Mining Appraisal

The presence of mineral seams, including coal, which might have been mined beneath the site has been determined from the British Geological Survey (BGS) published sheet, ref. 107NE, solid edition at 1:10560 scale dated 1928 an extract of which is given as Figure 5, the Coal Authority Consultants Coal Mining Report, ref. 51003528661001 ^[10] and dated October 2025, a copy of which is appended, and BGS WMS services including 1:50,000 scale geological mapping and Geoindex ^[9], summaries of which are given on Figure 6.

The Coal Authority indicate that they have one record of mineworkings from colliery abandonment plans in the 0.70m Arley Coal seam at a depth of 72m to the north east of the site. The Arley Coal seam is not indicated on the BGS mapping, however anecdotal evidence suggests that within the West Lancashire Coal Field the term Arley was used to refer to the Upper Mountain Mine seam which is indicated to be present at depths of some 250m in the general area of the site (based on the generalised vertical section).

The location of the colliery referred to is north east of the site and while the distance to the colliery is not given, the nearest shafts shown on the BGS WMS data are indicated some 900m north east, on the other side of the fault indicated 158m to the east and which, depending on the throw of the fault, could support the theory that the Arley Mine is synonymous with the Upper Mountain Mine.

The Coal Authority indicate that there are no probable unrecorded shallow mineworkings beneath the site.

However, based on our historical appraisal, in our opinion, it is possible that coal seams beneath the site were worked prior to the Mines (Coal) Regulations Act of 1872, before which there was no statutory requirement to maintain and preserve plans of abandoned mines. Of those plans which were made it is likely that not all will have survived with time and hence shallow mineworkings may be present for which there is no record.

The Prescott Colliery and Skig Lane collieries indicated on the BGS mapping 580m to the west north west and 520m to the south west are within the same fault block as the site and may therefore be indicative of workings in the Rushy Park Mine and Little Delf coal seams, which are anticipated to be 45m and 103m beneath the site respectively. In addition, the BGS Mine Entries WMS indicated shafts some 210m to the north north east which are also likely to have been related to workings in the Rushy Park Mine and Little Delf Seams.

BGS Borehole records in the general area of the site suggest that the groundwater table will be at a depth of some 3.0m and therefore it is likely that any open shallow mine workings in the Rushy Park Mine or Little Delf seams below the site will be flooded and therefore unlikely to generate significant quantities of mine gas.

Given the high water table it is likely that any workings prior to the advent of steam pumps in the mid 18th Century would be limited to relatively shallow depths in areas where the coal seams crop at the surface.

The Coal Authority are not aware of any recorded abandoned mine entries within the site or within 100m of the site. It should be noted that the Coal Authority records may be incomplete and hence mine entries may be present for which the Coal Authority has no knowledge.

The Coal Authority indicate that they have two records of mine abandonment plans which intersect with the site boundary.

The Coal Authority indicate that they have no records of outcropping coal seams in the vicinity of the site.

The Coal Authority indicate that they are not aware of any geological faults, fissures or break lines affecting the site.

The Coal Authority have no records of opencast mines, managed tips, mine gas, or mine water treatment schemes within 500m of the site boundary.

The Coal Authority have records of one site investigation some 47m to the north east of the site.

There are no records of remediated sites, or property damage claims since 31 October 1994 within 50m of the site boundary.

8277 Prescott

The Coal Authority indicate that they have no plans to mine coal beneath the site and there are no coal mining licences within 200 metres of the site.

A cross section showing the geological profile and mining features is given on Figure 7.

2.4 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.4.1 Sources

Potential mine gas sources identified in the desk study are:

- Workings in the Rushy Park Mine at a depth of some 45m beneath the site.

Numerous recorded mine shafts are present in the general area around the site, however none are recorded as being within influencing distance of the site.

2.4.2 Pathways

Potential pathways from mine gas sources to potential receptors for the proposed development are:

- Ingress of mine gas and accumulation in enclosed spaces.
- Inhalation of gases.
- Ignition of gases.

2.4.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during earthworks and/ or construction.
- The end users of the development.
- Structures and services.

2.4.4 Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows. It should be noted that this conceptual model relates to the risks from mine gas only and does not consider potential risks from other gas sources or chemical contamination.

TABLE 2 CONCEPTUAL GROUND MODEL

Potential Source	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Lateral and vertical migration of ground gases from open workings within the Rushy Park Mine and Little Delf seams via fractured/fissure rock	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users Structures and services	Very low to low (dependent on the superficial strata and depth to water table)
Lateral and vertical migration of ground gases from open workings within Rushy Park Mine and Little Delf seams via unrecorded shafts, adits or infilled opencast workings within 50m of the site	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users Structures and services	Very low

The conceptual ground model indicates that there may be a low risk of mine gas migration to the site and a potential for ingress into the proposed development dependent on the underlying strata and the groundwater regime beneath the site.

Based on the available BGS data it is likely that, if worked, the Rushy Park Mine seam will be flooded and therefore unlikely to generate significant quantities of mine gas. Furthermore, relatively low permeability Glacial Till drift deposits are indicated beneath the site which will provide a natural barrier to the vertical migration of ground gas. Based on the above we would assess the risk of mine gas generation and migration to the site as very low, however intrusive investigation will be required to confirm the assumptions made in this assessment and until such investigation is carried out the risk should be considered to be low.

We recommend that an intrusive investigation is undertaken to assess the permeability of the near surface strata and to determine the depth to ground water. If the intrusive investigation is unable to prove the presence of low permeability drift deposits and/or a shallow water table, then a detailed mine gas risk assessment should be carried out including the installation and monitoring of gas standpipes.

If a detailed mine gas risk assessment is required then boreholes without standpipes should be backfilled with grout and the standpipes should be decommissioned and backfilled with grout on completion of the monitoring programme to prevent preferential pathways for the flow of gas being created.

Given the long history of coal mining in the general area of the site it is possible that unrecorded shafts or infilled opencast workings could be present in the vicinity of the site. We therefore recommend a watching brief is maintained during the ground investigation and during earthworks in the construction phase. If any evidence of potential mine workings is noted (made ground >2m, made ground containing significant colliery spoil) then work should stop and the risks should be re-assessed.

It should be noted that this report does not supersede the preliminary landfill gas risk assessment undertaken by Adeptus Environmental and the recommendations given in Section 5 of their report should also be implemented.

3 CLIMATE CHANGE EFFECTS

The predicted climate change impacts for the UK over the next fifty years include extreme weather patterns (including higher intensity storm events), higher temperatures, increased flooding and sea level rise. These events could conceivably have an impact on groundwater levels, soil desiccation and fissuring, and formation of solution features, which could in turn have an adverse effect on the potential for mine gas permeation and ingress.

In our opinion, given the likely very high water table (estimated 3.0m) and the depth to workings (>40m) the effects of climate change in the near term are unlikely to impact on the mine gas risk assessment for the proposed development, however the conclusions of this report should not be relied on for future development projects.

4 UNCERTAINTIES & DATA GAPS

As the general area of the site has been subjected to coal mining activity since at least the early 16th Century, there are likely to be historic workings that are not recorded by the Coal Authority or on historic Ordnance survey mapping. Given the presumed high water table it is likely that much of the historic coal extraction would have comprised near surface and opencast workings (steam pumps only becoming commonplace in the mid 18th Century), however unrecorded shafts and shallow mine workings from the latter half of the 18th Century and early 19th Century could be present.

The depth to groundwater in the vicinity of the site has been inferred from BGS borehole records in the surrounding area, the nearest being 105m to the south west and 149m to the north east. Intrusive investigation would be required to confirm the groundwater table in the specific area of the site.

The site is likely to be underlain by low permeability glacial till deposits, however BGS borehole records in the general area suggest the depth of the superficial strata may be nominal with rockhead recorded in places as shallow as 1.00m.

5 GENERAL

It should be noted that when developing a “brownfield site” a phased investigation should be undertaken in order that each phase informs the next. A typical phased investigation comprises the following:

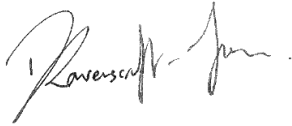
- Phase I: desk study report (Tier 1 risk assessment)
- Phase II: ground investigation (Tier 2 or 3 risk assessment) with report
- Phase III: options appraisal and remediation statement report
- Phase IV: validation report.

In the preparation of this report no consideration has been given to potential ground stability issues. Given the evidence of mining activity in the local area we recommend that a ground stability assessment is conducted prior to development.

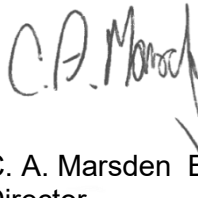
We recommend that consultation should be undertaken with, and the written approval obtained from, the Local Authority Environmental Health Officer and the Local Authority Building Control Officer prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr Ben Osborne at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8277
OCTOBER 2025



D. Ravenscroft-Jones Cert Nat Sci (Open), BSc.(Hons.), MSc, CEnv, MEnvSc, AMRSC
Principal Geo-environmental Engineer
For and on behalf of
Sub Surface Consultants Limited



C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
Sub Surface Consultants Limited.

6 REFERENCES

- [1] CL:AIRE, “ Good practice for risk assessment for coal mine gas emissions.,” CL:AIRE, Buckinghamshire, 2021.
- [2] CIRIA, “Abandoned mine workings manual.,” CIRIA, London, 2019.
- [3] Adeptus Environmental , “Report A240902-R02,” Adeptus Environmental, Warrington, 2025.
- [4] National Library of Scotland, “Ordnance Survey Maps - Six-inch England and Wales, 1842-1952,” National Library of Scotland , [Online]. Available: <https://maps.nls.uk/os/6inch-england-and-wales/index.html>. [Accessed October 2025].
- [5] F. A. Bailey, Early Coal Mining in Prescott, Lancashire, 1938.
- [6] British Geological Survey BGS, “Borehole Record SJ49SE412,” September 1996. [Online]. Available: <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/18966616>. [Accessed October 2025].
- [7] British Geological Survey (BGS), “Borehole Record SJ49SE121,” March 1989. [Online]. Available: <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/165750>. [Accessed October 2025].
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- [9] British Geological Survey (BGS), “Web map services (WMS),” BGS, [Online]. Available: <https://www.bgs.ac.uk/technologies/web-map-services-wms/>. [Accessed October 2025].
- [10] Coal Authority, “Consultants Coal Minng Report,” Coal Authority, Mansfield, 2025.

**COAL AUTHORITY
CONSULTANTS COAL MINING REPORT**

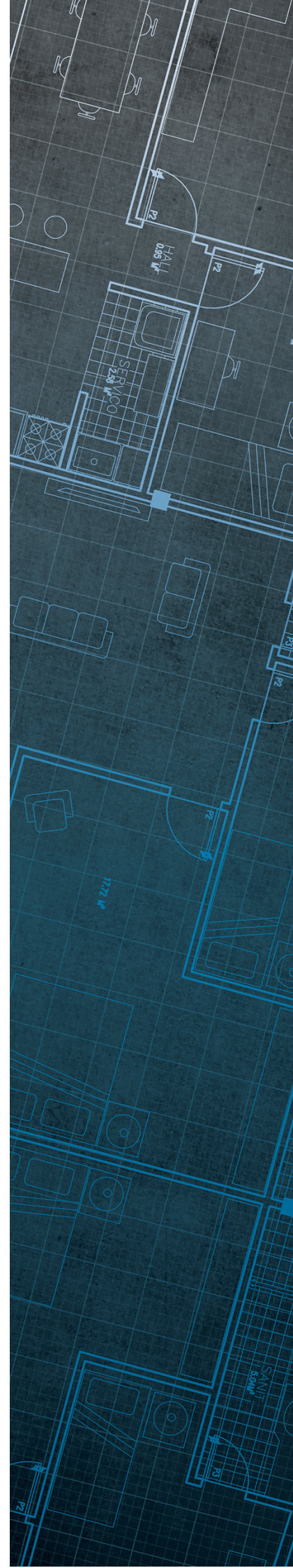


The Coal
Authority

Consultants Coal Mining Report

Ashley Business Centre
East Street
Prescot
Knowsley
L34 5RR

Date of enquiry:	1 October 2025
Date enquiry received:	1 October 2025
Issue date:	1 October 2025
Our reference:	51003528661001
Your reference:	8277



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

SUB SURFACE LIMITED

Enquiry address

Ashley Business Centre
East Street
Prescot
Knowsley
L34 5RR

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



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	ARLEY	Coal	3ZVI	72	North-East	11.0	South	70	1832

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:

NW853	16820	
-------	-------	--

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

Outcrops

No outcrops recorded.

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
47.2	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.

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.

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.

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.

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.

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

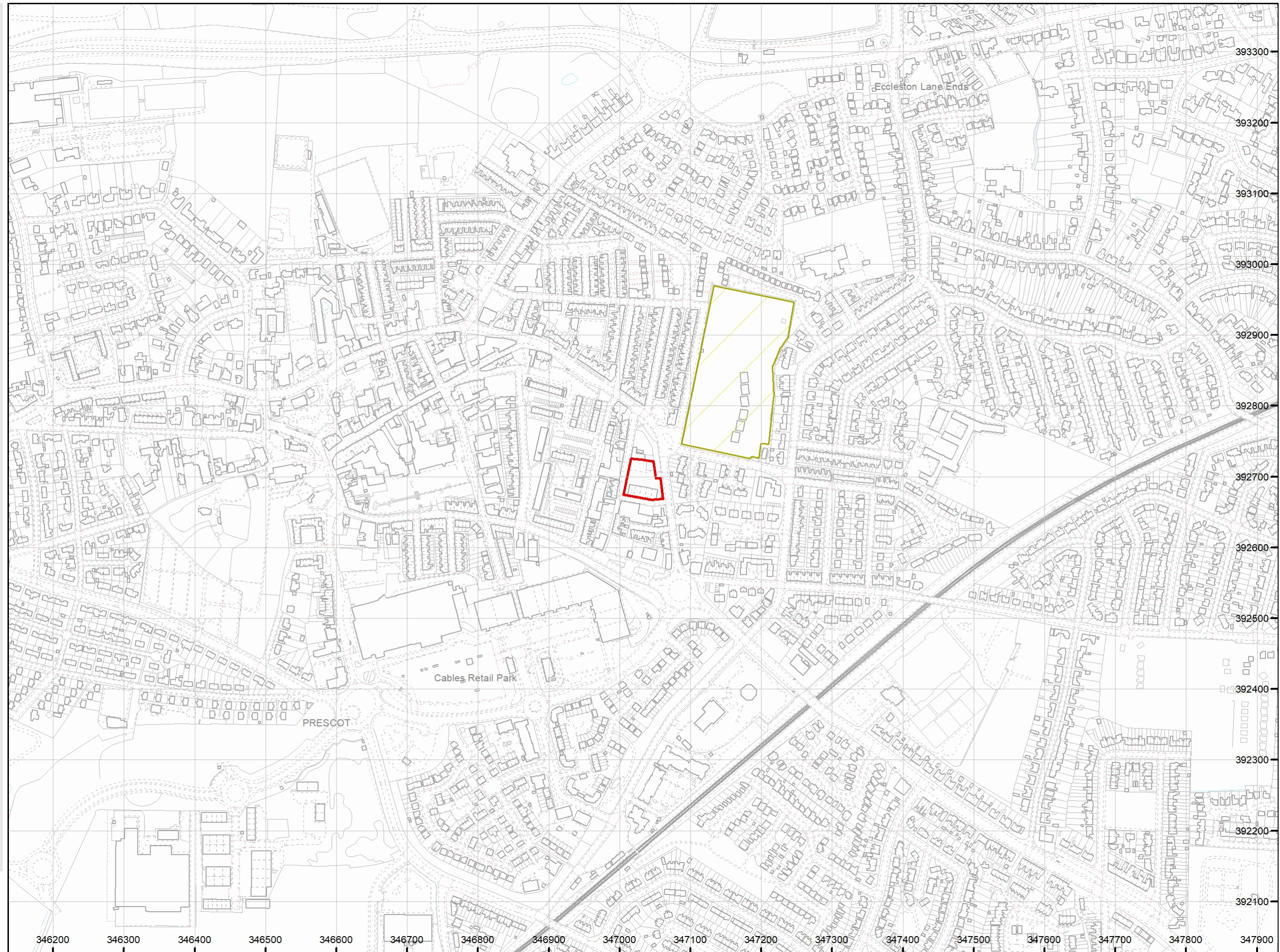
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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 

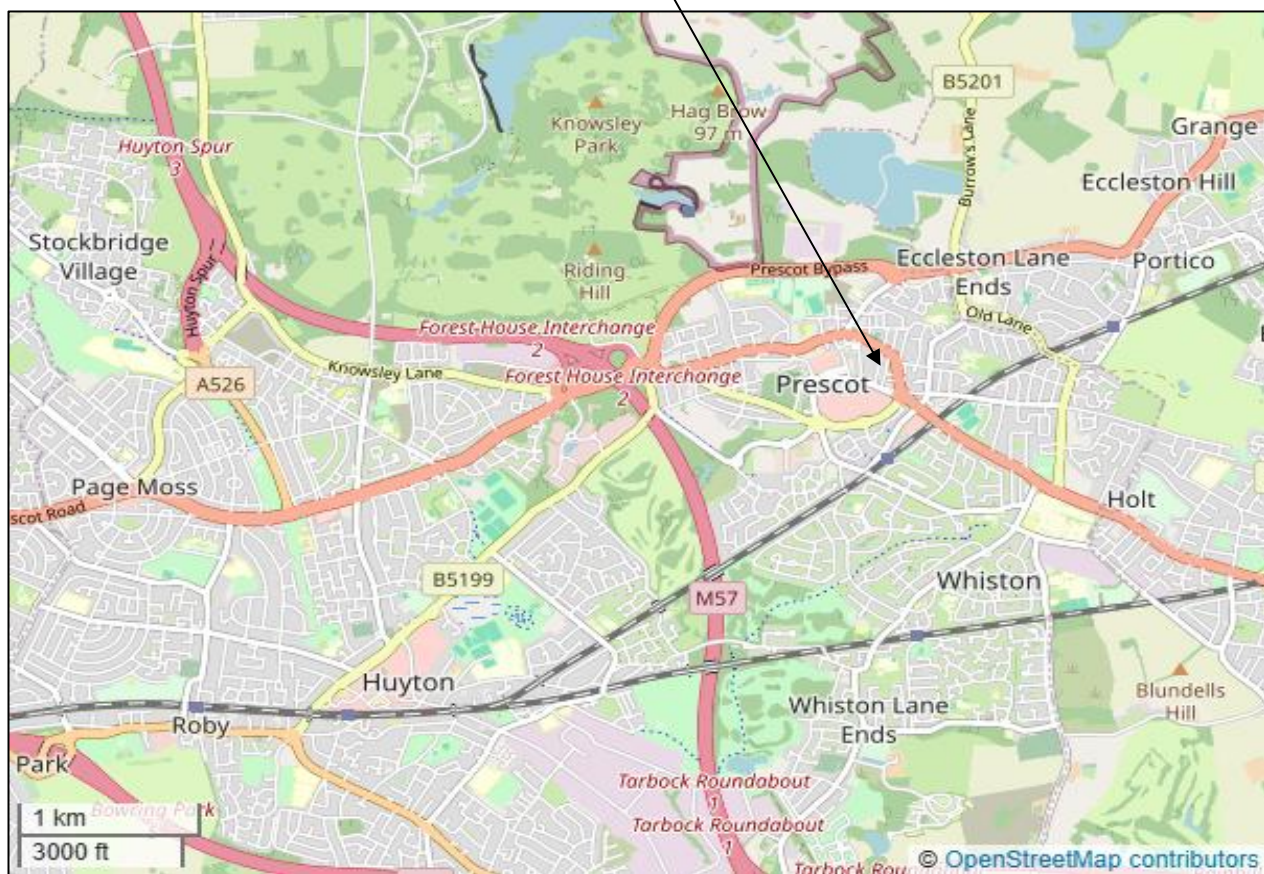
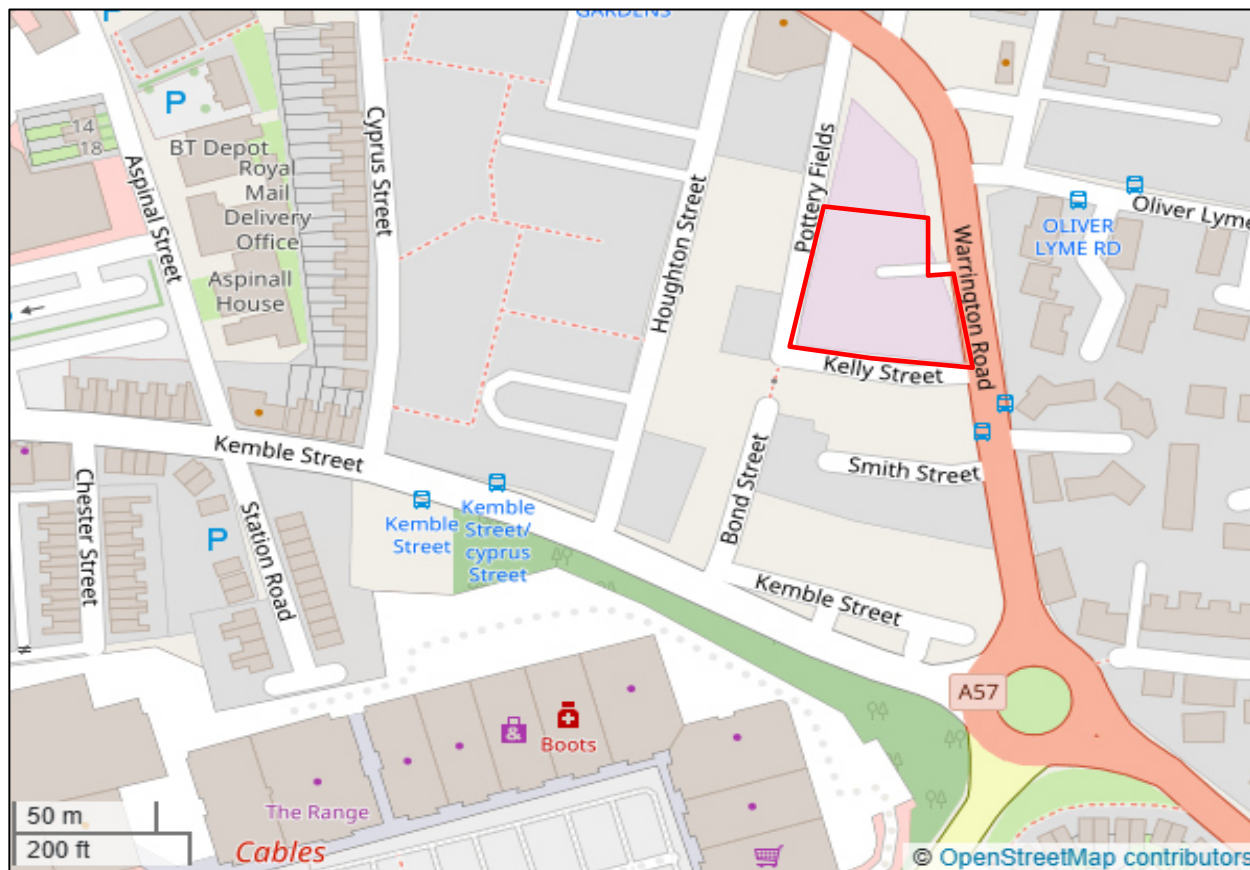
Site investigations 



How to contact us

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

FIGURES



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

Site Location

Site
ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT,
L34 5RR

Client
RENT A SPACE (PRESCOT) LIMITED

Date Drawn
29/10/2025

Drawn By
DJ

Date Checked
-

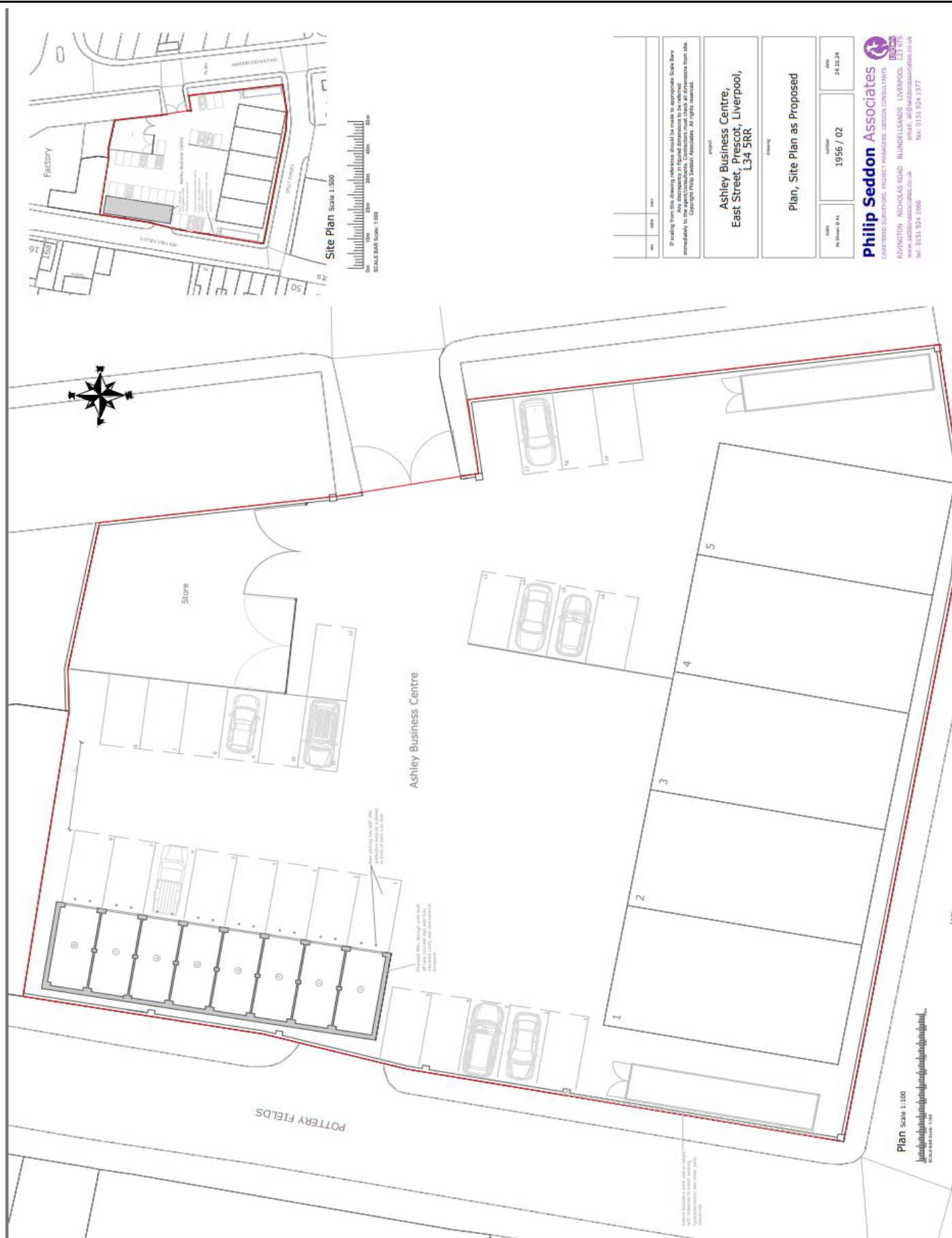
Checked By
-

Orientation


Scale
As Shown

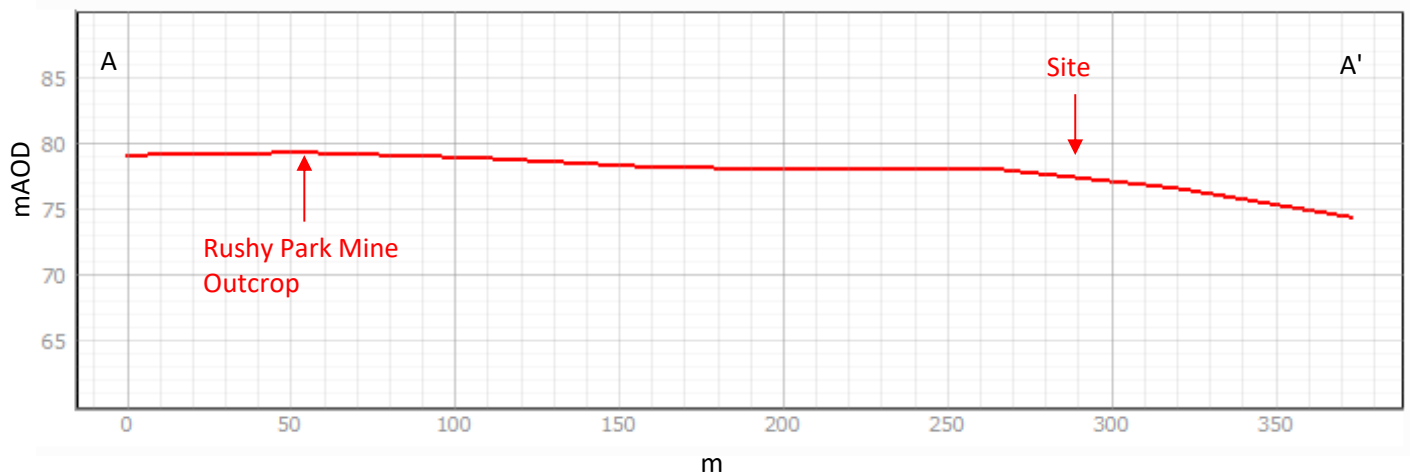
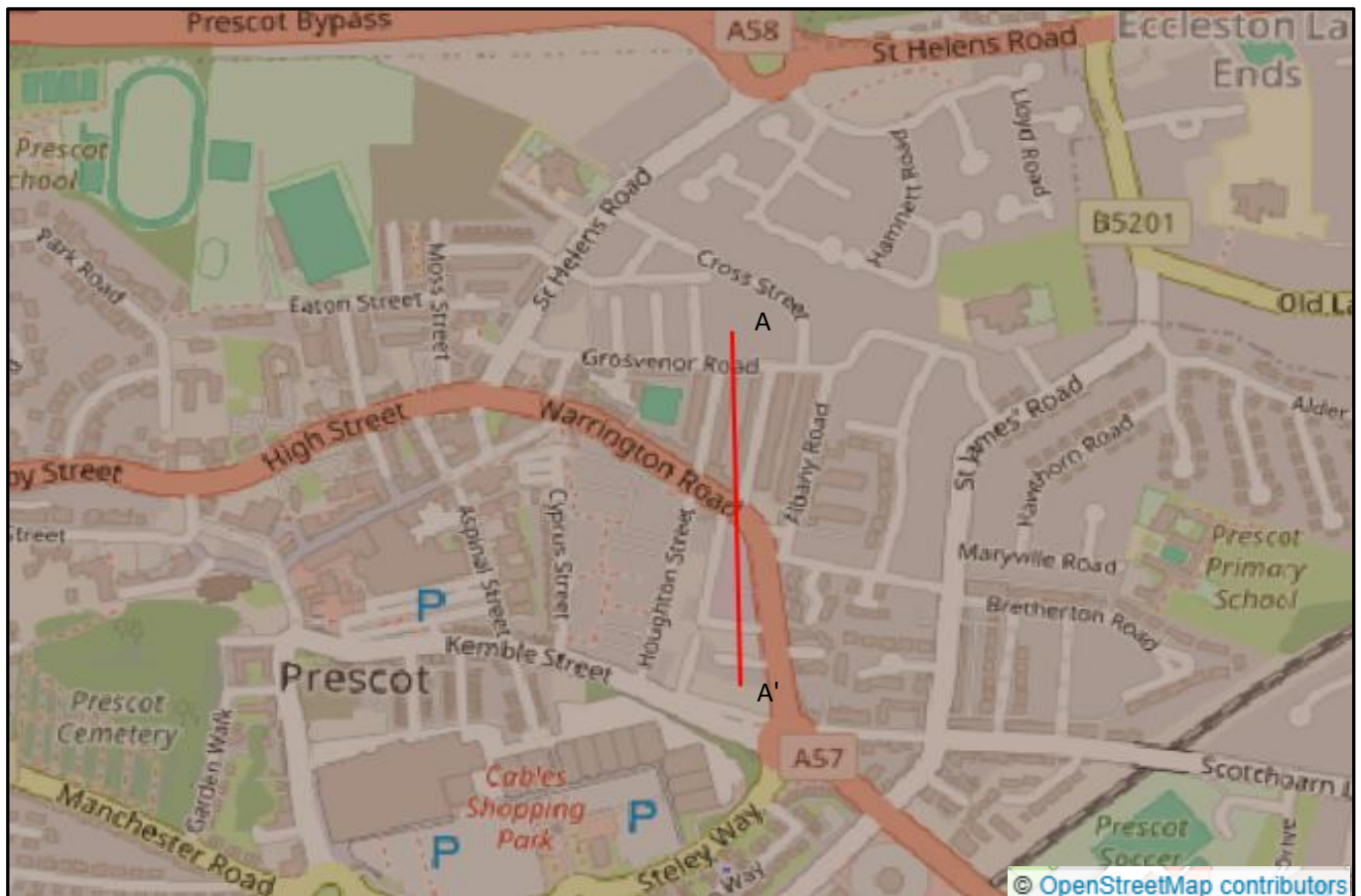
Job No.
8277

Figure No.
1

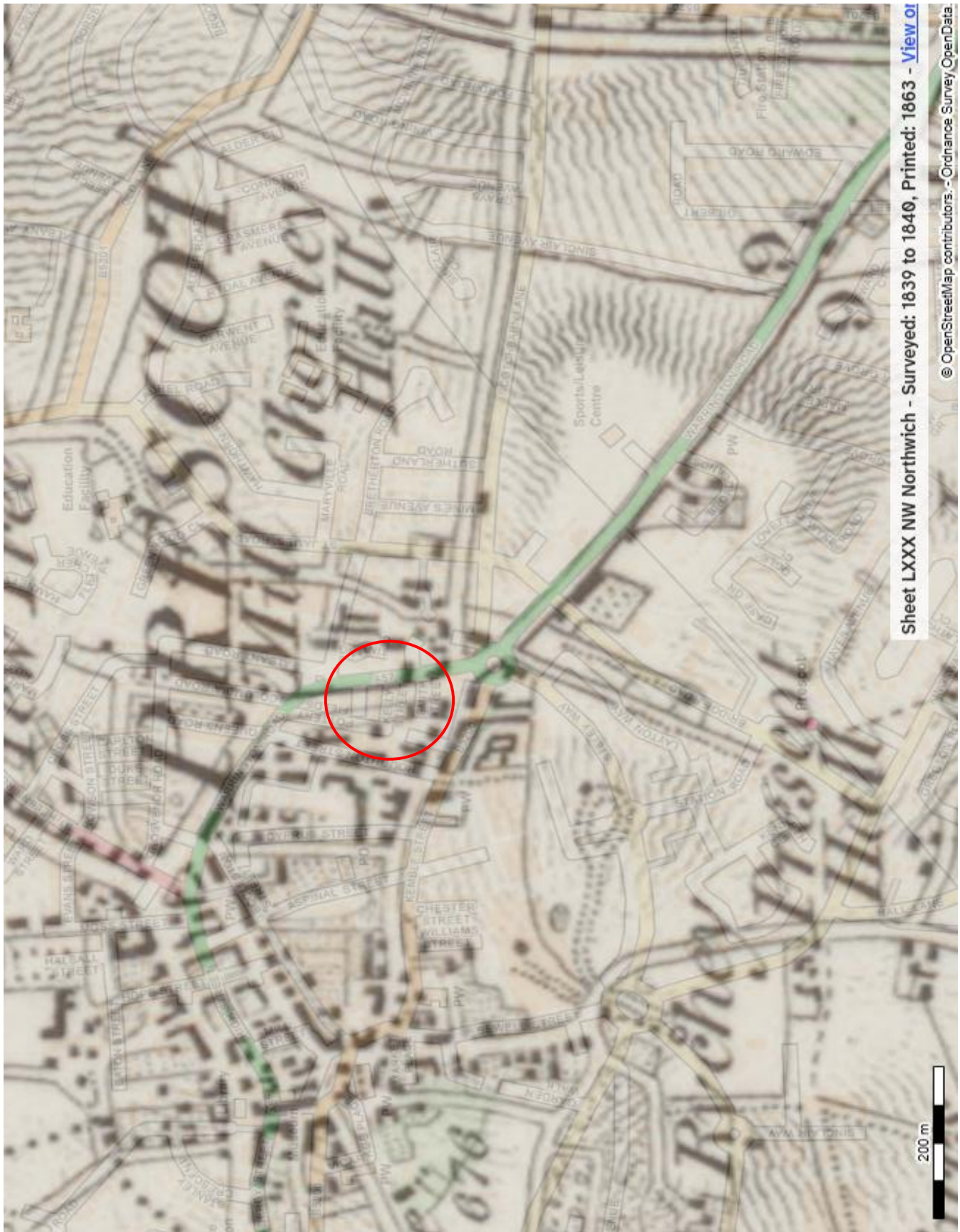


100	500	1000
If reading from this drawing, please refer to the appropriate Scale Bar. All dimensions are in Imperial units unless otherwise stated. Immediately to the right of the drawing, the dimensions are given in metric units. Copyright Philip Seddon Associates. All rights reserved.		
Ashley Business Centre, East Street, Prescott, Liverpool, L34 5RR		
Plan, Site Plan as Proposed		
Scale At Scale 0.11	Number 1956 / 02	Date 24.10.24
Philip Seddon Associates CHARTERED SURVEYORS PROJECT MANAGERS DESIGN CONSULTANTS RIVINGTON NICHOLAS ROAD BLUNDELSANDS LIVERPOOL L23 5TS 0151 924 1966 0151 924 1977		

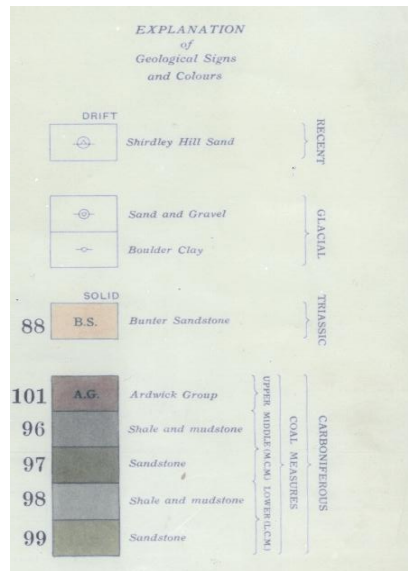
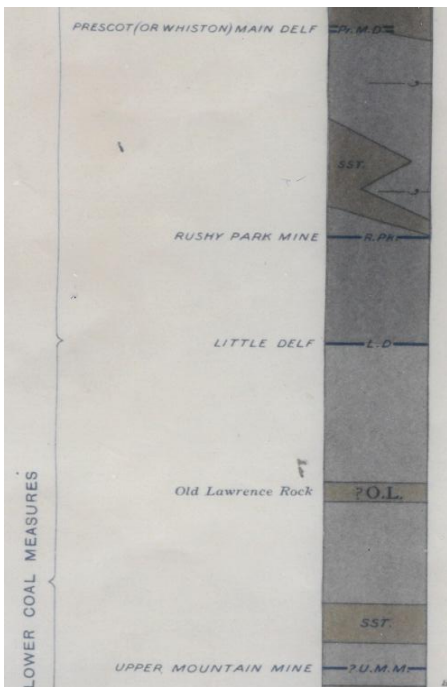
 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Proposed Development			
	Date Drawn 29-Oct-25	Date Checked	Orientation 	Job No. 8277
Client RENT A SPACE (PRESCOT) LIMITED	Drawn By DJ	Checked By	Scale —	Figure No. 2



 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Topographical Profile (OS Terra 50 Dataset)			
Site ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT, L34 5RR	Date Drawn 29-Oct-25	Date Checked	Orientation 	Job No. 8277
Client RENT A SPACE (PRESCOT) LIMITED	Drawn By DJ	Checked By	Scale -	Figure No. 3

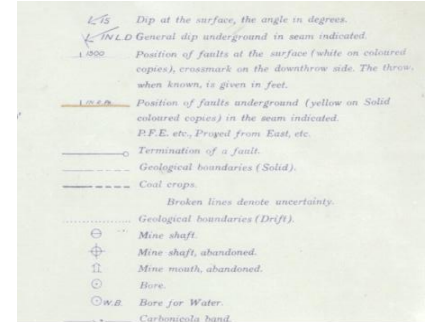


	SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	1839 Ordnance Survey Superimposed on Open Streetmap.			
Site ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT, L34 5RR	Date Drawn 29-Oct-25	Date Checked	Orientation —	Job No. 8277	
Client RENT A SPACE (PRESCOT) LIMITED	Drawn By DJ	Checked By	Scale As Shown	Figure No. 4	



Scale

0 m 152 m 305 m



SUB SURFACE

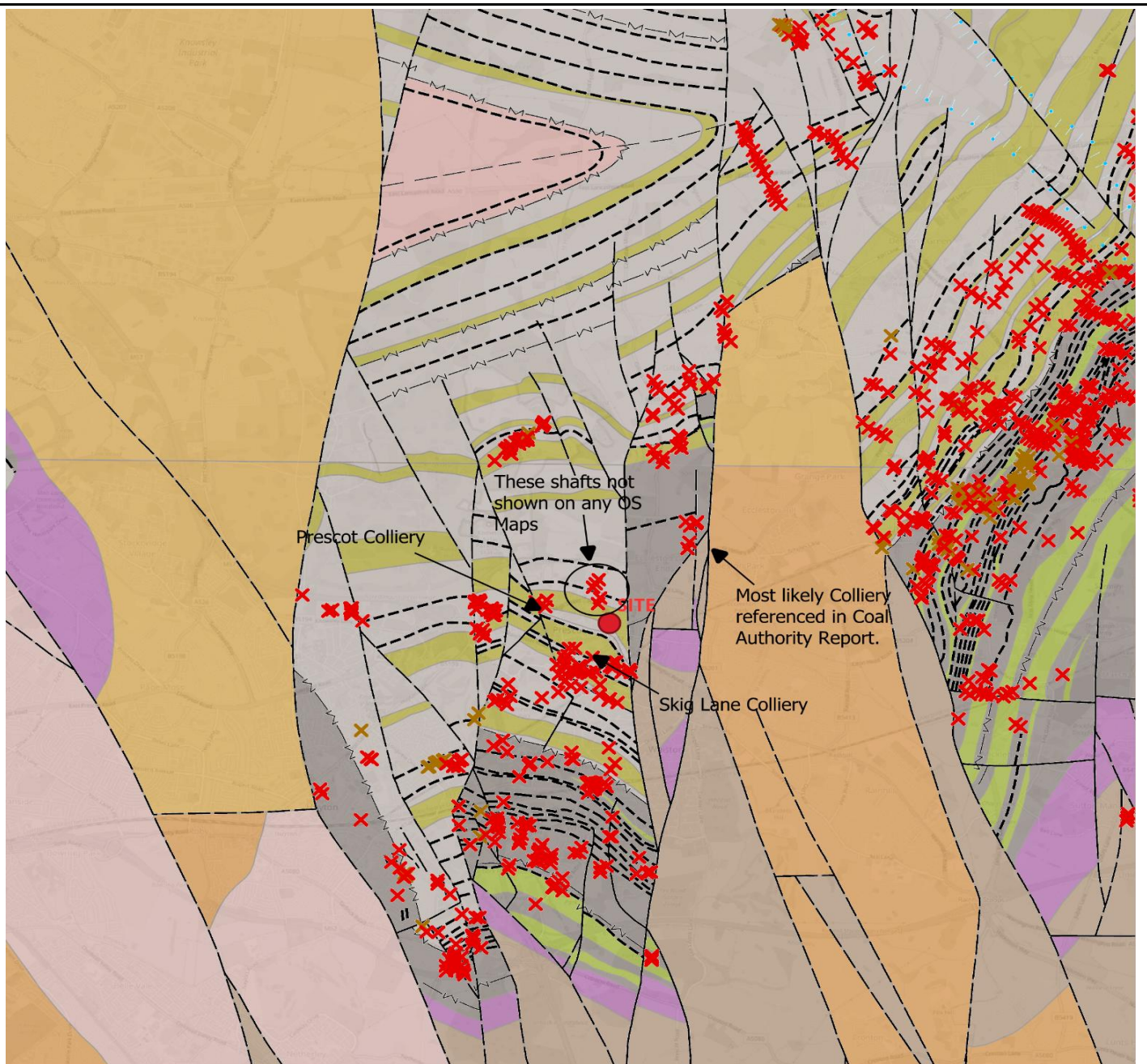
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3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

Site
ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT,
L34 5RR

Client
RENT A SPACE (PRESCOT) LIMITED

Bedrock Geology (BGS SHEET 107NE)

Date Drawn 29-Oct-25	Date Checked	Orientation 	Job No. 8277
Drawn By DJ	Checked By	Scale As Shown	Figure No. 5



Key:

● Site

Mine Entries:

✕ Adit

✕ Gutter Pit

✕ Shaft

■ Sandstone (Chester Formation)

■ Sandstone (Middle Coal Measures)

■ Mudstone / Shale (Middle Coal Measures)

■ Mudstone, Sandstone & Conglomerate (Etruria Formation)



0 1 2 km



SUB SURFACE

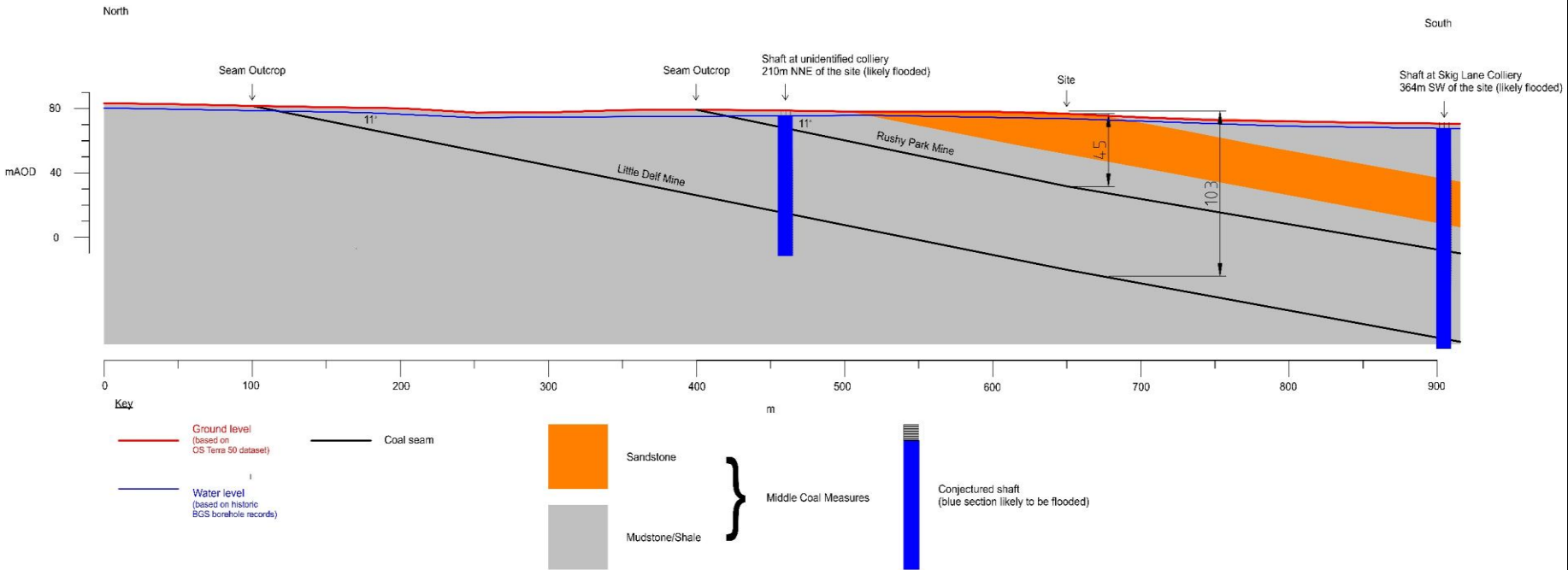
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Site
ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT,
L34 5RR

Client
RENT A SPACE (PRESCOT) LIMITED

Mine Entries

Date Drawn 29-Oct-25	Date Checked	Orientation —	Job No. 8277
Drawn By DJ	Checked By	Scale As Shown	Figure No. 6



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135. Fax (01772) 204907

Conjectured Cross Section

Site	ASHLEY BUSINESS CENTRE, EAST STREET, PRESCOT, L34 5RR			
Client	RENT A SPACE (PRESCOT) LIMITED			
Date Drawn	29-Oct-25	Date Checked		Orientation
Drawn By	DJ	Checked By		Scale
				As Shown
				Figure No.
				7
				Job No.
				8277