

CCG-C-21-12517-3

**COAL MINE RISK ASSESSMENT
FOR LAND AT THE FORMER
PRESCOT POLICE STATION
DERBY STREET
PRESCOT
MERSEYSIDE
L34**

SEPTEMBER 2021

Prepared for:

PRIMA GROUP

Telephone: 07921 814 416

By:

CC GEOTECHNICAL LIMITED

Unit 1

Deltic Way

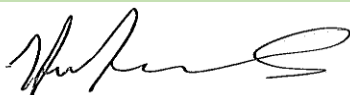
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DOCUMENT CONTROL FORM

Client:	Prima group
Project Title:	Coal Mine Risk Assessment for land at the former Prescott Police Station, Derby Street, Prescott, Merseyside, L34
Reference Number:	CCG-C-21-12517
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For and behalf of CC GEOTECHNICAL LTD	
Date:	September 2021
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1.0 INTRODUCTION

CC GEOTECHNICAL LIMITED (CCG) was commissioned by **PRIMA GROUP** to prepare a Coal Mining Risk Assessment, in connection with the proposed redevelopment of land located to the north of Derby Street, Prescott, L34 3LG.

It is understood that an existing Police Station fronting on to Derby Street is to be retained and modified / converted for residential land use to form 7nr self-contained apartments, with an outbuilding located to the rear of the site being modified / converted to provide 2nr self-contained apartments.

It is further proposed that the land to the rear of the Police Station is to be developed by the construction of 4nr 2.5-storey town houses constructed of traditional brick elevations under pitched roofing materials together with associated newly created hard paved access / egress roadway, off-road car parking facilities and front and rear private gardens.

The proposed site layout is as annotated on **KWL ARCHITECTS** architectural drawings contained herein.

The development lies within the jurisdiction of **KNOWSLEY METROPOLITAN BOROUGH COUNCIL**

As the site is located in an area underlain by productive coal measures, a Coal Mining Risk Assessment (CMRA) was required to assess if the site is at risk of surface instability or other risk factors resulting from historical coal mining activities.

The CMRA was required to demonstrate to **KNOWSLEY METROPOLITAN BOROUGH COUNCIL** that coal mining information has been considered by the applicant, and that any issues of potential surface instability have been identified and, if warranted by the assessment, will be considered in the scope of any resulting intrusive site investigation, if required.

It must be borne in mind that the data and opinions contained in this report should be read in conjunction with the **CCG** Notes on Limitations contained herein.

2.0 SITE LOCATION

The site is located immediately to the north of Derby Street, Prescott, L34 3LG as shown on **CCG** Drawing No. CCG-C-21-12517-1 contained herein. The **ORDNANCE SURVEY** coordinates for the approximate site centre are 346312 392867. It stands at an approximate elevation of c.72ma Ordnance Datum.

3.0 COAL MINING RISK ASSESSMENT

Coal mining may present hazards to proposed development in a number of ways. Such hazards may currently exist or may be caused as a result of the construction of the proposed development, or could occur at some time in the future, and may include:

- Collapse of shallow historical coal workings
- Collapse of or risk of entry into historical shafts or adits
- Gas emissions from historical coal mines including methane and/or carbon dioxide
- Spontaneous combustion or ignition of coal which may lead to underground heating and production of CO₂
- Transmission of gases to adjacent properties
- Coal mining subsidence
- Water emissions from historical coal mine workings

In assessing mining related risks at this site, the following sources of information were consulted:

- BGS Geology Sheet 097 Runcorn (1980), 1:50 000 and 1:10 000 Scale Solid and Drift Editions
- Solid geology extract showing positions of coal outcrops/inferred sub-crops and recorded mine entries in relation to development site (presented in Appendix A)
- Knowsley District Coal Mining Development Referral Area 1:50000@A1 (presented in B)
- Knowsley District Specific Surface Coal Resources Plan 1:50000@A1 (presented in Appendix B)
- Knowsley District Surface Coal Mining Risk Plan 1:50000@A1 (presented in Appendix B)
- CON 29M: Official Non-Residential Coal Report, Report Reference No. TFC20190722111208-L343LG, dated July 2019
- **COAL AUTHORITY** CON29M Residential Mining Report (Reference No. 51002654128001, dated September 2021), Presented in Appendix B)
- **COAL AUTHORITY** Interactive Mine Entry Viewer (<http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx>) (Accessed: September 2021)
- **CCG** Historical mapping data (Reference No. CMAPS-AAG-980046-4165-280721, dated July 2021, presented in Appendix B)

4.0 SUMMARY OF THE DOCUMENTED GEOLOGY & HISTORICAL MINING

4.1 Solid & Drift Geology

The geology of the site is summarised on **BRITISH GEOLOGICAL SURVEY (BGS)** Sheet No.097 Runcorn (2007): 1:50000 Scale: Solid and Drift Editions. These indicate the site is devoid of natural drift cover. However, given the presence of natural drift deposits comprising

impermeable diamicton (boulder clay) of glacial origin (*Late-Quaternary Epoch - Devensian Age*), there is a potential for the presence of unrecorded drift deposits to be present.

The documented solid geology comprises the Pennine Lower Coal Measures Formation (*formerly the Lower Coal Measures*) of the Pennine Coal Measures Group comprising interbedded argillaceous mudstone, siltstones, fluvial sandstones, and productive coal measure, of the Upper Carboniferous Period (*Silesian: Westphalian A: Langsettian Age*).

The study site is located within an area where ancient earth movements have caused significant displacements and miss-alignments of the underlying country rock and nearby associated coal seams. Hence the general dip of the solid geology within the surrounding area is seen on the **BGS** mapping data is seen to vary between 8°-30° in a south / south-westerly direction.

BGS borehole records (BGS ID: 165877 : BGS Reference: SJ49SE248) confirm the prevailing ground conditions c. 100m east of the study site confirm the prevailing ground conditions to comprise superficial made ground deposits extending to 0.5mbgl. The sequence thereafter continues in natural drift deposits comprising light brown varying to red sands and gravel extending to 4.5mbgl, overlying bed rock formations consisting grey mudstone locally interbedded with thin shale with traces of coal overlying siltstone, proven to 20mbgl.

Ground investigation works undertaken by **CCG** (Report Ref' No. CCG-C-21-12518, dated September 2021, Revised September 2022) within the curtilage of the site comprising the sinking of 6nr boreholes using light dynamic sampling methods confirm the prevailing ground conditions to comprise hard pavement cover overlying superficial made ground deposits extending to depths varying between 0.15m to 0.7mbgl. The sequence thereafter continued in natural drift deposits comprising brown diamicton (boulder clay) locally interbedded with thin clayey sands and gravel, locally overlain with clayey sands and gravel to 1.9m – 2.4mbgl before encountering the underlying bed rock formation, proven to 3mbgl.

4.2 Geological Lines of Weakness – Faults, Marine Bands, Coal Seams

As illustrated on the appended **BGS** solid geology extract, there are numerous geological lines of weakness (*i.e. faults, coal seams, etc.*) within the surrounding area, the nearest being geological fault which extends on a north – south alignment immediately to the east of the study site.

As illustrated on the **BGS** solid geology mapping information, 2nr seams of coal sub-crop within close proximity to the sites northern and southern boundaries.

Coal seams sub cropping on and within 500m of the study site comprise the following:

1. Un-named coal seam sub cropping c.65m north of the study site
2. Un-named coal seam sub cropping c.40m south of the study site
3. Un-named coal seam sub cropping c.111m south of the study site
4. Rushy Park Coal sub cropping c.164m north of the study site
5. Arley Coal sub cropping c.381m north of the study site
6. Un-named coal seam sub cropping c.238m south of the study site
7. Un-named coal seam sub cropping c.286m south of the study site
8. Un named coal seam sub cropping c.366m southwest of the study site
9. Sir John Coal sub cropping c.420m southwest of the study site

Given the general dip of the underlying solid geology, it is assumed that both the Rushy Park and Arley Coal seams will extend beneath the study site

Furthermore, given that the coal seams within the surrounding area are identifiable by name, there is a potential that these may have been worked in the past.

4.2 Radon Data

The '*Indicative Atlas of Radon in England and Wales*' (Miles. J.C.H *et.al*, 2007) Map 13 '*Northern Welsh Marches and Liverpool*, shows the site to be situated within an area where it is believed that less than 1% of the properties within the area are affected by Radon and therefore no Radon Protection Measures will be required for new structures in contact with the ground.

Notwithstanding the above radon classification, current radon mapping (<https://www.ukradon.org/information/ukmaps>) (accessed 26th April 2024) shows the site to be within an area where it is believed that between 3-5%.of the properties within the area are affected by Radon, consequently Basic Radon protective measures are required for all new buildings in contact with the ground.

5.0 HISTORICAL COAL MINING ACTIVITIES

5.1 Historical Coal Mining/Mine Entries

The **COAL AUTHORITY** Mine Inventory Viewer confirm the presence of numerous mine entries within the surrounding area, with the nearest documented mine entry (shaft) being located c.15m east of the site (CA Reference No. 346392-008, OS coordinates: 346350 392892) as illustrated on **CCG** Drawing No. CCG-C-21-12517-4 contained herein and shows this feature to be located within the footprint of No. 6 Stanley Crescent. However, it must be borne in mind that the above referenced mine entry is not illustrated within the historical mapping data contained herein.

5.2 Coal Authority Report Summary

Geological mapping, the **COAL AUTHORITY** Gazetteer and the **COAL AUTHORITY** Coal Mine Inventory Viewer confirm the site lies within the Knowsley District Development Referral Area, and therefore located within an area which may be affected at the surface by historical coal mining activity. Based on this assessment, a **COAL AUTHORITY** 'Coal Mining Report' (Report Reference No. 51002654128001, dated September 2021), and a **COAL AUTHORITY** 'CON29M Non-Residential Coal Report' (Report Ref' No. TFC20190722111208-L343LG, dated July 2019) were procured, both presented in Appendix B, and summarised hereunder:

5.2.1 Historical Underground Coal Mining Activities & Assessment of Risk

The site is in the likely zone of influence from workings in 1nr coal seam (Arley Coal) standing at c.66m below the site, land worked 1850. Any movements associated with these workings should have ceased by now.

The site is located within an area where there is a potential for shallow coal (<30m) to have been worked using underground mining methods

There are no records pertaining to the presence of spine roadways being present at shallow depth

5.2.2 Abandoned Mine Catalogue Numbers

The following Abandoned Mine Plan Catalogue numbers intersect with some, or all, of the enquiry boundary:

Table 1: Abandoned Mine Plan Catalogue

NW831	NW853	NW821
16820		

5.2.3 Outcrops

The following outcrops within the surrounding area include:

Table 2: Outcrops

Seam Name	Mineral	Seam Workable	Distance to Outcrop (m)	Direction to Outcrop	Bearing of Outcrop
Plodder	Coal	Yes	33.3	NE	132

The **COAL AUTHORITY** mining report states that there are no geological faults, fissures and/or break lines within the study site, the nearest geological fault, trending on a south - west alignment is positioned c.10m east of the eastern site boundary.

The site is not in the likely zone of influence at the surface from any present underground coal mining

The site is not in an area for which the **COAL AUTHORITY** is determining to grant a licence to remove coal using underground methods

The site is not in an area that is likely to be affected at the surface from any planned future workings. However, reserves of coal do exist in the local area which may be worked at some point 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

5.2.4 Historical Mine Entries

The above **COAL AUTHORITY** reports states that there is 1nr mine entry within 20m of the study site. This being positioned c.15.4m east of the site (CA Reference No. 346392-008, OS coordinates: 346350 392892), and within the footprint the property at No. 6 Stanley Crescent.

After a review of the appended site location plans etc. and accepting the **COAL AUTHORITY's** OS coordinates for the nearby mine entry (Ref' No. 346392-008), taking into account the prevailing ground conditions (discussed in Section 4.1 above), and in accordance with Ciria C758D 'Abandoned Mine Workings Manual' (2019) Section 5.2.3, Figure 5.1, for a theoretical collapse at the surface of the nearby historical mine shaft, with c. 4.5m of superficial drift cover overlying the bed rock formation, an exterior zone of collapse for an un-capped / untreated shaft is calculated to be within the order of 5.75m from the western edge of the shaft. Thus, being located

c. 9.7m away from the eastern site boundary. Based on this assessment, it is concluded that the risk of this feature impacting the eastern section of the site is *Low*.

Table 3: Mine Entry Zone of Influence (m)

Shaft Ref'	Source	Diameter (m)	Departure (m)	Depth to Rock Head (m)	Zone of Influence / Circle of Radius (m)
346392-008	CA CON29M Report Ref' No. TFC20190722111208-L343LG CA Report Ref' No. 51002654128001	2.5	0	4.5	5.75

The stand-off and no build zones can be determined via the following calculation: Zone of influence = 0.5 x assumed shaft diameter + departure + drift depth.

Notwithstanding the above assessment, the mine entry is recorded from a historical source and its actual location has therefore not been identified. A potential error radius of 10m (±) has been applied to its documented location. Taking this potential deviation into account, the extreme western edge of the 10m radius applied still places this feature c. 5.5m outside the eastern site boundary.

5.2.5 Geological Lines of Weakness

There are no geological faults, fissures and/or break lines within the site boundary

5.2.6 Coal Mining Geology

The **COAL 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

5.2.7 Open Cast Mining

The site is not within the boundary of an opencast site from which coal has been extracted using opencast methods

The site is not within 200m of the boundary from which coal is being extracted by opencast methods

The site is not in an area for which the **COAL AUTHORITY** is determining to grant a licence to extract coal using opencast methods

5.2.8 Coal Mining Subsidence

The **COAL AUTHORITY** has not received a damage notice or claim for the subject site, or any property within 50m of the site boundary since October 1994

5.2.9 Mine Gas Emissions

There are no records pertaining to mine gas emissions which required remedial actions by the **COAL AUTHORITY**, under its Emergency Call Out Procedures

5.2.10 Hazards Related to Coal Mining

The site has not been subject to remedial works, by or on behalf of the **COAL AUTHORITY**, under its Emergency Surface Hazard Call Out Procedures

The **COAL AUTHORITY** Report concludes by stating that a prudent developer would seek appropriate technical advice regarding underlying ground conditions prior to the commencement of any development.

6.0 SUMMARY RISK

By reference to the information sources listed above a risk assessment was constructed as tabulated in Table 4 hereunder:

Table 4: Summary of Coal Mining Information

Potential Hazards	Source	Comments
Is the site within a Coal Mining Referral Area?	Knowsley Coal Mining Development Referral Area 1:50000@A1 Knowsley Specific Coal Mining Risk Plan 1:50000@A1	Mapping indicates a strong probability that the site lies over an area of coal mining as defined on the Knowsley District Plan of Coal Mining Development Referral Area, & Knowsley District Specific Coal Mining Risk Plan
Is the site within a Surface Mining Resource Area?	Knowsley Surface Coal Resources Plan 1:50000@A1	Mapping indicates that the site is not within an area of surface mining resources as defined on the Knowsley District Surface Mining Coal Resource Area
Is the site within the likely zone of influence of present underground coal mining?	Coal Authority Consultants Coal Mining Report (Reference No. 51002654128001 CON29M; Report Ref' No. TFC20190722111208-L343LG	Report indicates that the property is not within the likely zone of influence of any present underground coal workings
Is the site within the likely zone of influence of past	Coal Authority Non-Residential Coal & Brine Report (Reference No.	Report indicates that the property is in the likely zone of influence at the surface from historical underground workings

underground coal mining?	51002654128001 CON29M; Report Ref' No. TFC20190722111208-L343LG	
Is there a possibility of unrecorded shallow mine workings and/or mine entries?	Coal Authority Consultants Coal Mining Report (Reference No. 51002654128001 CON29M; Report Ref' No. TFC20190722111208-L343LG BGS mapping Sheet 097: Runcorn (1980)	The property is in an area where the Coal Authority believes there is coal at, or close to, the surface which may have been worked in the past. Where shallow seams (<30mbgl) are present then a presumption of a risk of unrecorded workings should be made BGS Solid & Drift mapping data shows numerous named seams of coal within close proximity, with the nearest named coal seam being the Rushy Park Coal which sub crops c.164m north of the study site Other coal seams within 500m of the study site comprise: • Un-named coal seam sub cropping c.65m north of the study site • Un-named coal seam sub cropping c.40m south of the study site • Un-named coal seam sub cropping c.111m south of the study site • Rushy Park Coal sub cropping c.164m north of the study site • Arley Coal sub cropping c.381m north of the study site • Un-named coal seam sub cropping c.238m south of the study site • Un-named coal seam sub cropping c.286m south of the study site • Un named coal seam sub cropping c.366m southwest of the study site • Sir John Coal sub cropping c.420m southwest of the study site The general dip of the solid geology is documented vary between 8° -30° in a south / south-westerly direction. Give the presence of named coal seams sub-cropping within close proximity of the study site, it has to be assumed that the site is underlain by coal seams which may have been worked in the past. Given the general dip of the underlying solid geology, it is assumed that both the Rushy Park and Arley Coal seams will extend beneath the study site The Coal Authority Interactive Mine Entry Inventory Records indicates that there are numerous mine entries within 500m of the study site, the nearest being positioned c.15m east of the site (CA Ref' No. 346392-008, OS coordinates: 346350 392892) After a review of the appended site location plans etc. and accepting the COAL AUTHORITY'S OS coordinates for the nearby CA mine entry (Ref' No. 346392-008), given the prevailing ground conditions as discussed in Section 4.1 above, and in accordance with Ciria C758D (2019) Section 5.2.3, Figure 5.1, for a theoretical collapse at the surface of the nearby historical mine shaft, with c. 4.5m of superficial drift cover overlying the bed rock formation, an exterior zone of collapse for an un-capped / untreated shaft is calculated to be within the order of 5.75m from the western edge of the shaft, thus being located c. 9.7m away from the eastern site boundary. Based on this assessment, it is concluded that the risk of this feature impacting the eastern section of the site is <i>Low</i>.
Is there a record of mine gas emissions within the site boundary?	Coal Authority Consultants Coal Mining Report (Reference No. 51002654128001	Report indicates that there are no records of the property ever having been affected by mine gas emissions
Is the proposed development in an area for which the Coal Authority is determining or has granted a licence to remove coal by underground methods?	Coal Authority Consultants Coal Mining Report Authority Consultants Coal Mining Report (Reference No. 51002654128001	Report indicates that the property is not in an area for which a licence has been granted to remove coal by underground methods
Are there any known faults or other lines of weakness due to coal mining at the site?	BGS mapping Sheet 097: Runcorn (1980)	There are records pertaining to a geological fault within the southern section of the site
Has the site been subject to any remedial works by or on behalf of the Coal Authority under its surface hazard call out procedures?	Coal Authority Consultants Coal Mining Report (Reference No. 51002654128001	Report indicates that the site has not been subject to remedial works by or on behalf of the Authority under its Emergency Surface Hazard Call Out procedures

7.0 MINE RISK ASSESSMENT CONCLUSIONS & RECOMMENDATIONS

The conclusion of the foregoing assessment is that it is highly possible that the site is at risk of surface instability.

In the absence of any existing site investigation information pertaining directly to the site or its immediate surroundings, it could not be conclusively demonstrated that the site is not underlain by collapsible voids, and hence a ground investigation is recommended. Workings in the shallow seams, if present, are likely to be pillar and stall and/or longwall, and for confidence in the investigation findings, and given that coal sub-cropping occurs within the immediate area, given the size of the site, it is recommended that 4nr

boreholes be sunk in the underlying bedrock strata to c.30mbgl by rotary open hole drilling methods using water flush in the bedrock (coal bearing) strata.

Written permission of the **COAL AUTHORITY** must be obtained before commencing any intrusive investigation.

The purpose of the boreholes is to determine the thickness and strength of the drift and bedrock strata at the 3nr locations – **BGS** mapping indicates the site is devoid of natural drift cover, however, there is a potential for the presence of un-recorded drift deposits to be present. If present, the thickness, and properties of these deposits will be relevant to the overall assessment of risk of instability – and to probe in the solid strata for the presence of voided or weak zones associated with coal workings and the potential for void migration to the surface.

Boreholes should be intermittently monitored for ground gas composition as the drilling works are advanced.

Boreholes should be grouted to rockhead on completion using PFA/cement grout. Gas monitoring standpipes should be installed within the drift and should be monitored on at least 4nr occasions for gas composition and flow rate. The results should be assessed against the guidance contained in **CIRIA** Publication C665 '*Assessing Risks Posed by Hazardous Ground Gases to Buildings*'.

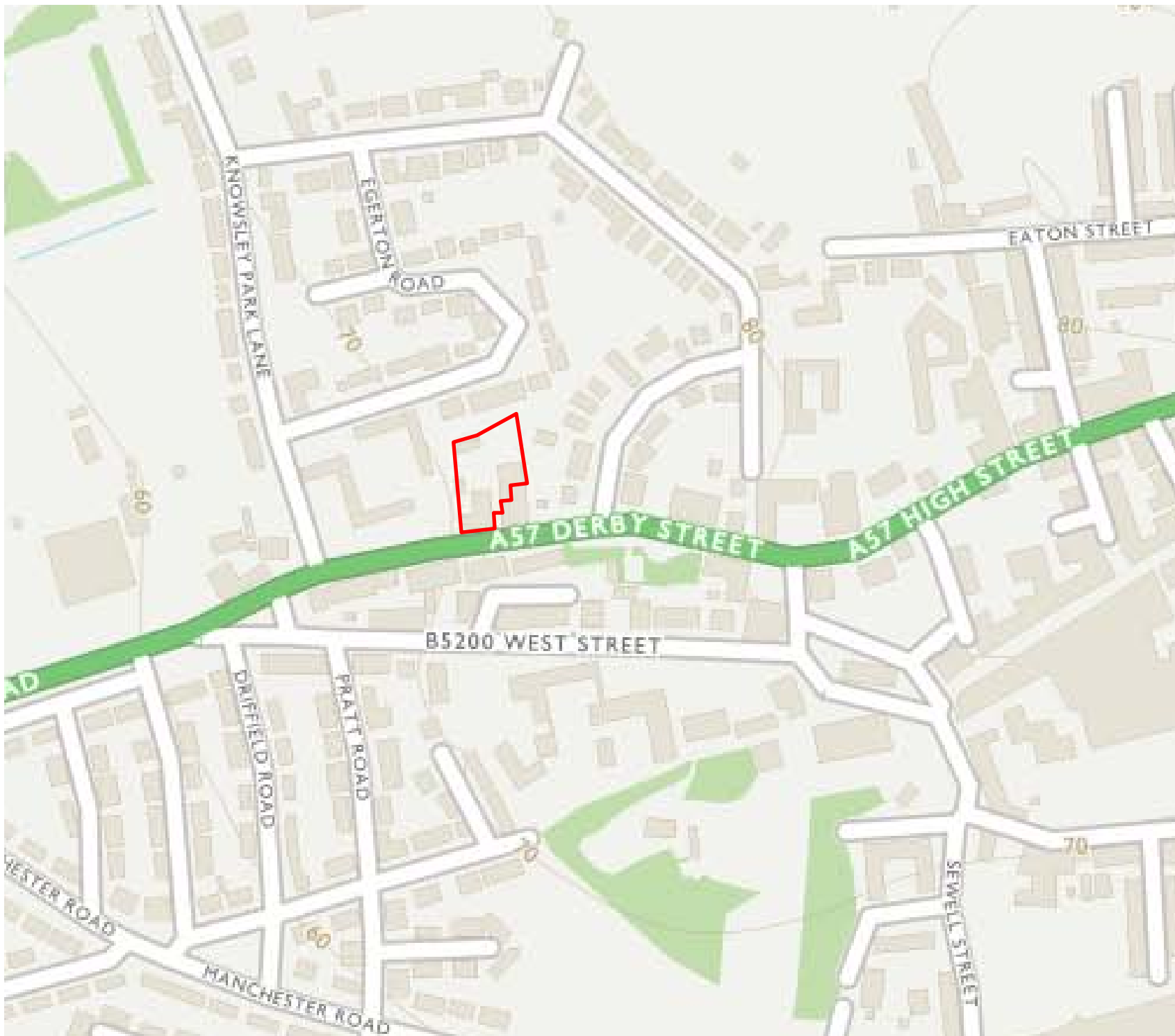
The information obtained from the site investigation will allow for assessment of the various options potentially applicable to the development, including *inter alia*:

- Proceed with the building as planned
- Adopt special foundation precautions – e.g. raft foundations incorporating stiffened edge beams
- Stabilise the ground by grouting of voided zones
- Relocate the building away from instability risk zone

8.0 COAL MINE RISK ASSESSMENT CONCLUSIONS

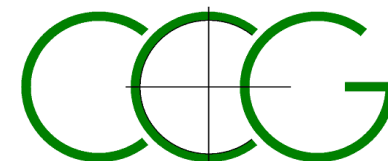
It is concluded that there is strong evidence of a potential risk of surface instability at this site. The actual existence or absence of this risk can only be determined by intrusive ground investigation. It is therefore recommended that a further intrusive investigation be carried out as described in Section 7.0 above. The findings of the investigation should be used in the preparation of an interpretative report, further assessing the actual risks, and if appropriate, making recommendations for remedial works.

APPENDIX A: DRAWINGS



DO NOT SCALE

Notes: Study Site



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LIVERPOOL
L33 7BA
0151 545 2750

Client:
Prima Group

Project:
Coal Mine Risk Assessment for Land at Former
Prescot Police Station, Derby Road

Title:
Aerial Photograph

Scale:
NTS

Issue:
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Drawn by:
DG

Date:
August 2021

Project No.
CCG-C-21-12517

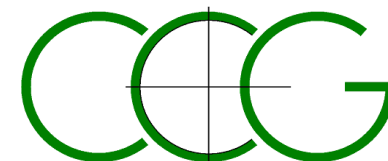
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DO NOT SCALE

Notes: Study Site



CC GEOTECHNICAL LIMITED
UNIT 1 DELTIC WAY
KNOWSLEY INDUSTRIAL ESTATE
LIVERPOOL
L33 7BA
0151 545 2750

Client:
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Project:
Coal Mine Risk Assessment for Land at Former
Prescot Police Station, Derby Road

Title:
Aerial Photograph

Scale:
NTS

Issue:
01

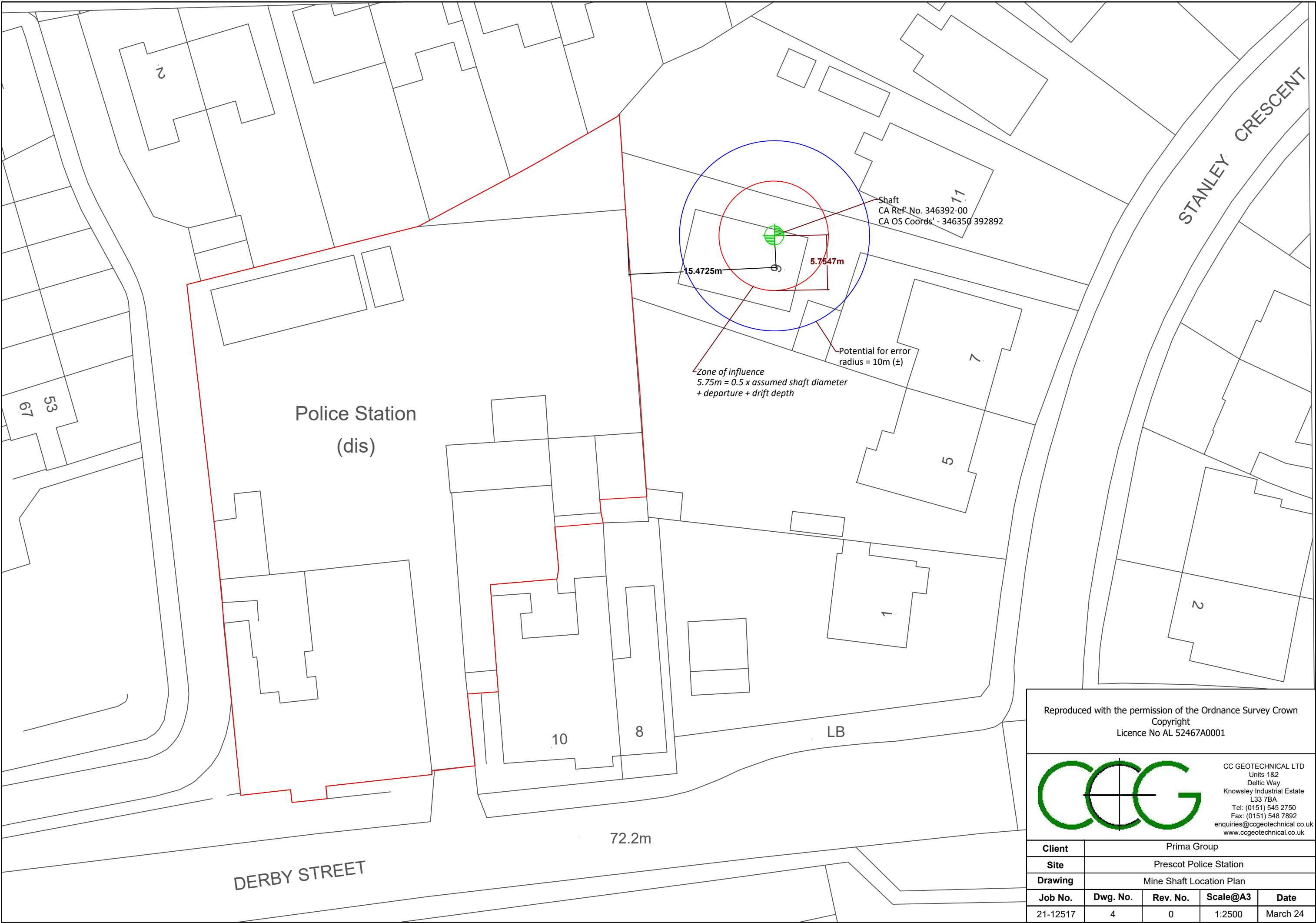
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DG

Date:
August 2021

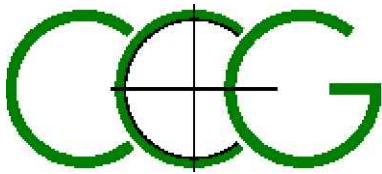
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CCG-C-21-12517

Drawing No.
02

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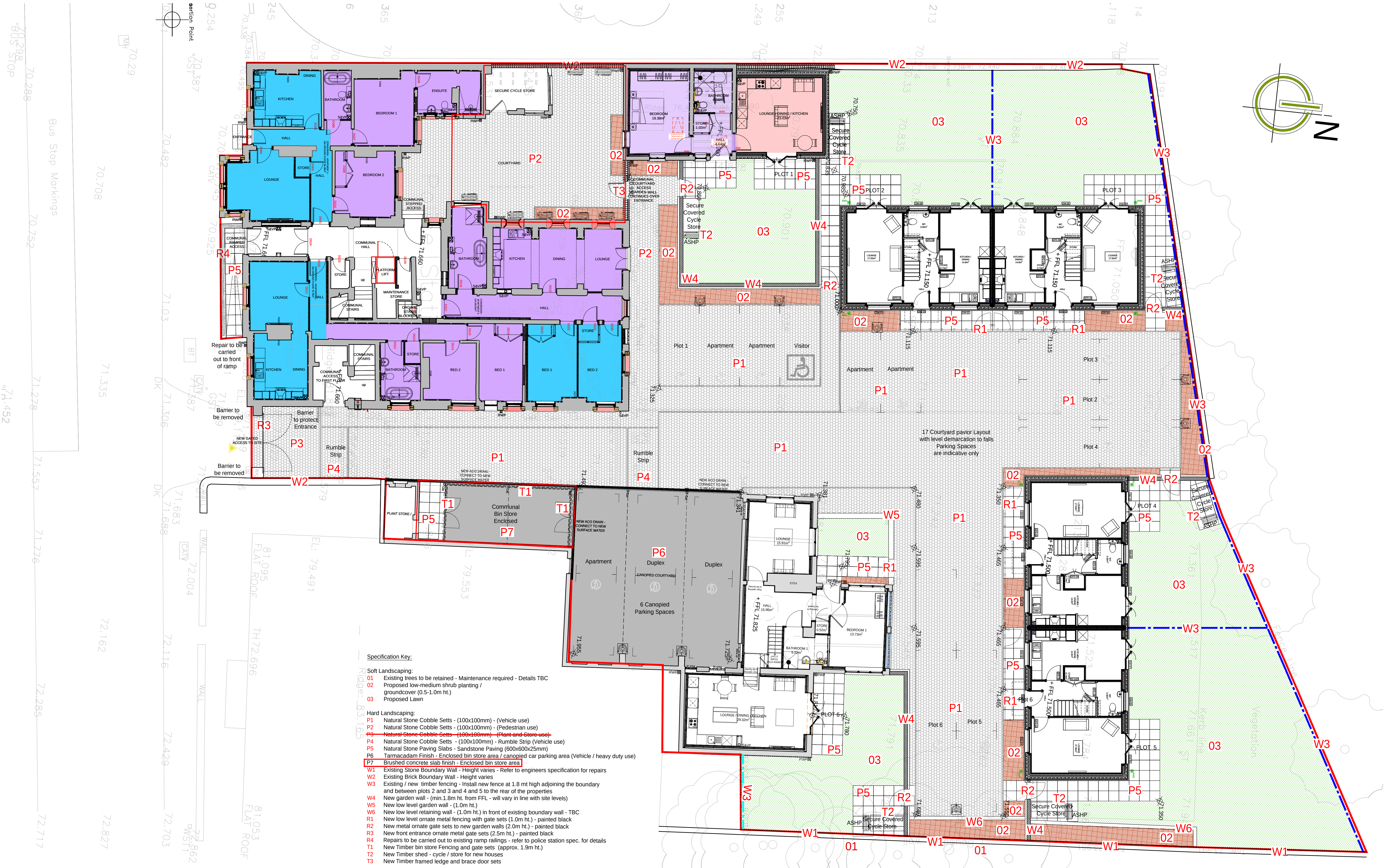


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Client	Prima Group				
Site	Prescot Police Station				
Drawing	Mine Shaft Location Plan				
Job No.	Dwg. No.	Rev. No.	Scale@A3	Date	
21-12517	4	0	1:2500	March 24	



Specification Key:

Soft Landscaping:

- 01 Existing trees to be retained - Maintenance required - Details TBC
- 02 Proposed low-medium shrub planting / groundcover (0.5-1.0m ht.)
- 03 Proposed Lawn

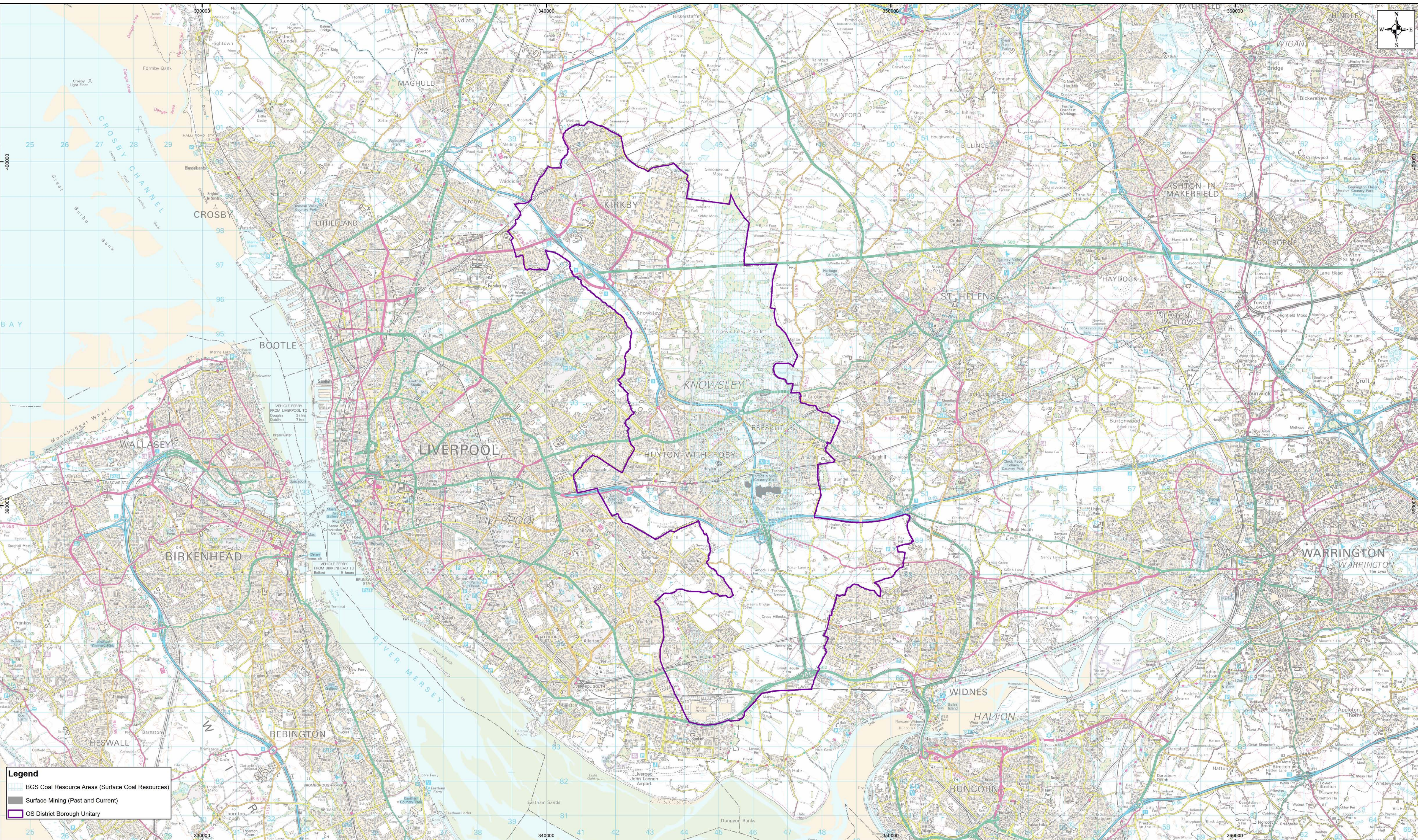
Hard Landscaping:

- P1 Natural Stone Cobble Setts - (100x100mm) - (Vehicle use)
- P2 Natural Stone Cobble Setts - (100x100mm) - (Pedestrian use)
- ~~P3 Natural Stone Cobble Setts - (100x100mm) - (Plant and Store use)~~
- P4 Natural Stone Cobble Setts - (100x100mm) - Rumble Strip (Vehicle use)
- P5 Natural Stone Paving Slabs - Sandstone Paving (600x600x25mm)
- P6 Tarmacadam Finish - Enclosed bin store area / canopied car parking area (Vehicle / heavy duty use)
- P7 Brushed concrete slab finish - Enclosed bin store area
- W1 Existing Stone Boundary Wall - Height varies - Refer to engineers specification for repairs
- W2 Existing Brick Boundary Wall - Height varies
- W3 Existing / new timber fencing - Install new fence at 1.8 mt high adjoining the boundary and between plots 2 and 3 and 4 and 5 to the rear of the properties
- W4 New garden wall - (min.1.8m ht. from FFL - will vary in line with site levels)
- W5 New low level garden wall - (1.0m ht.)
- W6 New low level retaining wall - (1.0m ht.) in front of existing boundary wall - TBC
- R1 New low level ornate metal fencing with gate sets (1.0m ht.) - painted black
- R2 New metal ornate gate sets to new garden walls (2.0m ht.) - painted black
- R3 New front entrance ornate metal gate sets (2.5m ht.) - painted black
- R4 Repairs to be carried out to existing ramp railings - refer to police station spec. for details
- T1 New Timber bin store Fencing and gate sets (approx. 1.9m ht.)
- T2 New Timber shed - cycle / store for new houses
- T3 New Timber framed ledge and brace door sets

Revision	Date	Description	Drawn
Rev A	30.06.2025	Adjusted levels to suit existing boundary walls adjoining Plot 1 and 2. Separated Outbuilding 1 ASHP unit from the courtyard.	JT
Rev B	30.06.2025	Material finishes added and additional planting beds.	JT
Rev C	12.06.2025	Added schedules and key plan to site plan.	JT
Rev D	15.09.2025	Garden wall heights amended.	JT
Rev E	09.10.2025	Changed specification of under canopy surface finish from cobbled paving to TarmacadamGarden wall heights amended.	JT
Rev F	21.10.2025	Boundary wall type W3 added to plan. Removed P3 from schedule, added P7 to bin store area as in schedule of works, existing courtyard plant store is new cycle store.	JT

Client			
PRIMA			
Project			
FORMER SITE OF PRESCOT POLICE STATION, DERBY STREET, PRESCOT			
Drawing			
SITE - PROPOSED SITE PLAN			
Scale	Date	Drawn	Checked
1:100 @ A1	30.01.2025	JT	RJS
Job No.	Dwg No.	Revision	Status
5388	T212	F	TENDER

Knowsley District (B) - Surface Coal Resource



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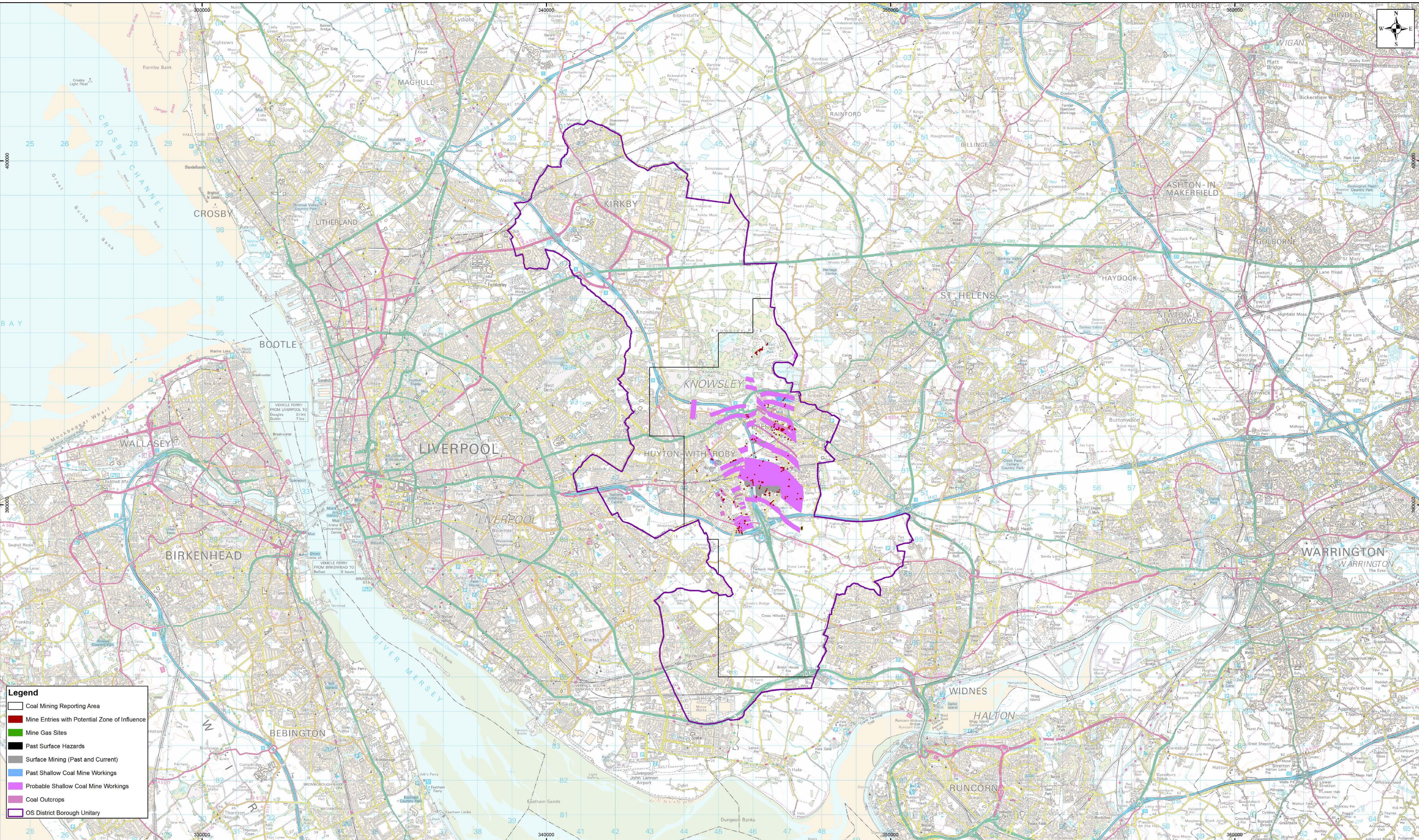
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Published on: 07/06/2014



The Coal Authority

Knowsley District (B) - Specific Risk



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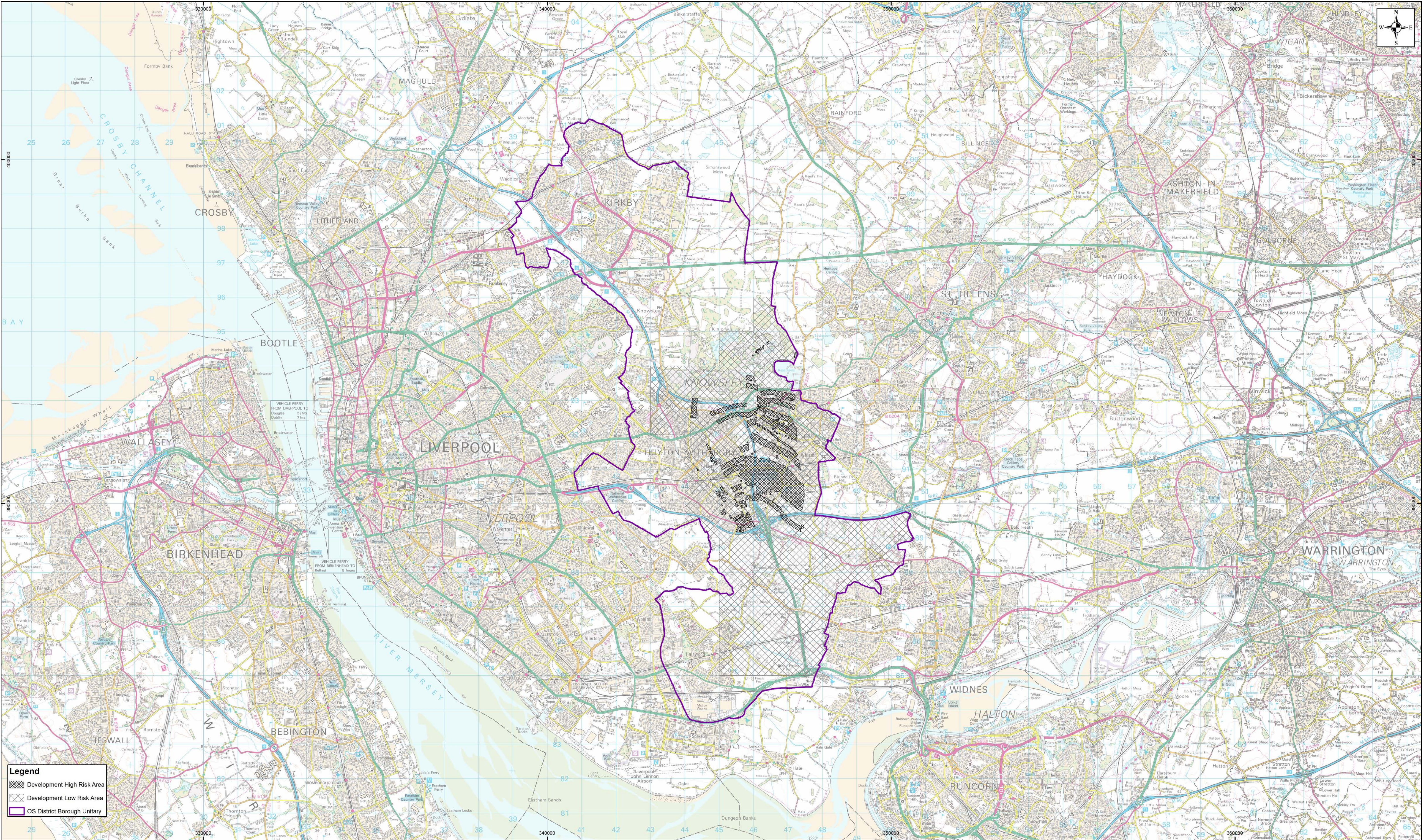
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Published on: 12/06/2014



The Coal
Authority

Knowsley District (B) -Development Risk



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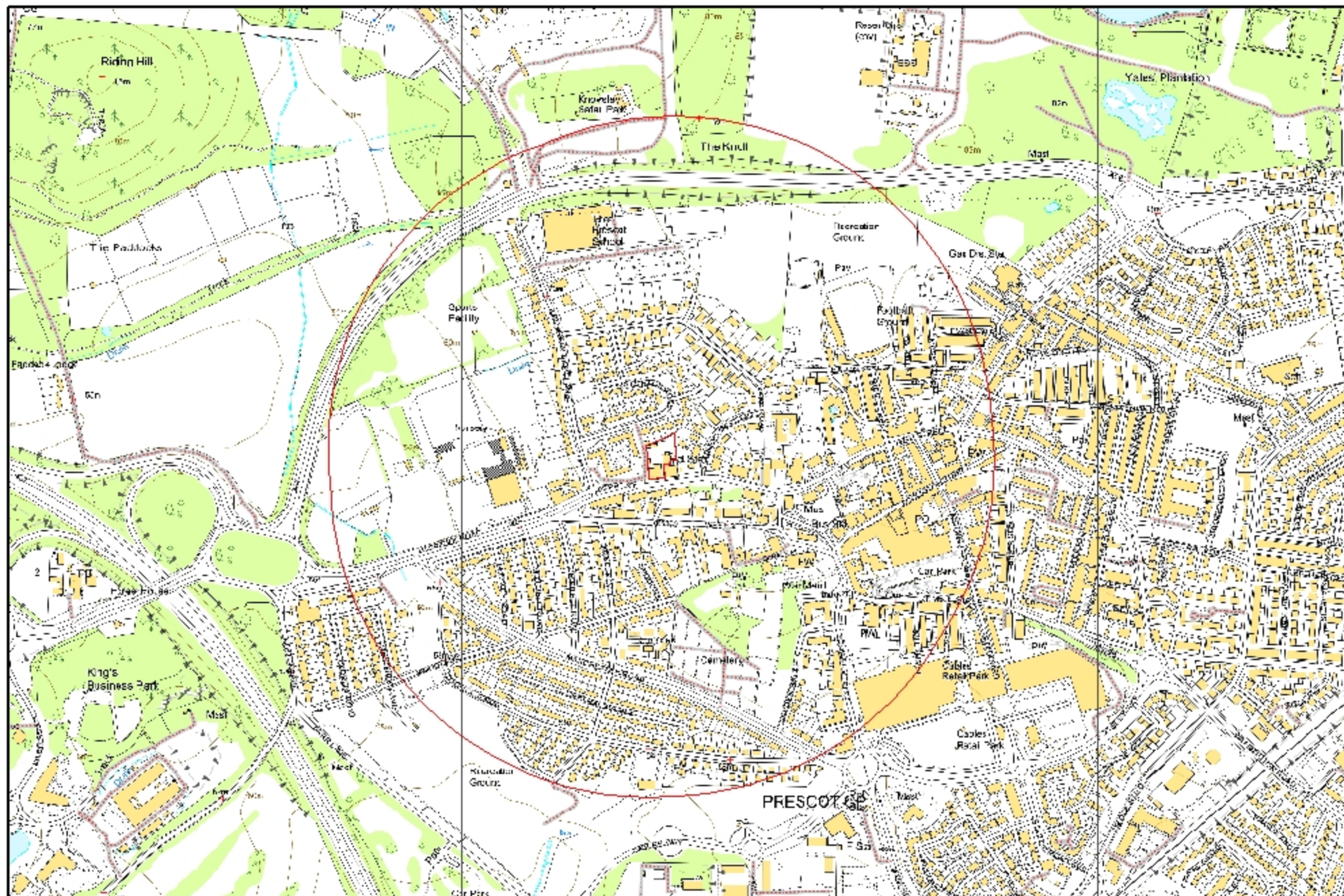
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Published on: 06/08/2014



The Coal Authority

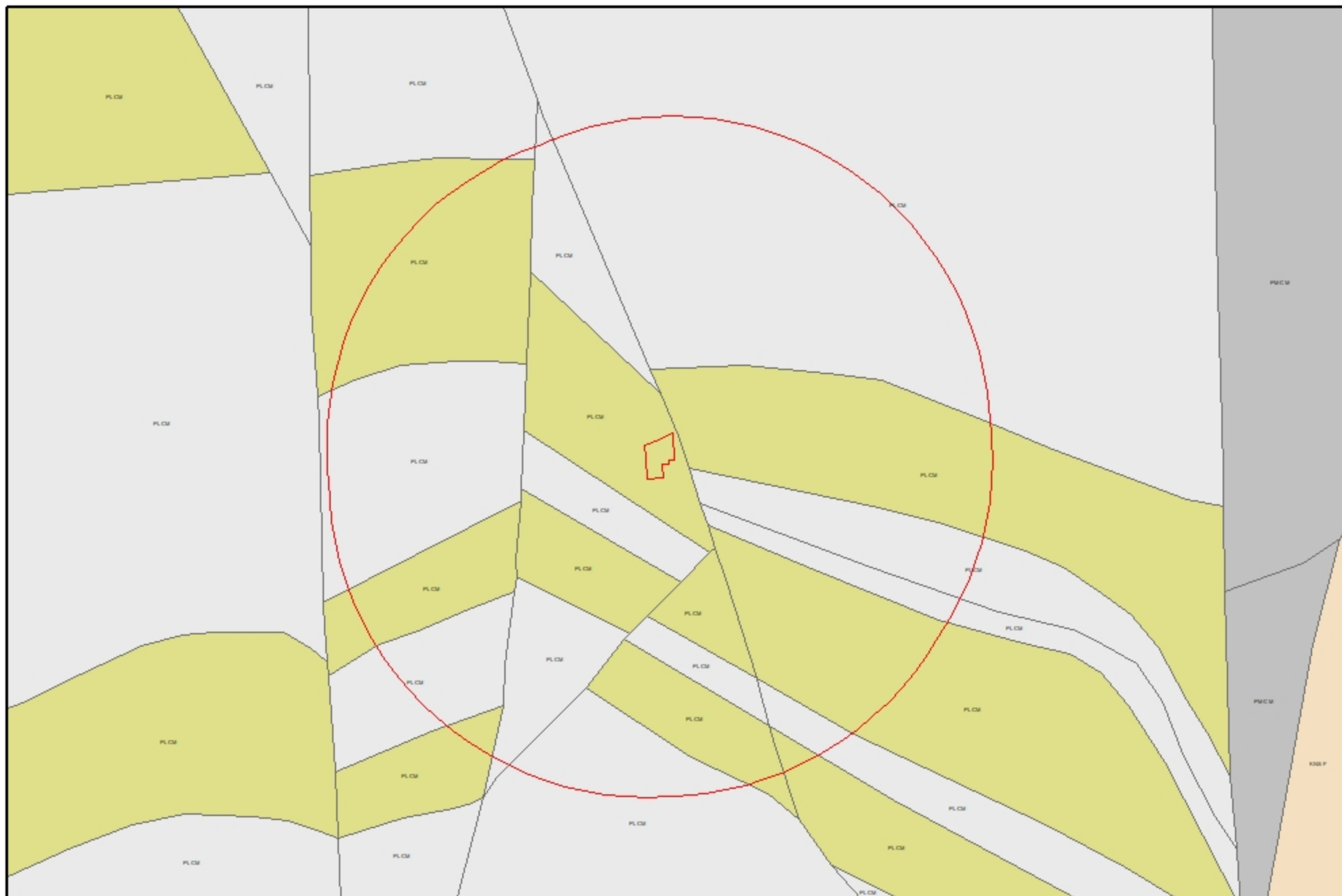


Former Prescott Police Station

0 0.075 0.15 0.3 0.45 0.6
Kilometers

CCG-C-21-12517
Site Location Plan complete with 500m Buffer



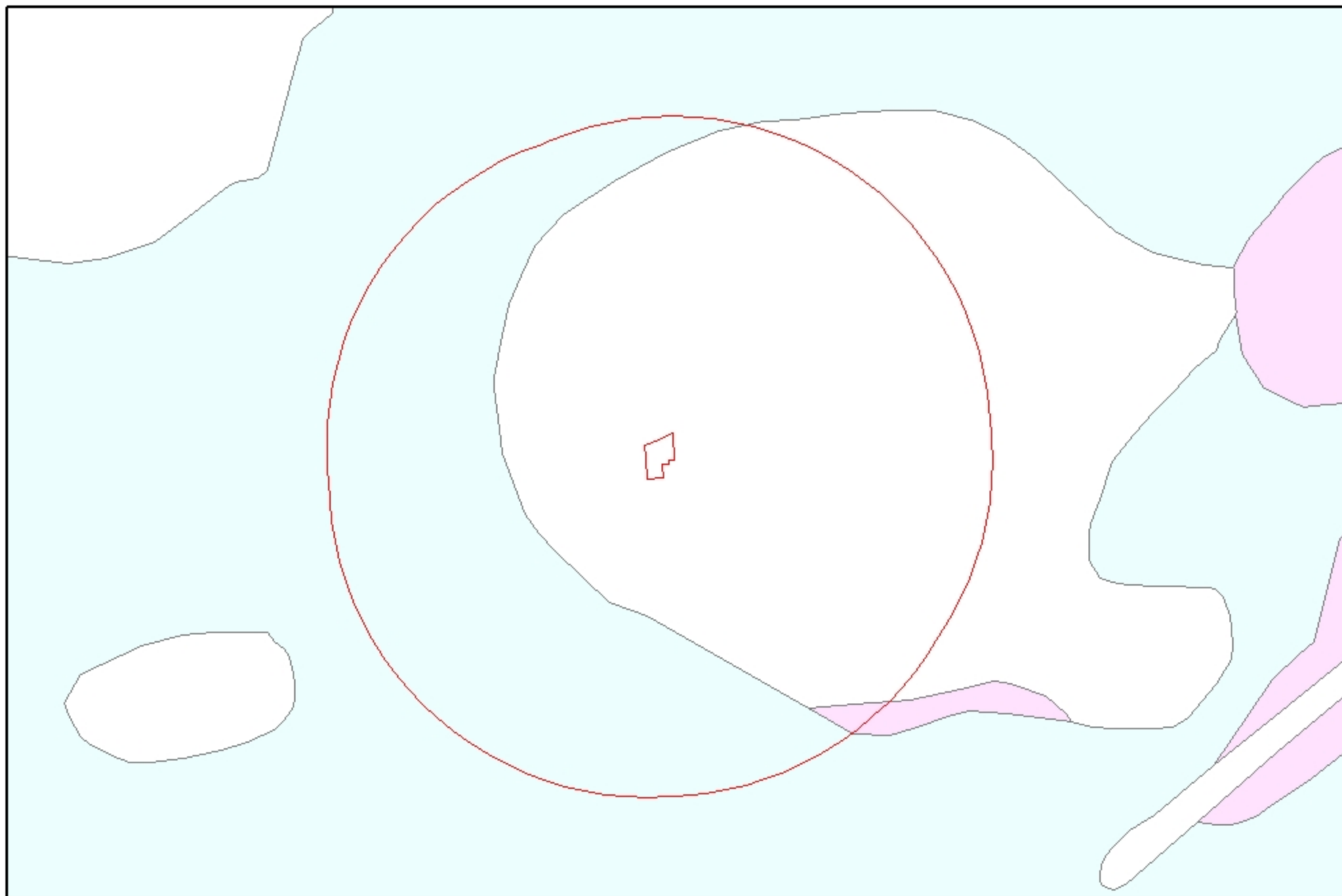


Former Prescott Police Station

0 0.075 0.15 0.3 0.45 0.6 Kilometers

CCG-C-21-12517
BGS Sheet 097 (2007) Solid Geology complete with 500m Buffer



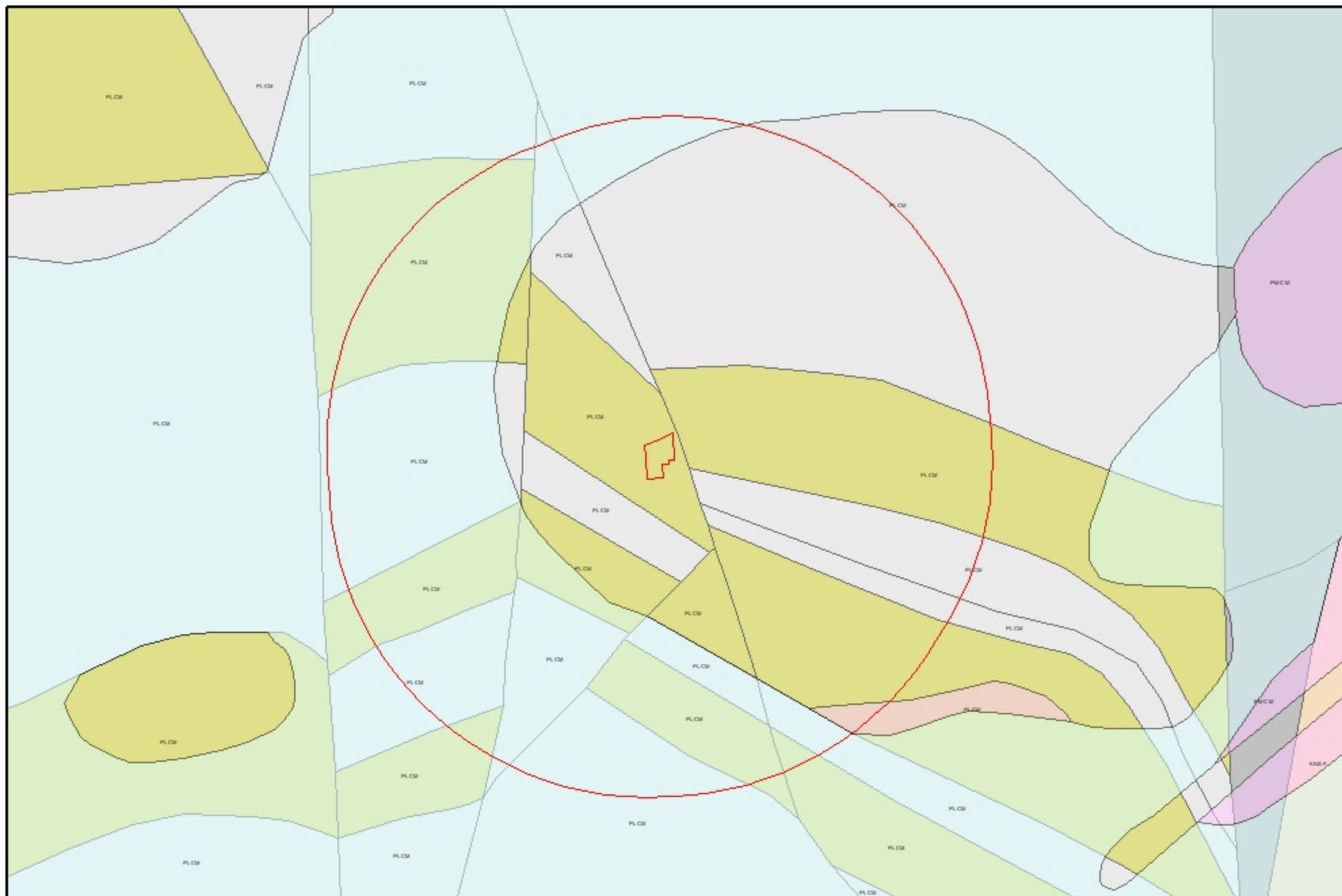


Former Prescott Police Station

0 0.075 0.15 0.3 0.45 0.6 Kilometers

CCG-C-21-12517
BGS Sheet 097 (2007) Drift Geology complete with 500m Buffer



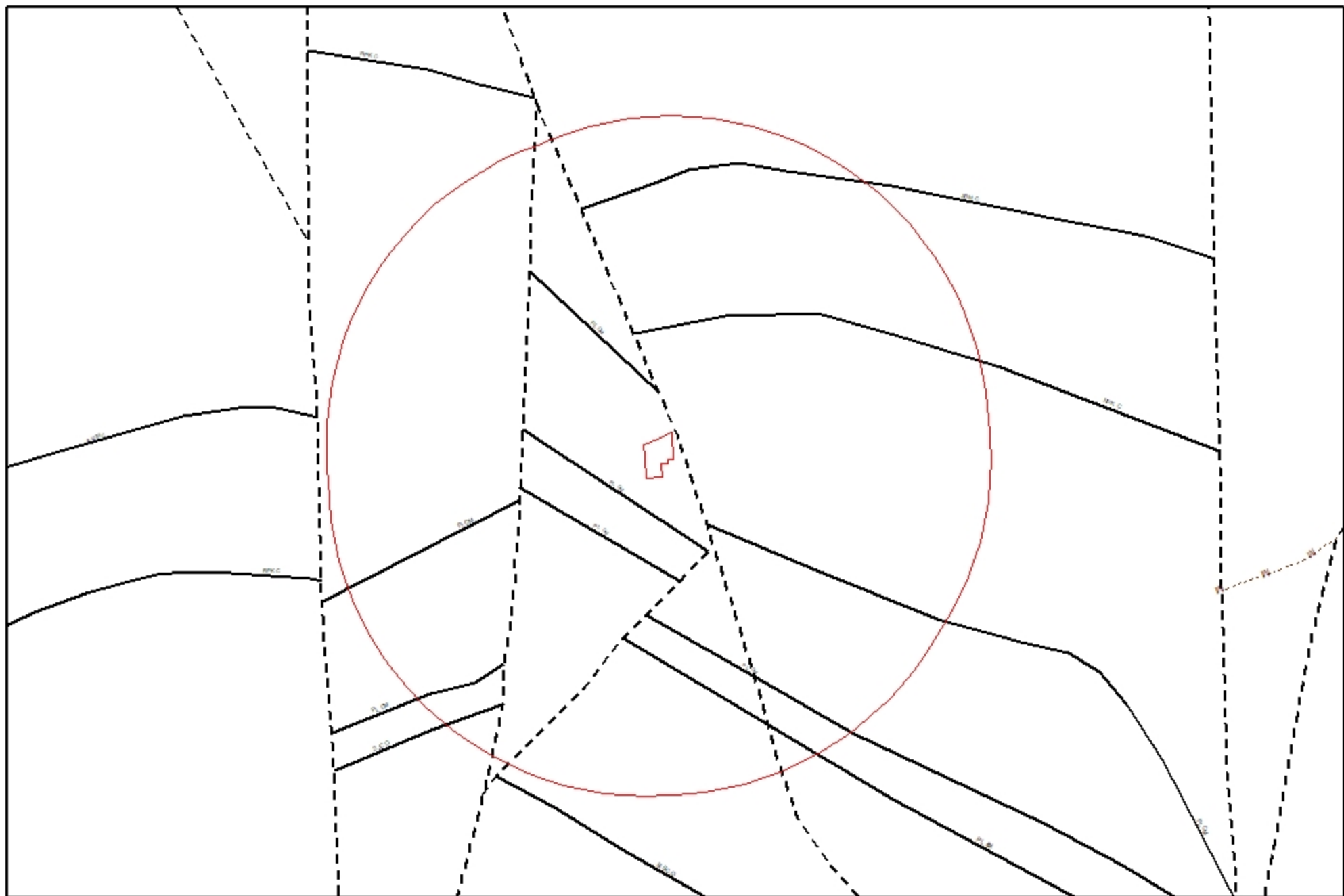


Former Prescott Police Station

0 0.075 0.15 0.3 0.45 0.6 Kilometers

CCG-C-21-12517
BGS Sheet 097 (2007) Solid & Drift Geology complete with 500m Buffer



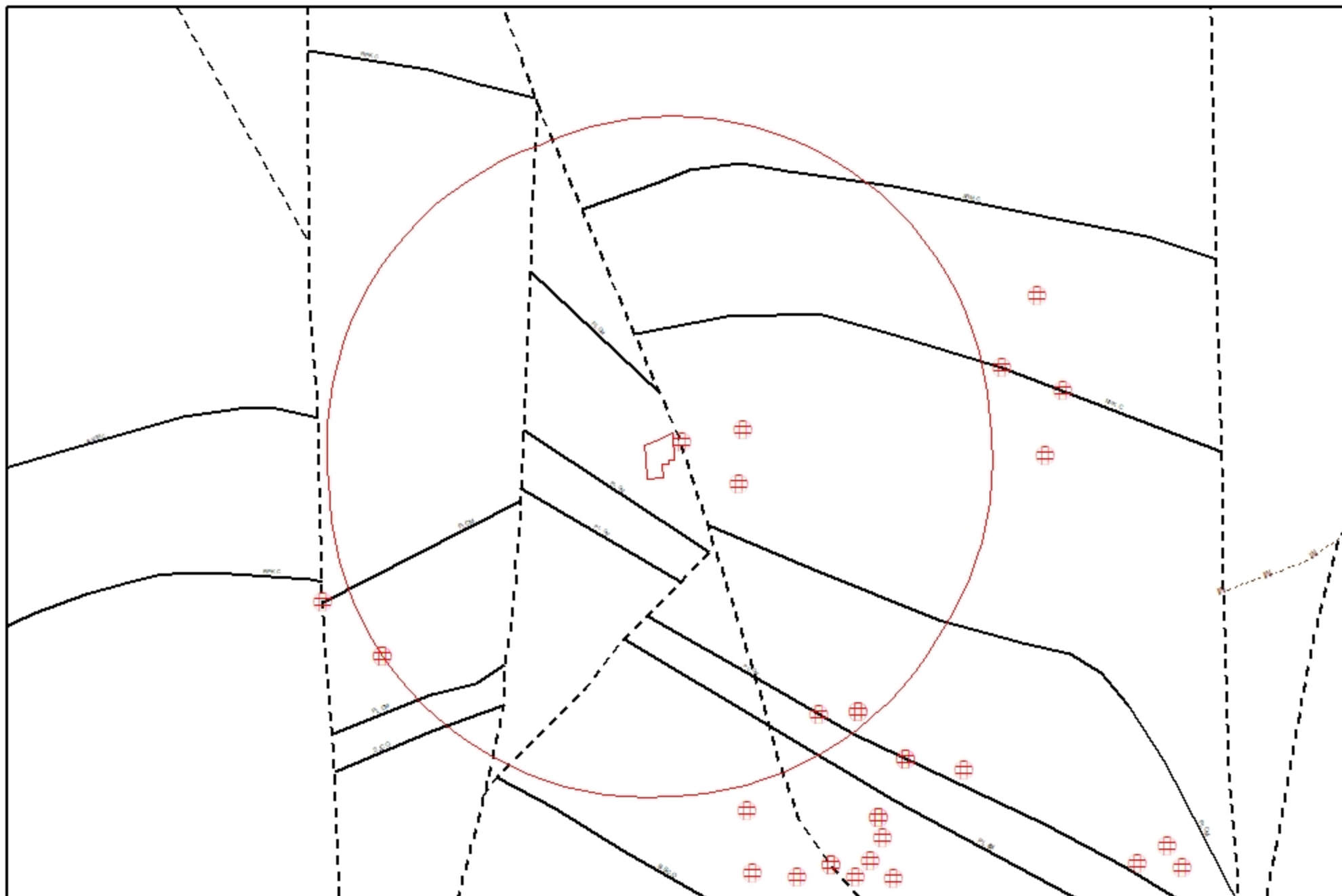


Former Prescott Police Station

0 0.075 0.15 0.3 0.45 0.6 Kilometers

CCG-C-21-12517
BGS Sheet 097 (2007) Geological Lines of Weakness
complete with 500m Buffer





APPENDIX B: COAL MINING REPORT

Overall Result:

PASSED (Incl. Mine Entry Interpretive Report)

Expert Opinion:

Within the scope of this assessment, the Site is not considered to be susceptible to coal mining-related ground instability. Any identified coal mining features are considered unlikely to impact the value or security of the Site for normal lending purposes and there is no reason for them to impact upon the completion of this transaction.

Will coal mining activity impact the value of the property?

UNLIKELY TO IMPACT VALUE



Are there adverse mining features that should be brought to the lender's attention?

NO NEED TO NOTIFY LENDER



Are there mining hazards that should be brought to the purchaser's attention?

HAZARDS IDENTIFIED (see pg 2)



It is important to be fully informed of all coal mining risks associated with a property before completing your purchase. Please read the next steps on page 2 carefully.

Within Coal Authority Mining Reporting Area Yes

Report Address:

Former Police Station 8 -10, Derby Street, Prescott, Merseyside, L343LG

CON29M Questions

Assessment

1. Past underground coal mining	YES	ADVISORY 
2. Present underground coal mining	NO	PASSED 
3. Future underground coal mining	NO	PASSED 
4. Shafts and adits (mine entries) (Incl. Mine Entry Interpretive Report)	YES	SEE MEIR
5. Coal mining geology	NO	PASSED 
6. Past opencast coal mining	NO	PASSED 
7. Present opencast coal mining	NO	PASSED 
8. Future opencast coal mining	NO	PASSED 
9. Subsidence Claims (Incl. Subsidence Claims Buffer Report)	NO	PASSED 
10. Mine gas emissions	NO	PASSED 
11. Emergency Call Out incidents	NO	PASSED 
12. Withdrawal of support	NO	PASSED 
13. Working facilities orders	NO	PASSED 
14. Payments to owners of former copyhold land	NO	PASSED 

Report Details:

TF Reference:

TFC20190722111208-L343LG

Client Reference: 79 - 100692-92785

Date: 22/07/2019

User Key:

Lender Further Action

Conveyancer Further Action

Purchaser Advisory

Passed - No Further Action

These colour signatures are used throughout the report. For the full key, please see the back of the report.

Official Coal Authority Licensed Data: V1_129_20190617_F | Updated 24-06-2019

Please see below Terrafirma's expert opinion and next steps with regards to the property. These may be copied into your Report on Title. No physical site inspection has been carried out. This official CON29M report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. Relevant prudent enquiries for the purchaser are highlighted within the Next Steps.

● ● Report Conclusions:

Within the scope of this assessment, the Site is not considered to be susceptible to mining-related ground instability.

Unrecorded shallow coal mine workings are suspected in this area and where present, movement in any worked coal seams beneath the Site, may cause ground instability at the surface.

Any previous movement in the ground should already be present in pre-existing structural defects; please see the report recommendations for further information.

A mine entry is recorded within 20 metres of the Site. See Mine Entry Interpretive Report for detailed findings and an expert interpretation of the risk of instability.

● ● Next Steps:

Please see Mine Entry Interpretive Report for Next Steps.

● If you are planning on altering or developing the Site:

The Site is located within a "High Development Risk Zone", as defined by the Coal Authority. Due to the presence of recorded and/or unrecorded coal mining activity, any future development of the Site may trigger ground collapse and/or subsidence.

It should be noted that prior to site works or future development, your local planning authority may require you to commission a full Coal Mining Risk Assessment (CMRA) or Site Investigation by a qualified mining geologist/engineer.

In the event, you require further professional support, please contact Terrafirma directly to discuss the appropriate further steps.

Contact the report author by calling the Terrafirma team on: 0330 900 7500

This official CON29M non-residential Coal Mining Report is a site-specific interpretation of coal mining activity. These enquiries are The Law Society CON29M Coal Mining search enquiries and are used with permission of the Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. Terrafirma's Terms and Conditions are applicable at the time the report was produced.



Mine Entry Interpretive Report

This report has been prepared using data licensed to Terrafirma by the Coal Authority at the time produced.

● Mine Entry Information

If you live in a mining area, there is a small risk that your property may be affected by ground movement associated with mine entries.

To identify if your property is within an area of possible ground movement, Terrafirma expertly model the actual or plotted position of the mine entry, its known or assumed diameter, the local geological conditions (including depth to rockhead, rock and soil properties and hydrogeological factors), historical land use and key attributes of the mine entry such as its age and depth. Using official Coal Authority and British Geological Survey data, Terrafirma have calculated a Zone of Influence (ZOI) for each individual mine entry to provide an accurate representation of the risk to your property. More information on how Terrafirma model the risk from mine entries can be found at the back of this report.

In the unlikely event of your property being damaged by coal mining subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner. The mine owner will treat the mine entry and arrange for repairs to the property to be carried out to reasonable satisfaction of the property owner. The mine owner may also be liable to pay compensation for damage to moveable property such as furniture.

Please note – The Coal Mining Subsidence Act 1991 does not cover damage caused by extraction of minerals other than coal. It is recommended that an expert opinion that considers the risk of ground movement associated with non-coal mining and other ground perils is obtained prior to property purchase. For more information, visit: www.understandtheground.co.uk.

Expert Opinion:



The mine entry is unlikely to pose a significant risk of ground instability.



The mine entry ZOI is unlikely to extend beneath the building footprint.



The mine entry ZOI is unlikely to extend beneath the property boundary.

Any insurance given with previous mining reports is applicable to this Mine Entry Interpretive Report.



For any mining or ground related issues
please contact the experts at Terrafirma

Call us on: 0330 900 7500

Email our team: info@terrafirmasearch.co.uk

The following mine entry has been identified within 20 metres of the Site and is shown on the Mining Hazard Map:

Mine Entry Reference: 346392-008	
Entry type	Shaft
Mineral extracted	Coal
Source of entry	Records of the former Western Area of the National Coal Board
Mine entry name	Fall Lane Colliery
Depth of shaft (m)	
Diameter of shaft (m)	2.5
Is the entry treated?	No
Treatment details	
Treatment date	
● Who owns the entry?*	CA
Distance (m)	15.4

**If result is not 'Coal Authority (CA)', further enquiries should be made with the Mine Entry Owner to identify subsidence liability.*

● ● Risk of Instability:

A mine entry is recorded 15.4 metres east of the Site boundary. Available records indicate that the mine entry has not been treated, and therefore residual risk within the vicinity of the mine entry remains. The 'Zone of Influence' of the mine entry has been calculated based on the depth and composition of superficial deposits, and the mine entry assumed diameter of 2.5 metres. According to the calculation, if in its documented position the potential influence area of the mine entry, in the statistically unlikely event it collapses or becomes unstable in future, should not affect the ground stability of the Site.

The mine entry is recorded from a historical source and its precise location has therefore not been confirmed. A potential error radius of 10 metres has been applied to its location. Taking this potential deviation into account, the northern-eastern part of the Site grounds/gardens could be within the influence of the mine entry, however, this would not extend beneath the footprint of the existing buildings within the Site boundary (location of buildings/structures within Site boundary based on current OS mapping).

Unrecorded shallow coal mine workings are suspected to occur beneath/in the immediate vicinity of the Site. If unrecorded workings are present at shallow depths beneath the Site, movement within the workings could cause ground instability at the surface.

● ● Next Steps:

Terraforma consider it prudent that an appropriate commercial RICS Structural and/or Building Survey is acquired for any properties/ structures present on the Site in question to assess, amongst other important considerations, their structural condition. This report will highlight any subsidence-related defects, which may relate to ground instability, while also noting any serious or dangerous issues that may require attention. This survey will also include advice on any defects, repairs or maintenance decisions.

● In the event of future subsidence:



For any mining or ground related issues
please contact the experts at Terraforma

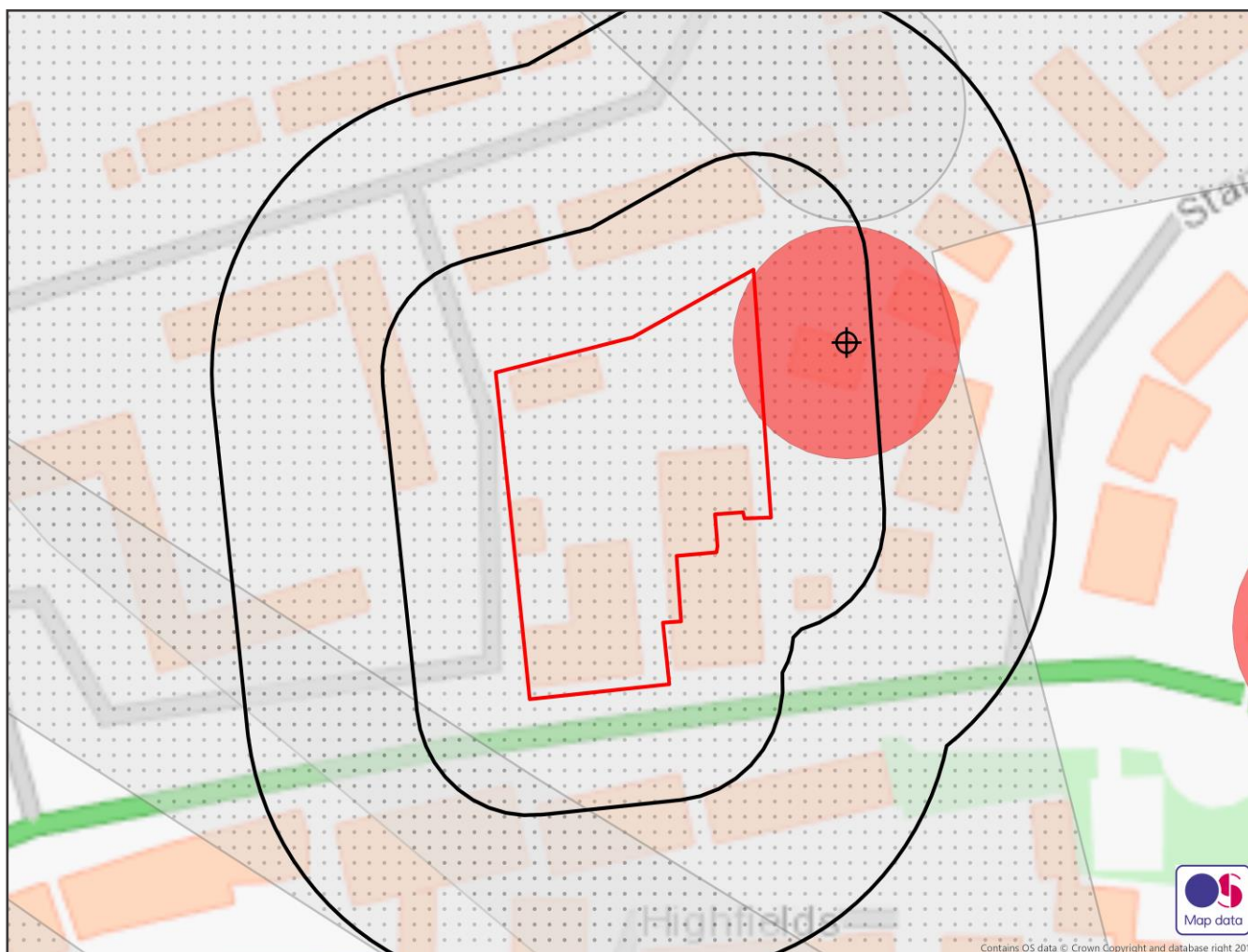
Call us on: 0330 900 7500

Email our team: info@terrafirmasearch.co.uk

In the unlikely event of your property being damaged by coal mining subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner. The mine owner will treat the mine entry and arrange for repairs to the property to be carried out to reasonable satisfaction of the property owner. The mine owner may also be liable to pay compensation for damage to moveable property such as furniture.



Mining Hazard Map



Site Address: Former Police Station 8 -10, Derby Street, Prescott, Merseyside, L343LG

Hazard Map Key

Coal Authority Data

Mine Entries

-  Adit
-  Shaft

Subsidence Claims

-  01 – Awaiting Decision
-  02 – Rejected
-  03 – Admitted
-  05 - Settled
-  06 - Withdrawn

Hazard Zones

-  Further Investigation Zone
-  Affected Areas

-  Site Boundary
-  20m 50m Scales

Mapping sourced from the Ordnance Survey © Crown copyright [and database rights] OS100058210



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Call us on: 0330 900 7500
Email our team: info@terrafirmasearch.co.uk

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Detailed findings of coal mining activity:

1. Past underground coal mining

ADVISORY 

Q. *Is the property within the zone of likely physical influence on the surface of past underground coal workings?*

A.

The Site is recorded to be situated above deep underground coal mine workings. This is where coal has been mined at a depth of over 30 metres beneath the surface of the Site.

The Site is not within a surface area that could be affected by historical, known shallow underground mining.

The Site is suspected to be underlain by shallow coal mine workings. Coal may have been historically worked and therefore shallow unrecorded mine workings may exist beneath or within the vicinity of the Site. Please see the report conclusions for further information.

2. Present underground coal mining

PASSED 

Q. *Is the property within the zone of likely physical influence on the surface of present underground coal workings?*

A.

The Site is not situated within an area which could be affected by currently active underground coal mining.

3. Future underground coal mining

PASSED 

Q. (a) *Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?*

(b) *Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?*

(c) *Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?*

(d) *Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?*

A.

The Site is not situated within an area which could be affected by any future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.

The Site is not situated within the influence of a Section 46 Notice.



4. Shafts and adits (mine entries)

SEE MEIR

Q. Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

A.

1 mine entry(ies) have been identified within 20 metres of the site.

Reference	Type	Depth	Treated	Treatment Date	Diameter	Distance
346392-008	Shaft	N/A	FALSE	None	2.5m	15.44m

5. Coal mining geology

PASSED 

Q. Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

A.

Deep (over 30 metres) underground coal mine workings are recorded beneath the Site, however, there are no recorded faults, fissures or breaklines that occur within the influence of the Site.

6. Past opencast coal mining

PASSED 

Q. Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

A.

The Site is not situated within any past licence areas for the opencast extraction of coal.

There are no unlicensed opencast pits or extraction sites beneath the Site.

7. Present opencast coal mining

PASSED 

Q. Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

A.

The Site is not situated within an area which could be affected by currently active opencast coal mining.

8. Future opencast coal mining

PASSED 

Q. (a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?
(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?



A.

There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.

9. Coal mining subsidence claims

PASSED 

Q. (a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 1st January 1994?
(b) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?
(c) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked?

A.

There is no record of any coal mining-related damage notices or subsidence claims for the Site or for any Site within 50 metres of the Site.

There is no record of a request that has been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas emissions

PASSED 

Q. Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

A.

There are no records of any Mine Gas hazards within the influence of the Site and there is no record of any Mine Gas emissions requiring action.

11. Emergency surface hazard call out incidents

PASSED 

Q. Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

A.

The Site is not situated within the influence of a coal mining-related hazard.

12. Withdrawal of support

PASSED 

Q. (a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?
(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

A.

The property is not in an area where notices to withdraw support were given in 1946.



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.

13. Working facilities orders

PASSED 

Q. *Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?*

A.

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

14. Payments to owners of former copyhold land

PASSED 

Q. *Has any relevant notice, which may affect the property, been given?*

A.

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



Key and Colour Information

The below key provides further guidance on the colours used throughout this report.

Lender Further Action	Terraforma has identified mining hazards within the vicinity of the Site, including features (e.g., mine shafts/ adits) that could affect the future value of the Site. A lender may want to be alerted to this adverse entry, due to requirements of UK Finance (formerly the Council of Mortgage Lenders), before deciding on whether to proceed with the transaction.
Conveyancer Further Action	Terraforma has concluded that further expert analysis of the Site is required. Terraforma does not believe that the transaction should continue until further actions have been undertaken to quantify the risk of subsidence or collapse to the Site. Terraforma recommends that the conveyancer liaises with all necessary parties regarding the report's findings.
Purchaser Advisory	The purchaser's attention is drawn to the prudent advice outlined in the report, which Terraforma recommends is read carefully. The report results should not hinder the transaction and Terraforma's Terms & Conditions are valid for the Site.
Passed No Further Action	Terraforma has not identified any mining features that influence the ongoing use or value of the Site. Terraforma does not believe that any further actions are required for this transaction and Terraforma's Terms & Conditions are valid for the Site.

Additional Remarks

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Future Development

In scenarios where mining activity has been identified, a prudent developer would seek appropriate technical advice before any works are undertaken.

In these areas, 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.



Notice of Statutory Cover

In the unlikely event of any future damage, the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) apply*, and the Coal Authority / Licensee has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land and/or property in connection with lawful coal-mining operations. Typically, these actions will not need to involve either your insurance company or mortgage lender and therefore the end user(s) should not incur any costs or liability. *Note: this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In addition to the above, it should also be noted that the Coal Authority offer a Public Safety and Subsidence Department that provides a 24-hour 7 day a week call out service (Tel: 01623 646 333) to take remedial action in respect of hazards associated with the movement or collapse of any coal mineshaft or entrances to coal mines and from other coal mining related surface hazards. Further information can be found on their website: www.groundstability.com.

Coal Search Insurance Conditions

This is a summary of the policy and does not contain the full terms and conditions of the cover which can be found in the policy document. Please contact Terraforma if you require a copy of your full policy document.

Definitions

Coal Search Insurance means the insurance policy provided by ERGO Versicherung AG, UK Branch ("Insurer") which is authorised by Bundesanstalt für Finanzdienstleistungsaufsicht and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority.

ERGO Versicherung AG, UK Branch is wholly owned by Munich Re, and is rated AA- (Very strong) by Standard & Poor's.

"Insurance" means the Insurance covering the loss in Market Value of the Property (and all other costs and expenses which have been agreed) directly attributable to any changes in the Information revealed in a subsequent Terraforma CON29M Report which was not revealed in the Terraforma CON29M Report ("Report") attached to this Insurance.

"Market Value" means the value determined by an appointed RICS surveyor, such loss to be calculated at the date of the subsequent Report.

"Information" means the information in the Report compiled from the coal authority's records:

1. The Coal Authority's records in relation to past, present and planned underground and opencast coal-mining activity, shafts and adits (vertical and horizontal entries to mines), coal-mining geology, coal-mining related hazards, coal-mining subsidence and mine gas, as recorded in the CON29M (2018) report.

Subject to the terms of the Insurance, each Report issued for a single building includes Insurance up to a maximum of £100,000, effective from the date of issue of the Report ("Effective Date") until the Property is sold or, in respect of a mortgagee, until the debt secured by the mortgage is repaid.



Coal Search Insurance Conditions Continued:

The Insurance applies only to the Purchaser, being:

1. the person who asked for the Report (and the mortgagee) in connection with purchase of the Property
2. the person who purchased the Property (and the mortgagee) if the person selling the Property has asked for a Report for the benefit of the Purchaser as part of a seller's pack or if the Property has been purchased by way of auction.
3. the owner of the Property (and the mortgagee) if the Property is being re-mortgaged or the owner of the Property who has chosen to obtain a Report.
4. The Purchaser's estate and beneficiaries, to whom the benefit of the Policy will pass in the event of the Purchaser's death during the Period of Insurance.

The Insurance is not applicable:

1. If at the date of the claim, the Purchaser is not the legal or beneficial owner of the Property.
2. In relation to loss of a transaction for the sale or for the purchase of the Property nor for any costs incurred in relation to the loss of such transaction.
3. In respect of structural or other physical damage caused to the Property by subsidence or flooding.
4. As a result of any change in Information in response to – future underground coal mining and– future opencast coal mining.
5. If the Information in any subsequent Report after the Effective Date also appears on the attached Report.
6. To any problem revealed by the first Report after the Effective Date if the Purchaser or their legal representative knew about the problem on or before the Effective Date.
7. To any change to the CON29M (2018) Search form and/or the Report made after the Effective Date which affects the Insurer's responsibility under this Policy, if the Insurer would not have been responsible for the loss before such change.
8. To any change in the interpretation of Information upon which the Report was produced, provided such Information remains unchanged.

The Insurer will not be responsible for any loss for which The Coal Authority may be required to pay by law.

Conditions

1. If the Purchaser receives information about any claim, loss or incident for which the Insurer may be responsible under this Policy, the Purchaser must contact the Insurer as soon as possible.
2. If there is any claim under this Policy which is also covered by any other insurance, the Insurer will pay no more than their rateable proportion of the loss and any costs and expenses connected with it.
3. The Purchaser agrees to do and permit to be done all things that the Insurer considers necessary to minimise loss under the Policy. The Insurer will be responsible for any expense incurred in complying with this Condition.
4. The Purchaser must not make any offer promise or payment or incur any costs or expenses unless the Insurer has agreed in writing to cover such costs and expenses.
5. If there is a claim under the Insurance, the Insurer has the right to instruct a Surveyor to assess the Market Value of the Property.
6. Where the Insurer has accepted a claim and there is disagreement over the amount to be paid, the dispute can be referred to an agreed arbitrator (or in the absence of an agreement an arbitrator appointed by the President of the Chartered Institute of Arbitrators) in accordance with the law at the time.

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Report Limitations

This CON29M Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Terraforma.

Information provided by Terraforma in this report is compiled in response to The Law Society CON29M Coal Mining search enquiries and ScotForm 2006 coal mining search in Scotland. The scope of the assessment is concerned only with the interpretation of past, present and future extraction of coal minerals. This report does not consider the impact from non-coal mining hazards and/or natural ground stability hazards, such as subsidence, landslip or coastal erosion. For an expert opinion on all mining and ground hazards and in order to meet the requirements of Law Society Guidance Notes (2018) and best practice guidance in the 25th Edition Conveyancing Handbook (2018), you may choose to obtain a Terraforma Ground Report by contacting a member of the team.

This report is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The report does not include a Site Investigation, nor does Terraforma make specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

The report is based upon the Site boundaries as shown on the supplied location plan. This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Terraforma & TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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This report meets the principles and requirements of the Property Codes Compliance Board Compliance Note CN02J in respect of Coal Mining Searches.

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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The Code's core principles (Firms which subscribe to the Search Code will):

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP, Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web site: www.tpos.co.uk.

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at www.terrafirmasearch.co.uk.

Complaints Procedure

If you want to make a complaint directly to Terrafirma, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: **Senior Executive, Terrafirma** - Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.





The Coal
Authority

Consultants Coal Mining Report

Prescot Police Station
Prescot Police Station
Derby Street
Prescot
Knowsley
L34 3LG

Date of enquiry:	8 September 2021
Date enquiry received:	8 September 2021
Issue date:	8 September 2021

Our reference:	51002654128001
Your reference:	



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

Christopher Bolan

Enquiry address

Prescot Police Station
Prescot Police Station
Derby Street
Prescot
Knowsley
L34 3LG

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

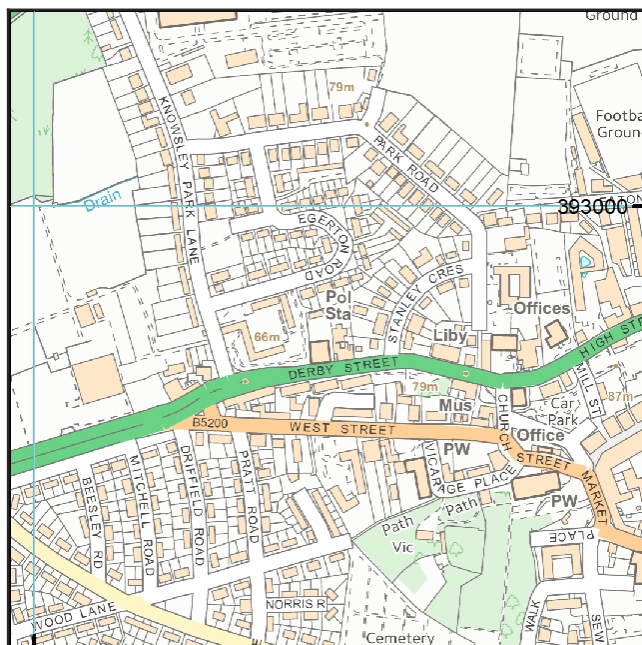
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Approximate position of property



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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	3ZVJ	66	Beneath Property	11.0	South	70	1850

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	346392-008	346350 392892		Coal	

Abandoned mine plan catalogue numbers

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

NW831	NW853	NW821
16820		

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
PLODDER	Coal	Yes	33.3	North-East	132

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.

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.

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 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.

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.

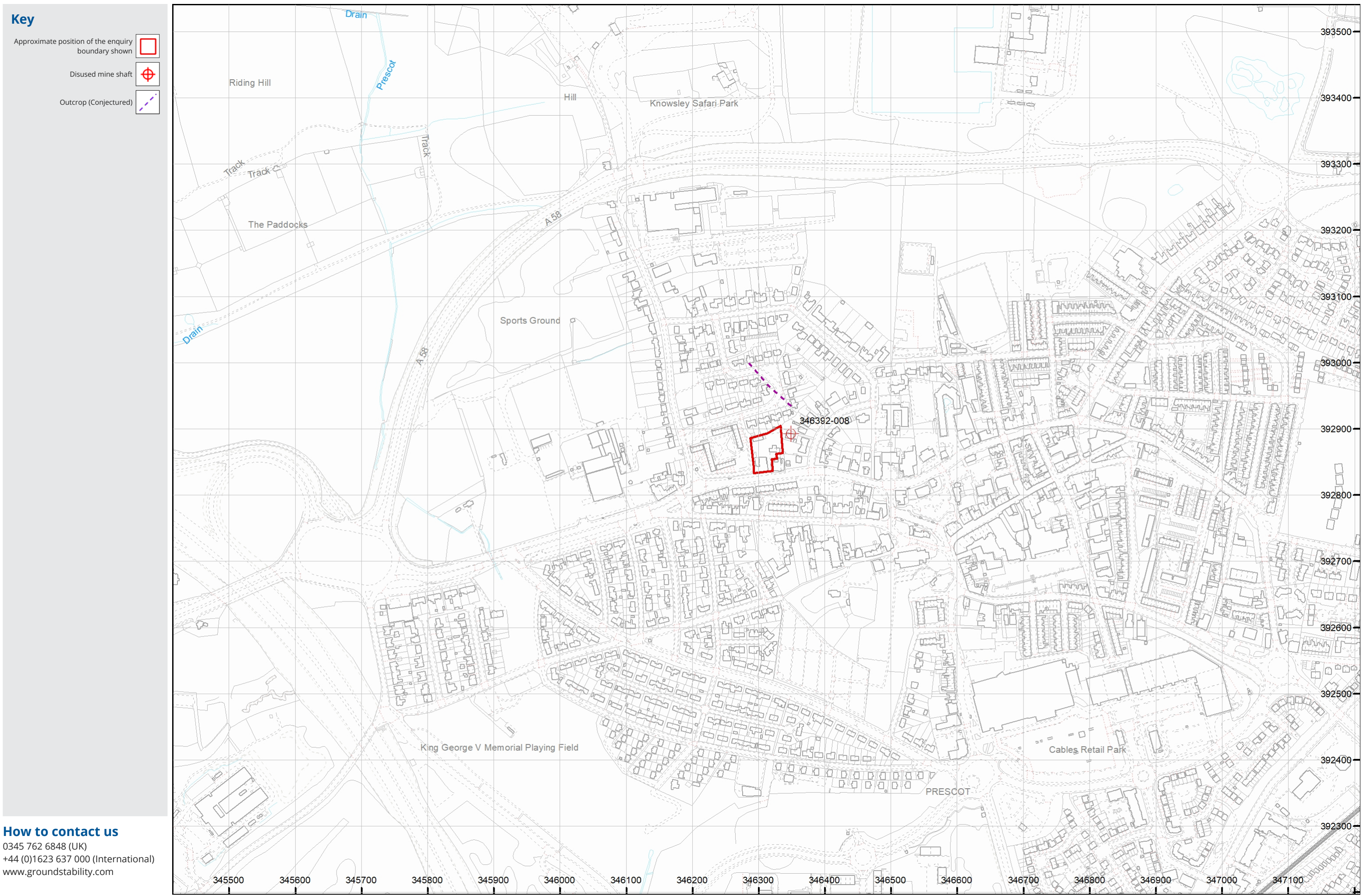
Withdrawal of support notices

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.





Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: 1056 Scale Town Plan

Map date: 1852

Scale: 1:1,056

Printed at: 1:1,056



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Revised N/A
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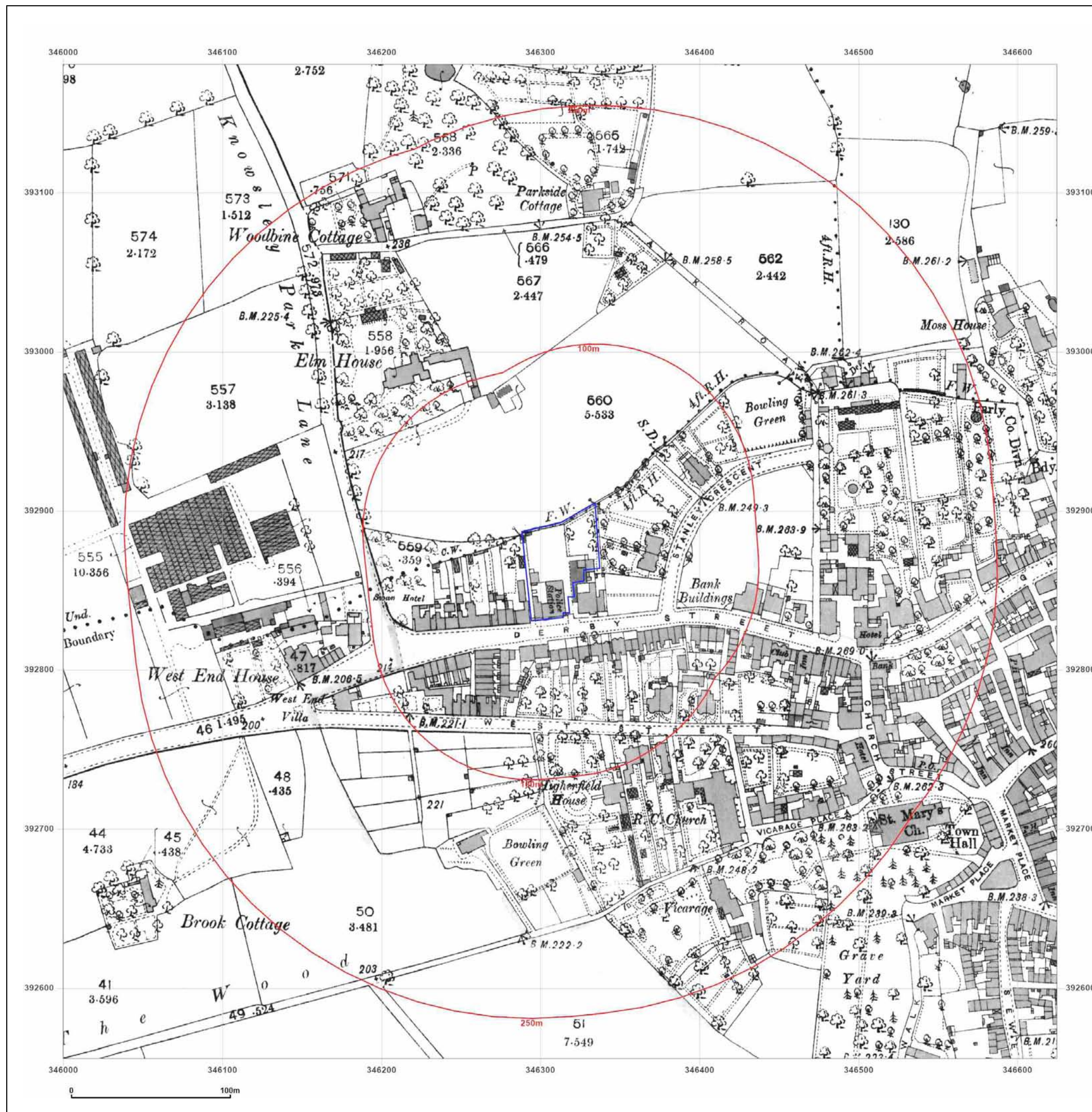
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1893

Scale: 1:2,500

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Edition N/A
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



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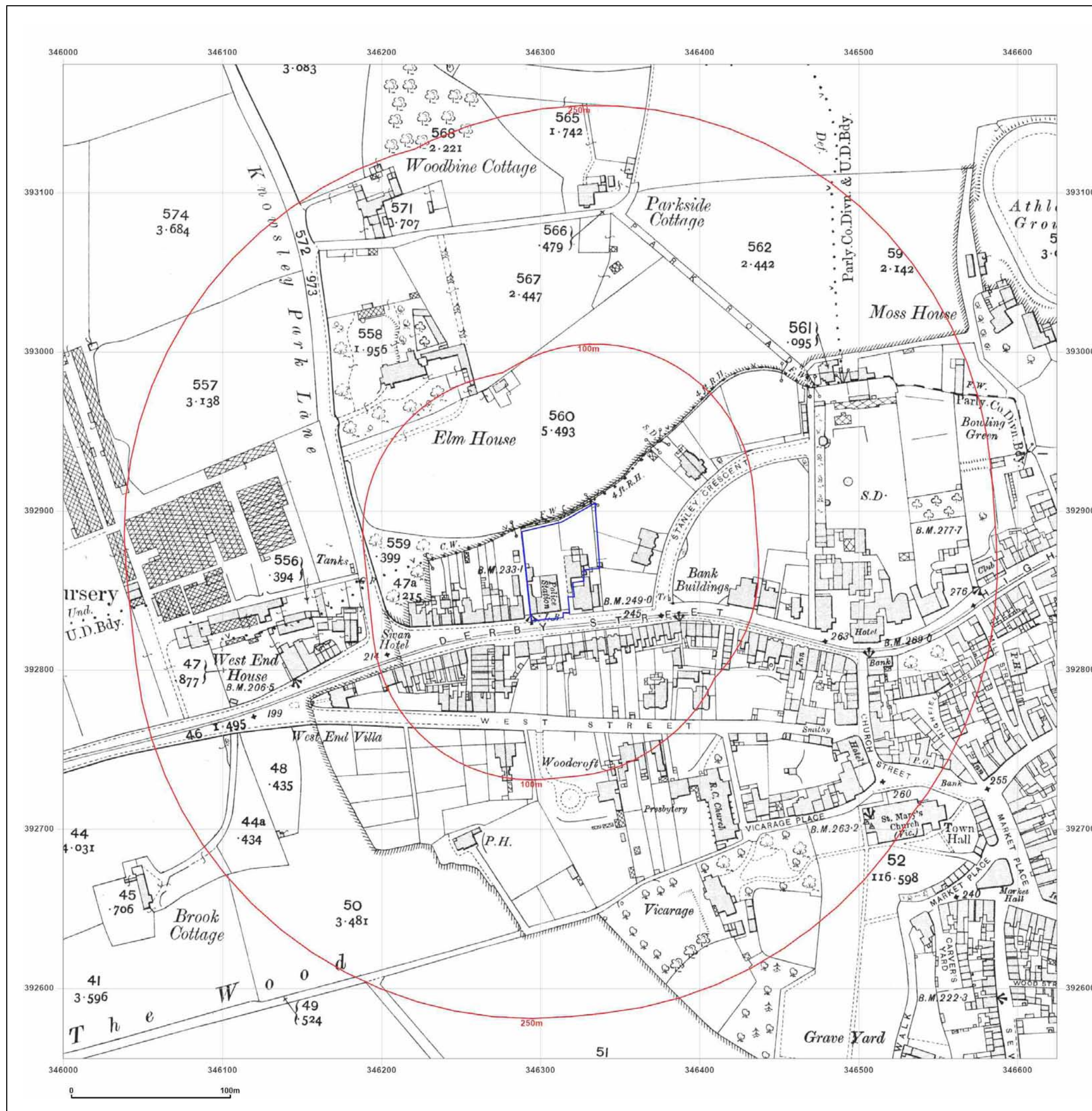


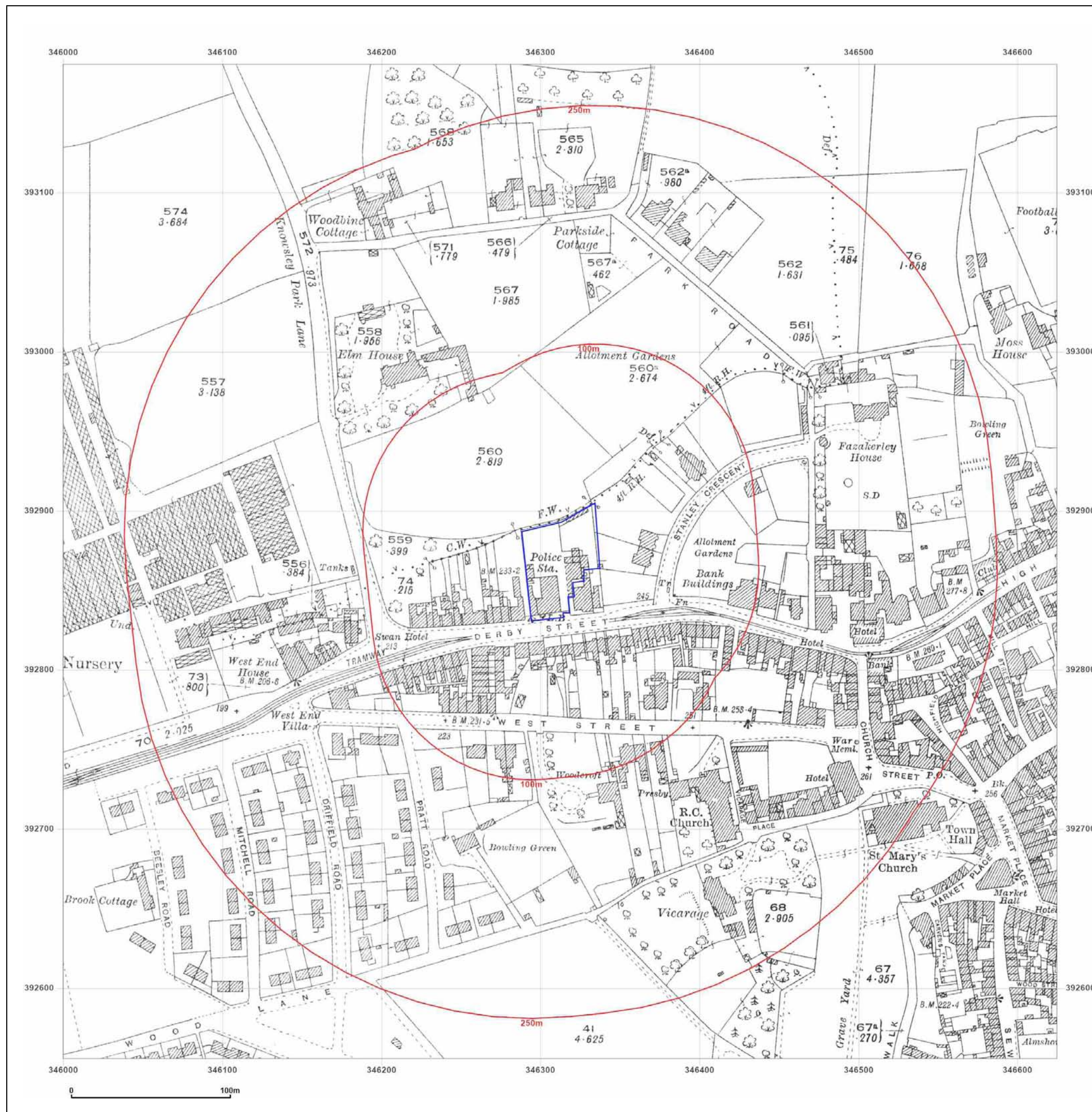
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1927

Scale: 1:2,500

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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name:	National Grid
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Map date: 1954-1955

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1955
Revised 1955
Edition N/A
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Revised 1954
Edition N/A
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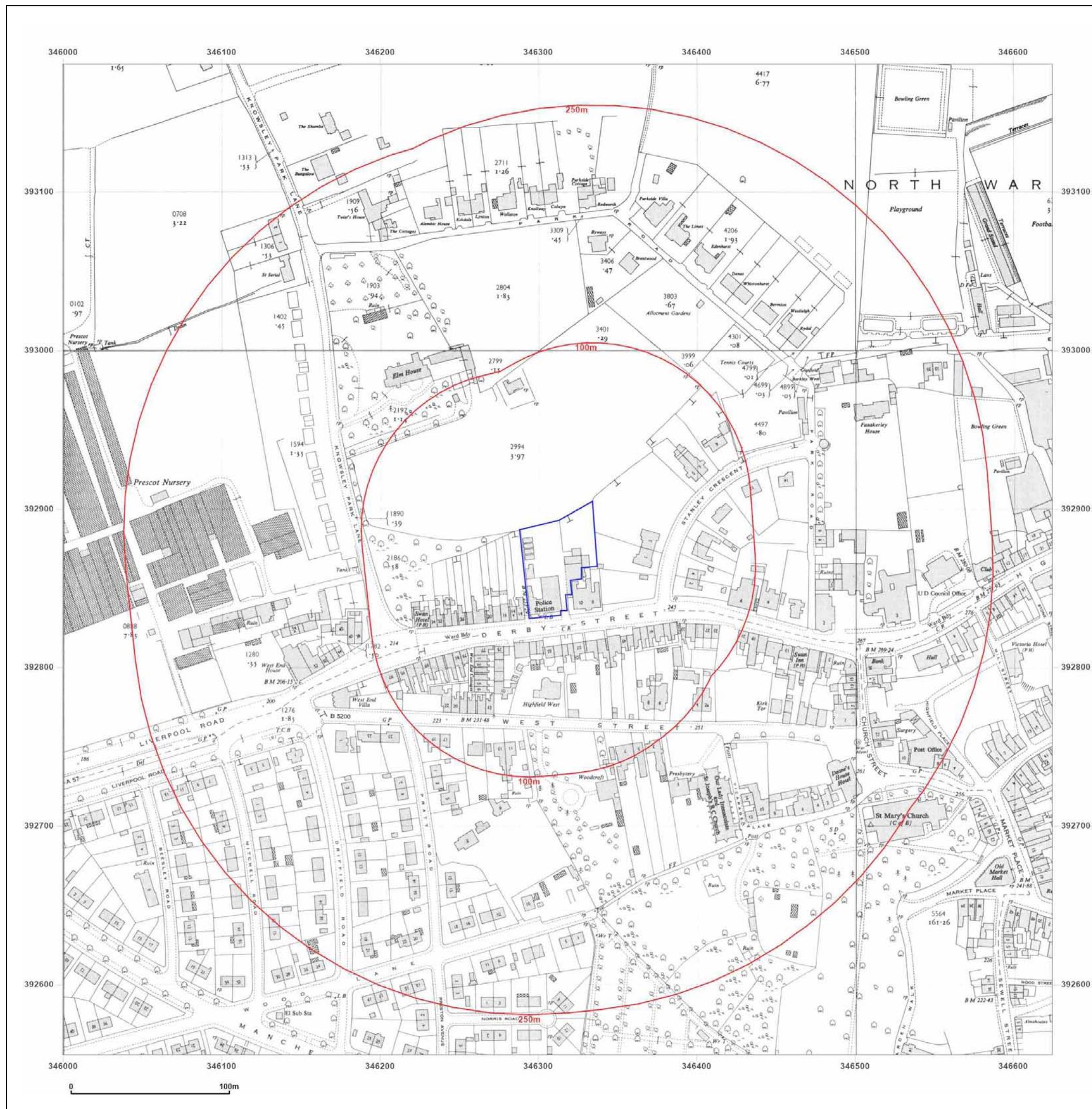


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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1954-1955

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1955-1957

Scale: 1:1,250

Printed at: 1:2,000



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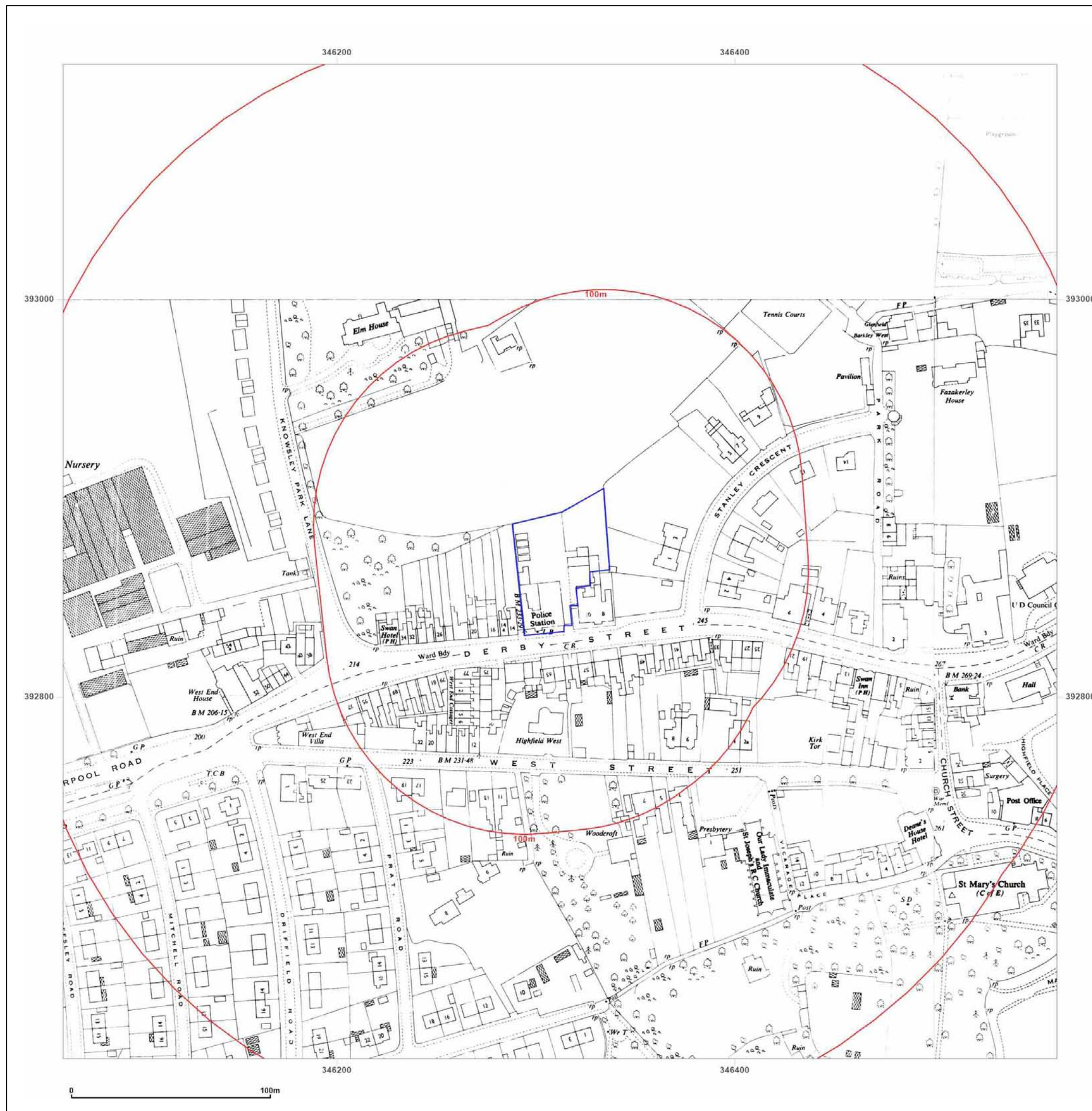


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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1964-1966

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1954
Revised 1963
Edition N/A
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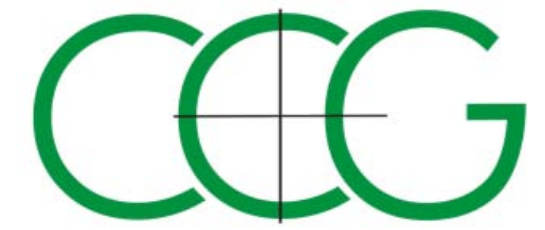
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1982-1985

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1982
Edition N/A
Copyright 1982
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1990-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1990
Levelled 1957



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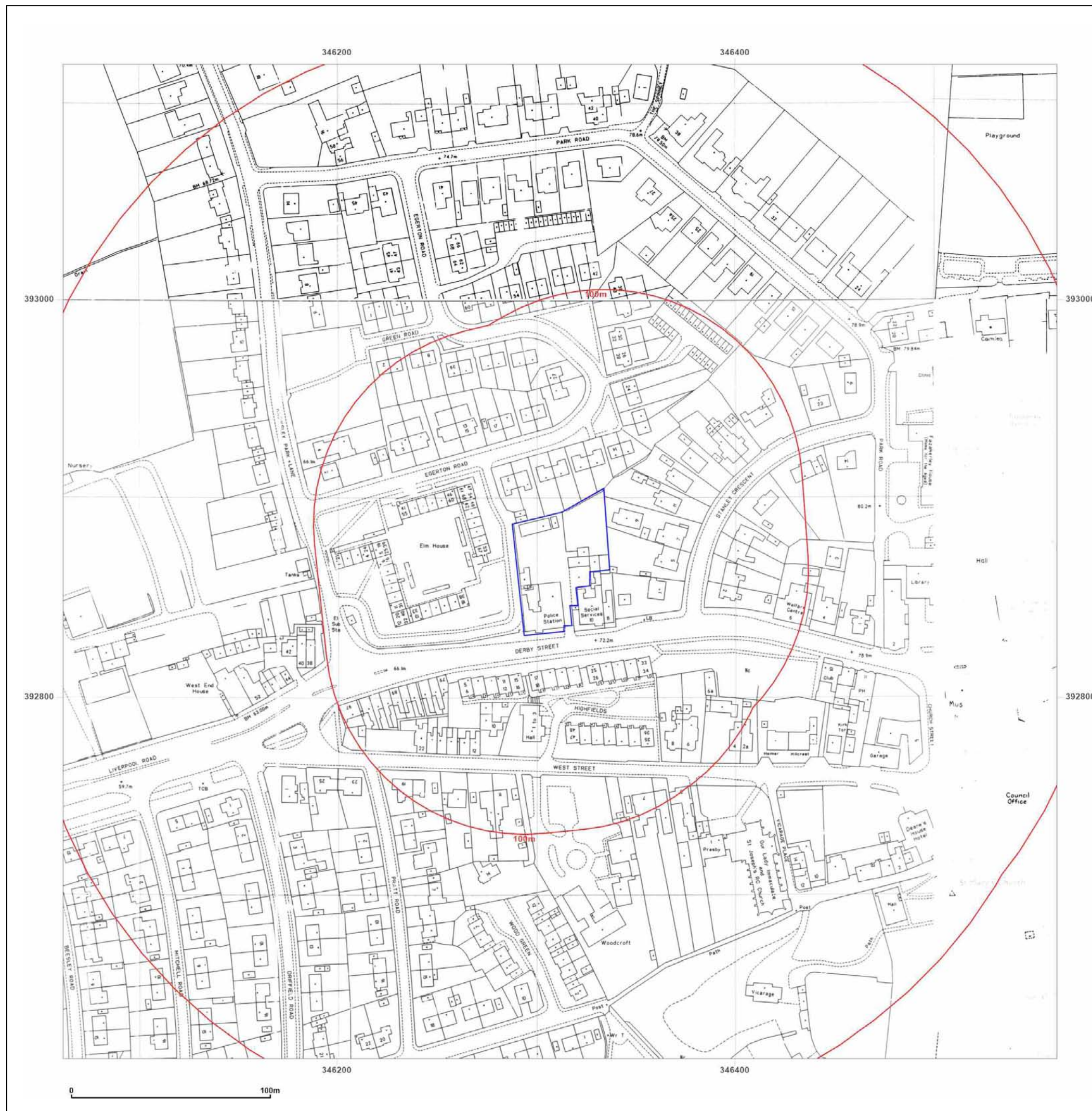


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Site Details:

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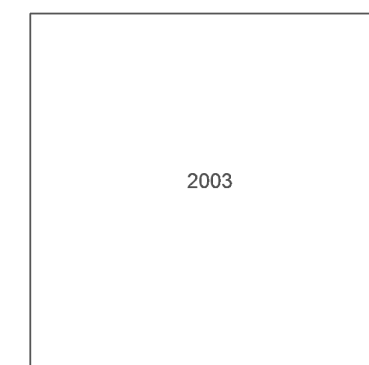
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Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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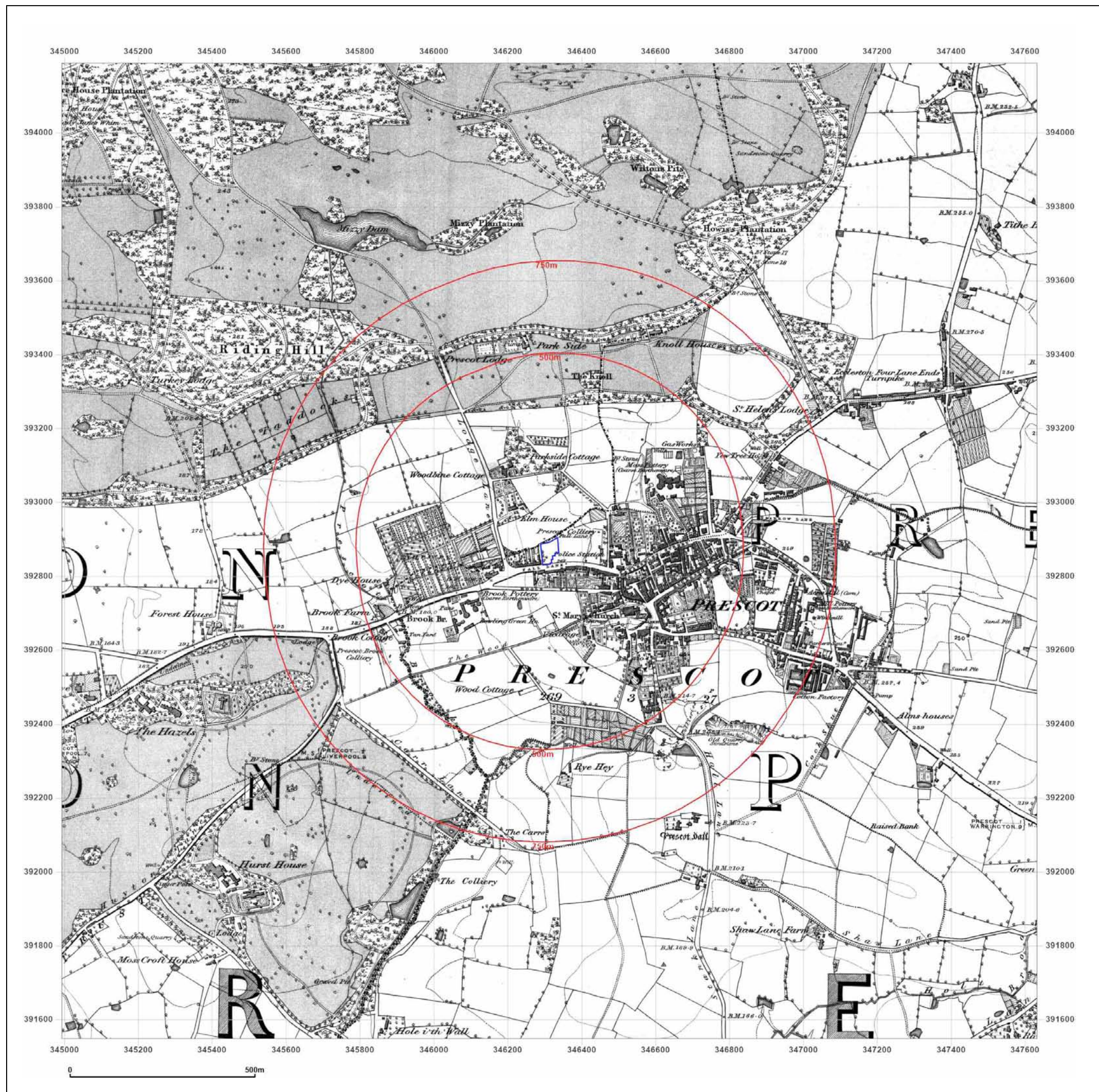
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1850

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A



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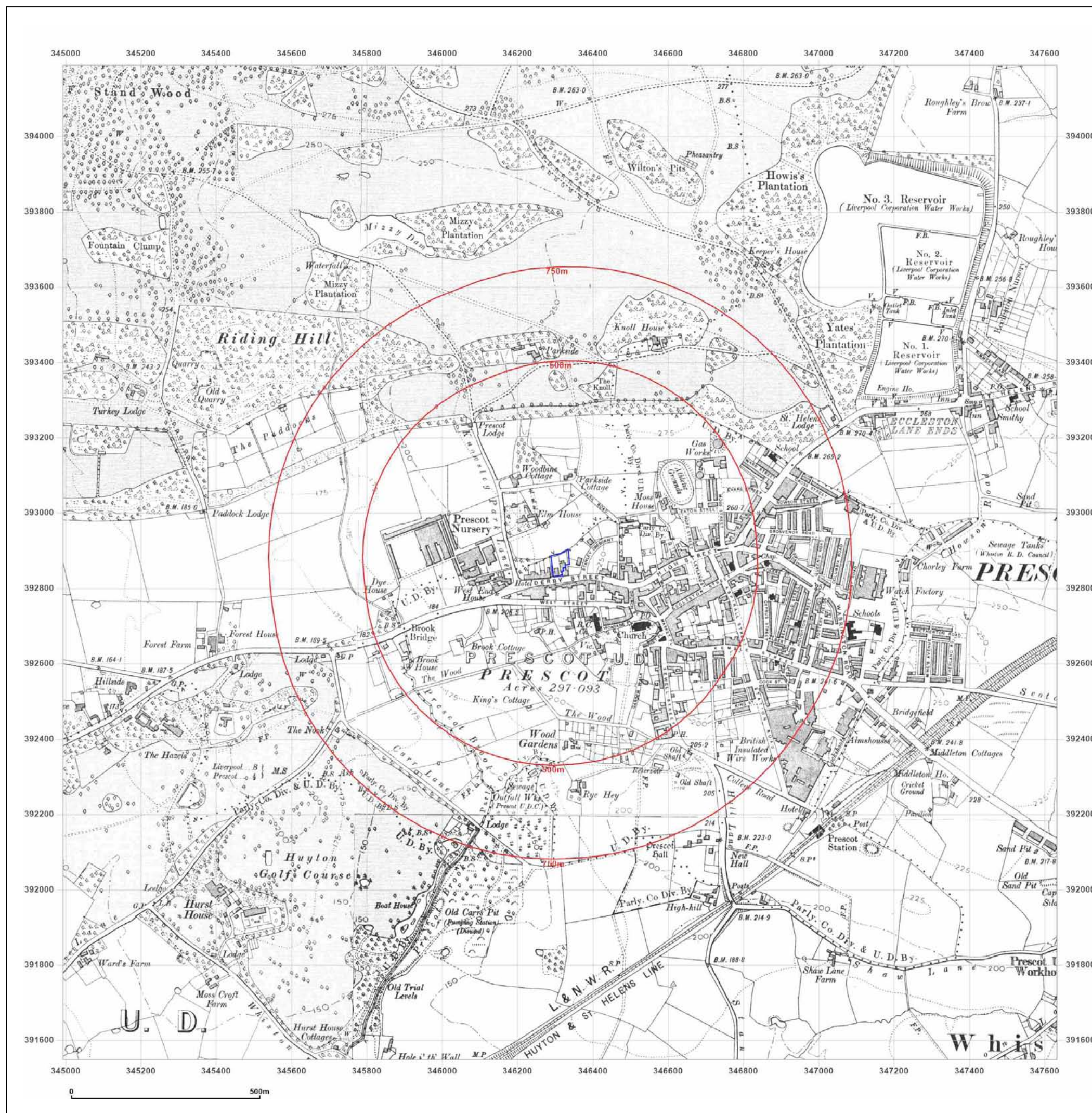


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Production date: 28 July 2021

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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1906
Edition N/A
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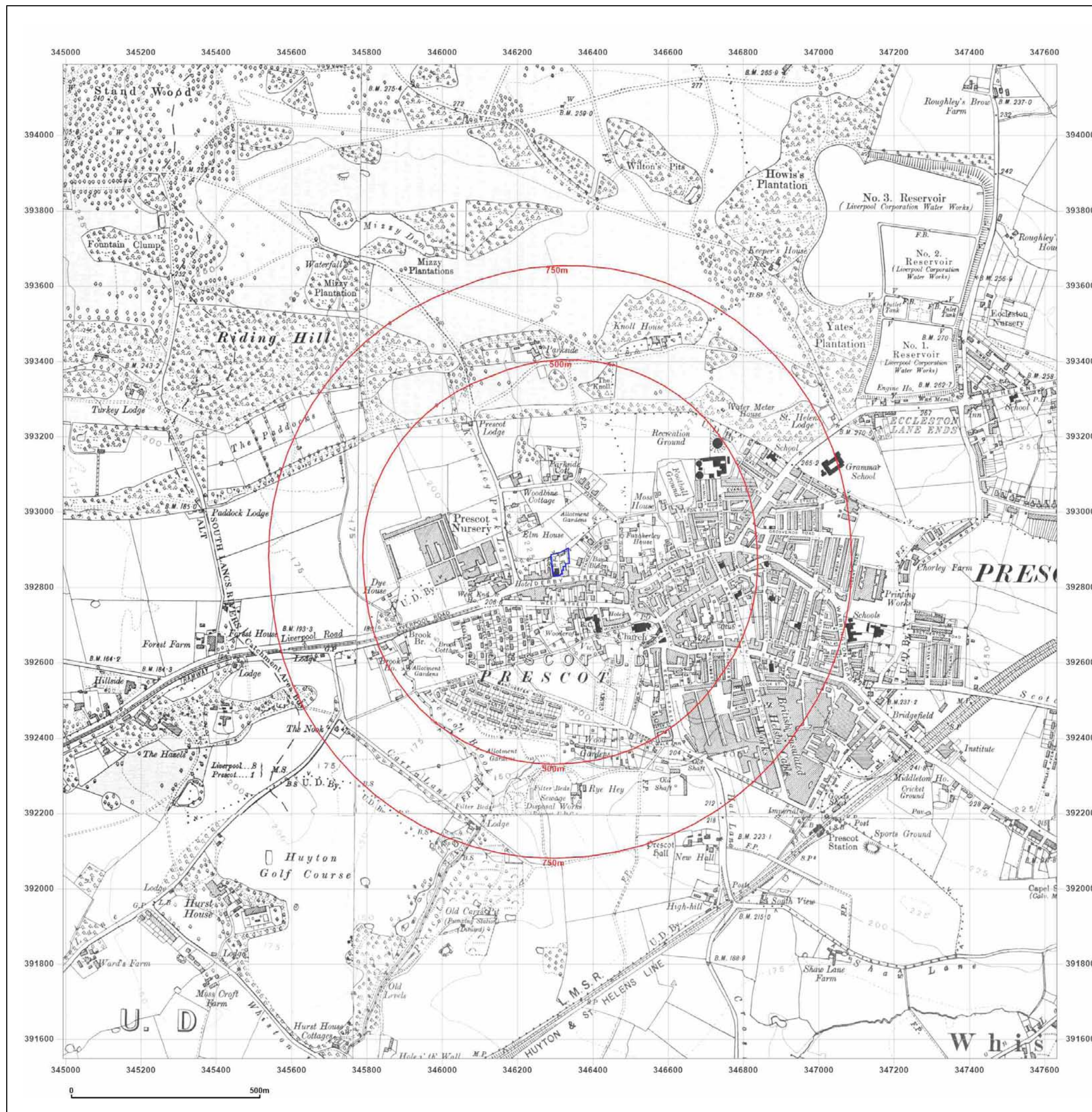


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Production date: 28 July 2021

Map legend available at:
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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1847
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1846
Revised 1925
Edition N/A
Copyright N/A
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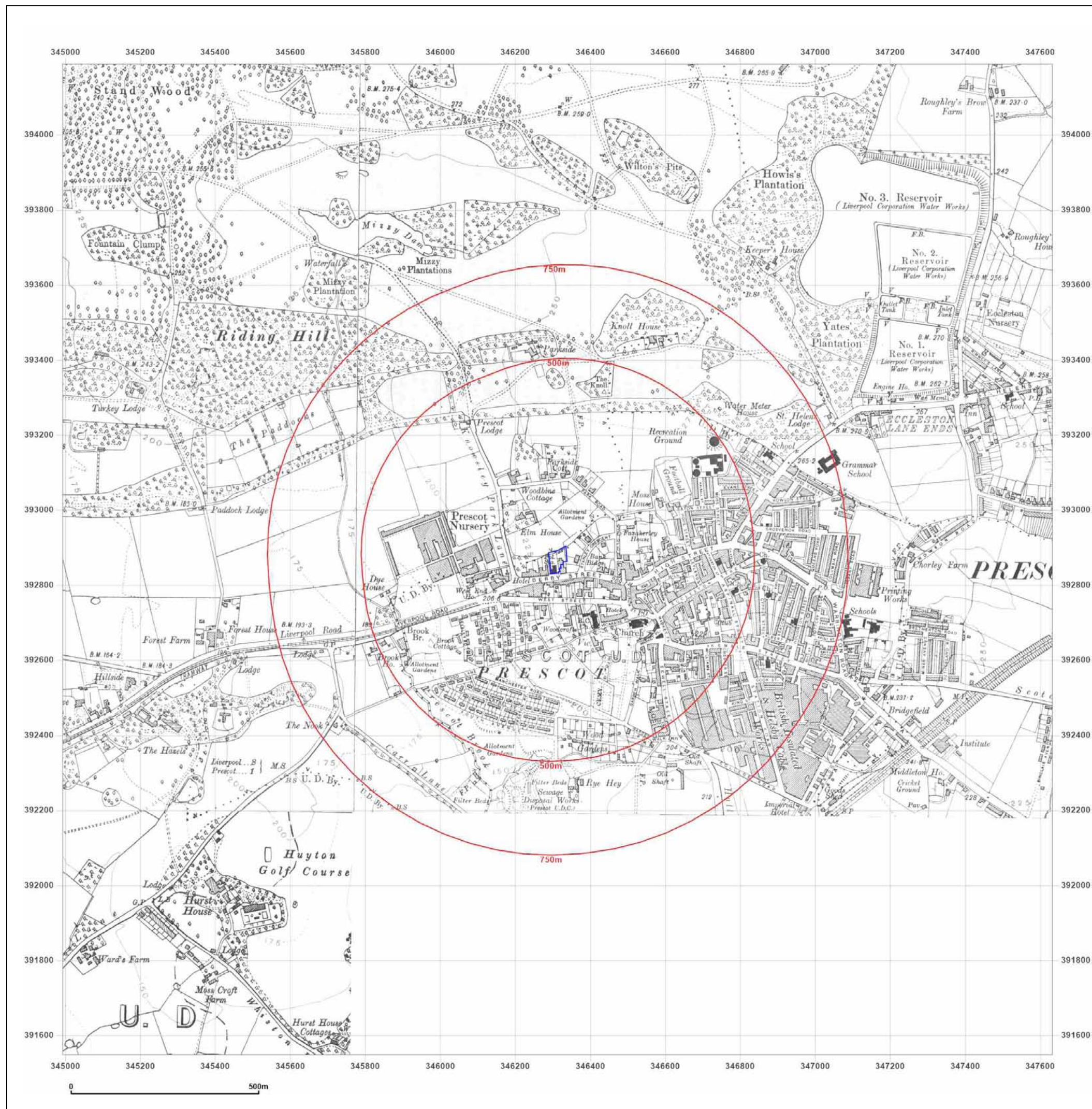


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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1847
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A



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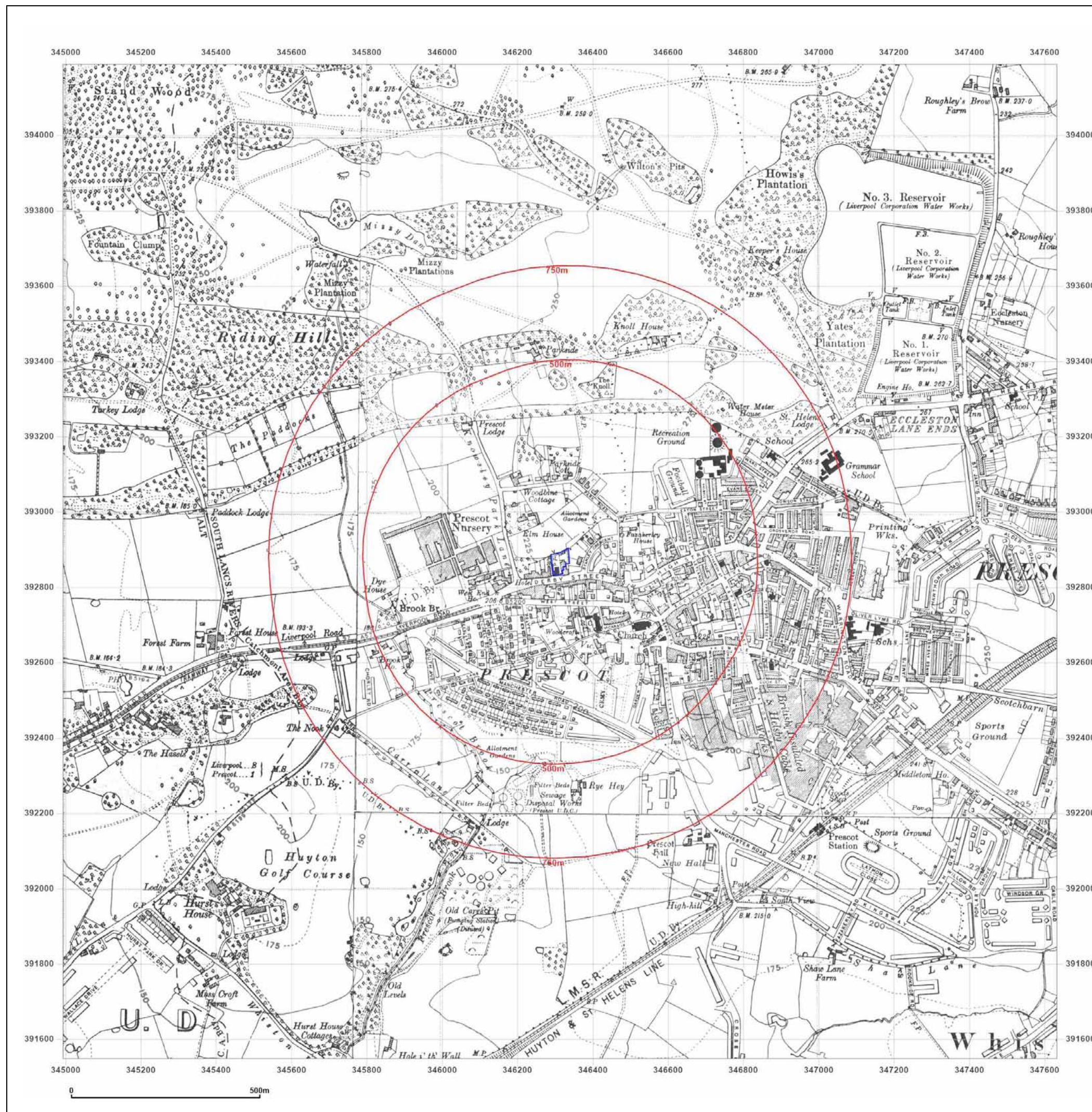


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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1847
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1846
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A



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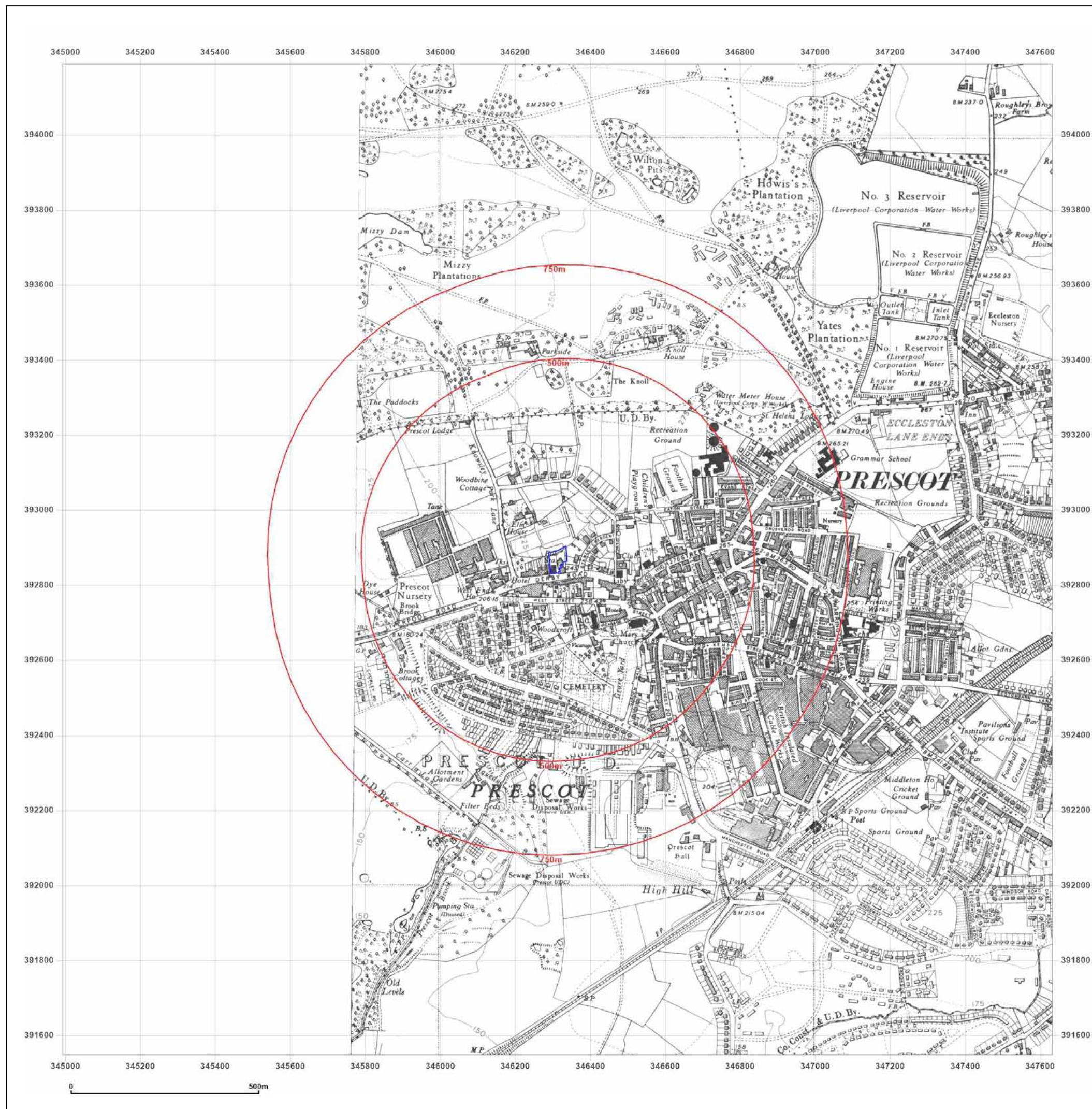


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Production date: 28 July 2021

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Site Details:

Prescot Police Station, L34 3LG

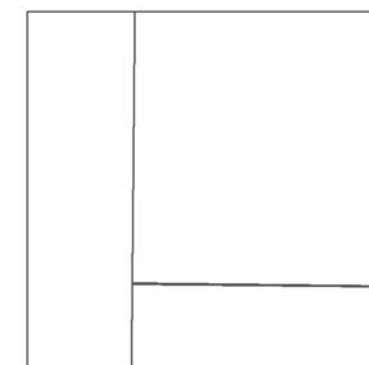
Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: County Series

Map date: 1947-1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1846
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A



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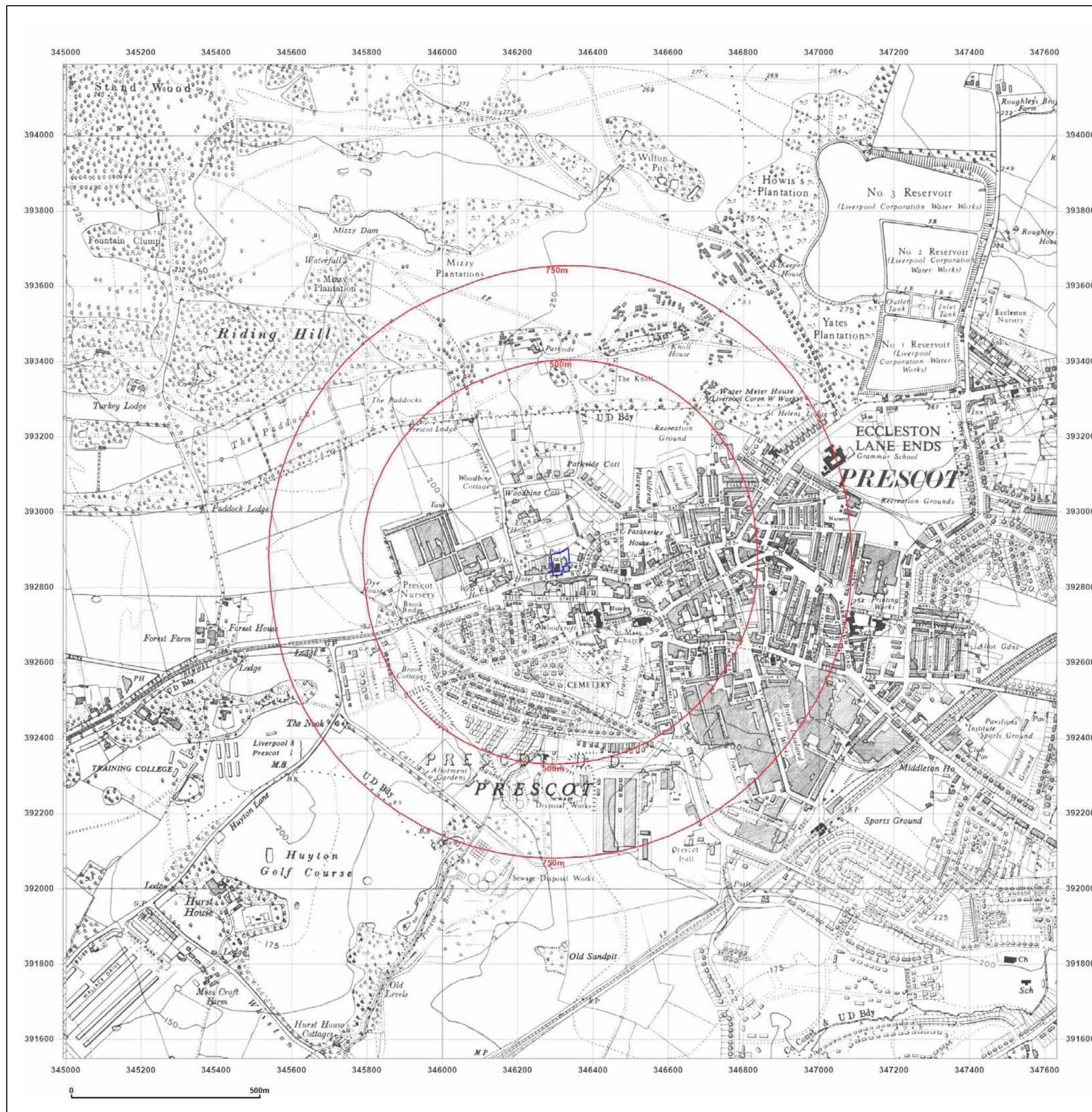


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Site Details:

Prescot Police Station, L34 3LG

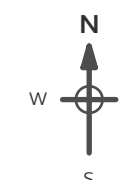
Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1954
Revised 1955
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1947
Revised 1955
Edition 1956
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Site Details:

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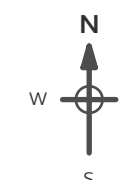
Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: Provisional

Map date: 1965-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
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Levelled N/A



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Site Details:

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Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1978
Edition N/A
Copyright 1978
Levelled 1964



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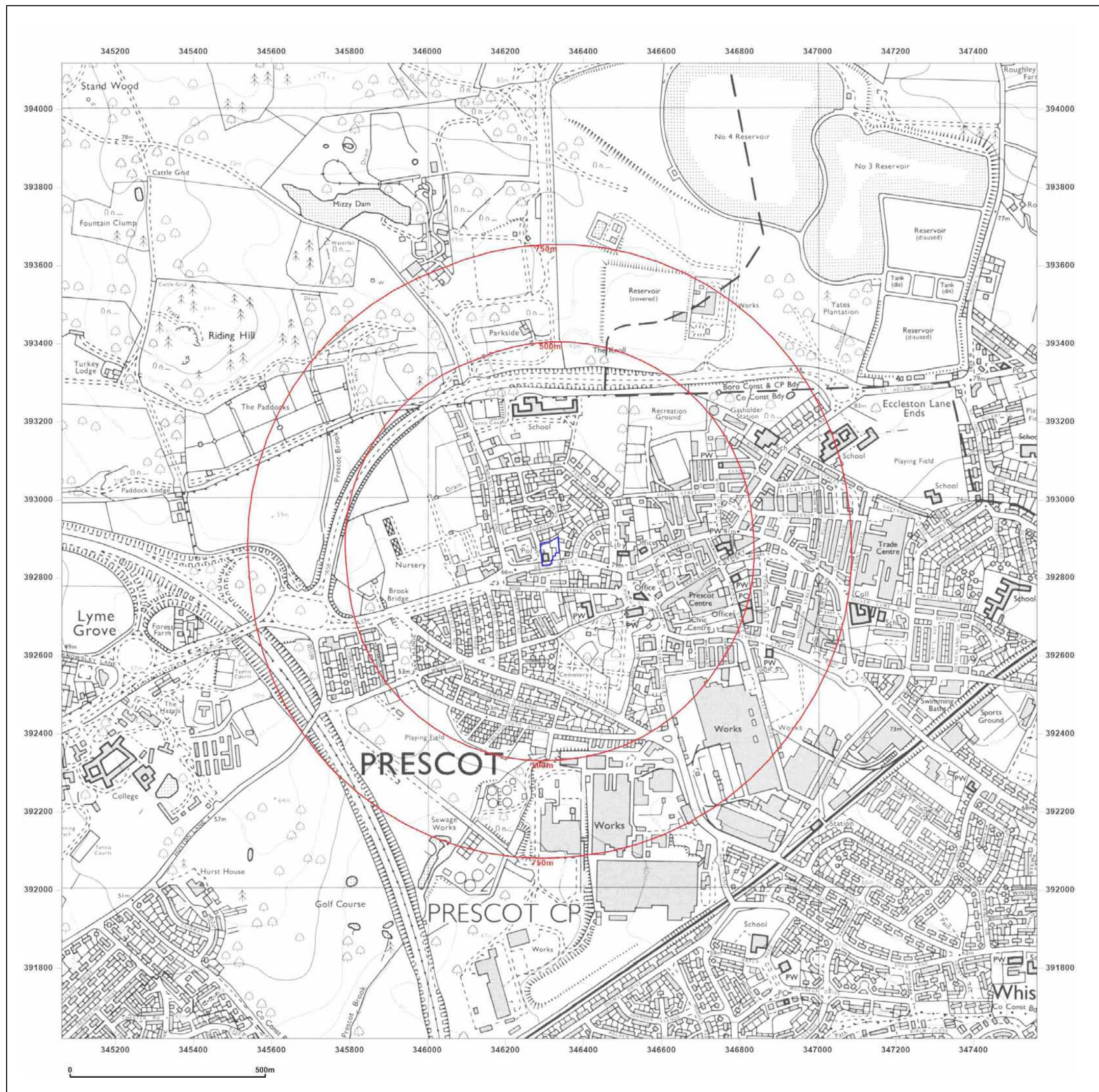


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Site Details:

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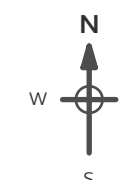
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Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A



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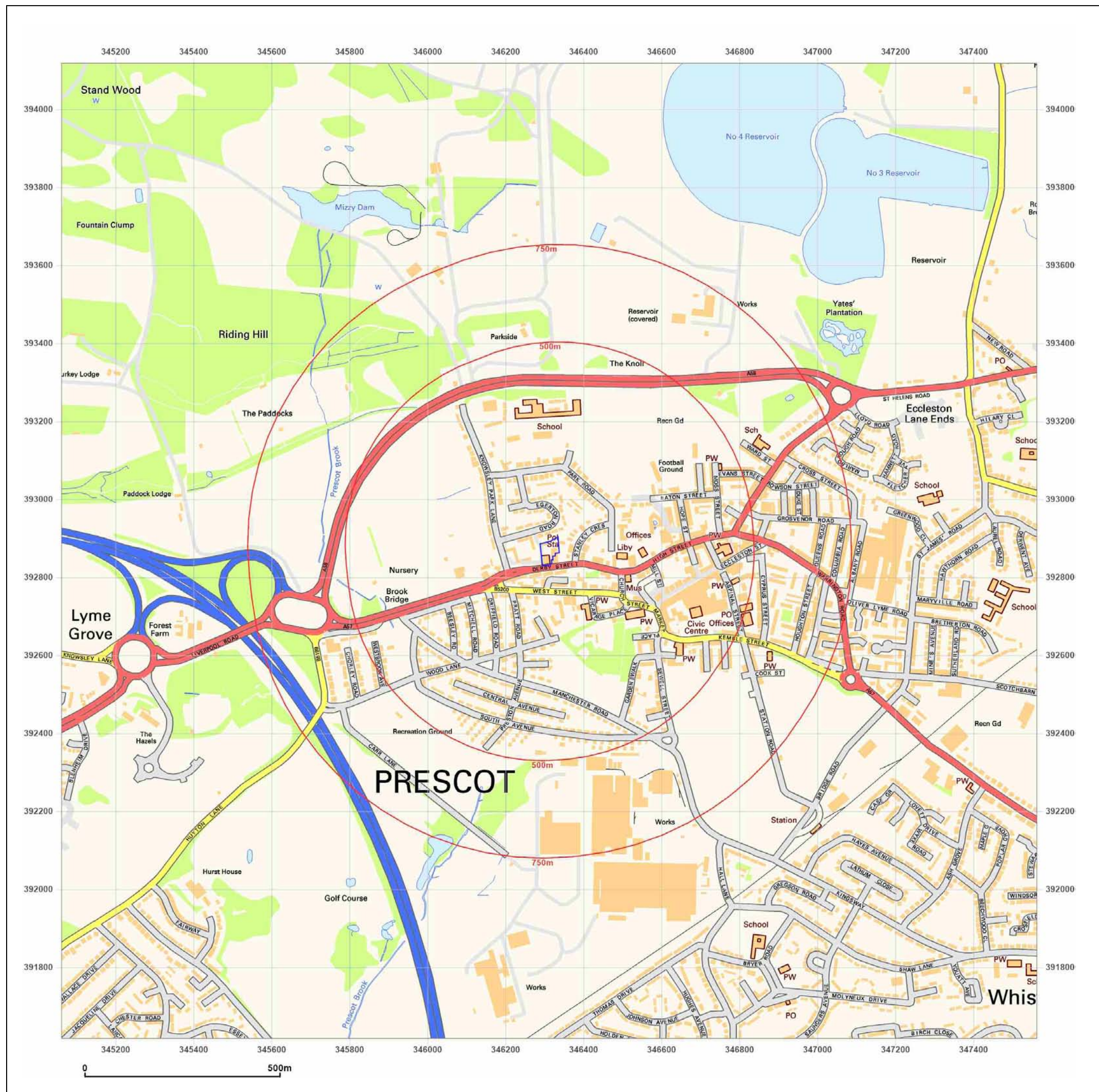


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Production date: 28 July 2021

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Site Details:

Prescot Police Station, L34 3LG

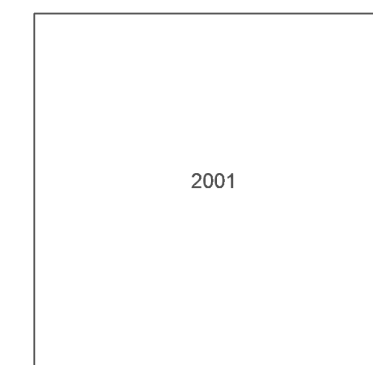
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Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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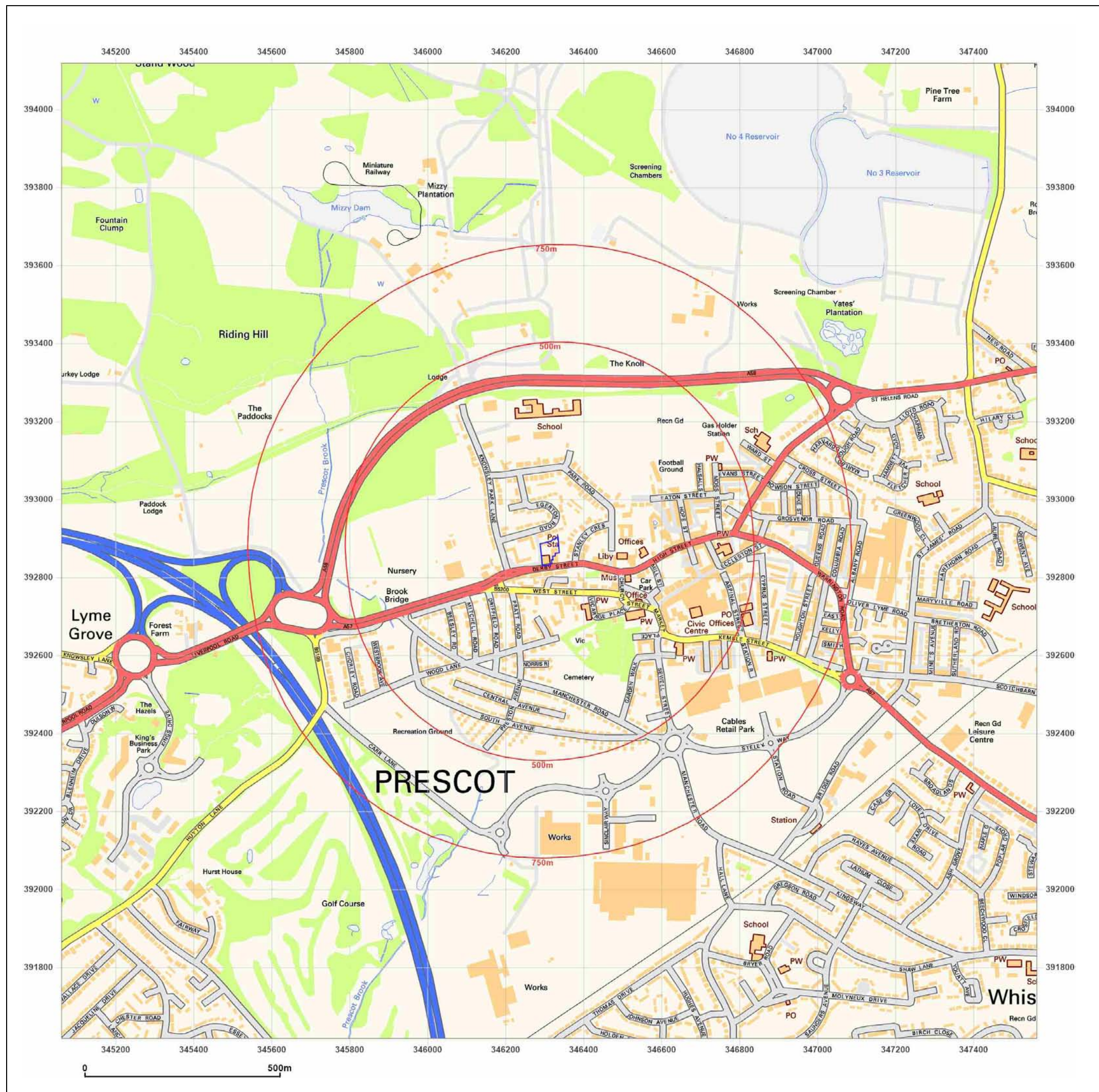


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Site Details:

Prescot Police Station, L34 3LG

Client Ref: 4165
Report Ref: CMAPS-AAG-980046-4165-280721HIS
Grid Ref: 346312, 392868

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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APPENDIX C: NOTES ON LIMITATIONS

Notes on Limitations For Geoenvironmental and Geotechnical Consultancy Services

General

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The findings and opinions provided in this document are made in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined in this document.

The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. In particular, seasonal groundwater levels, with the effects of precipitation, may affect the conditions found during the investigation. The report should be read in conjunction with the further Notes on Limitations included in Appendix A.

Where opinions expressed in this report are based on current available guidance and legislation, no liability can be accepted by CC GEOTECHNICAL LTD for the effects of any future changes to such guidelines and legislation. Additional information, improved practices, new guidance, changes in legislation, or amendments to design proposals, may necessitate this report having to be reviewed in whole or in part after that date. Opinions and interpretations are not accredited by UKAS.

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1. the consequences of this document being used for any purpose or project other than for which it was commissioned and/or
2. the consequences of use of this document by any party with whom an agreement has not been executed.

Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of a Phase 1 Desk Study report comprises a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in a Desk Study report have been dictated by finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL LTD reserves the right to review such information and to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Factual Ground Investigations

The investigation of the site has been carried out in accordance with the scope and specification instructed by the Client. No interpretations of the data generated by the investigation have been provided or implied. The exploratory holes undertaken in this commission, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. Conditions may exist on the site which have not been detected by the works undertaken. Furthermore, the number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered.

Interpretative Phase II Environmental Audits

The investigation of the site has been carried out with the intention of providing sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated to potential human targets, building materials, the environment (including adjacent land), and surface and groundwater.

The amount of exploratory work and chemical testing undertaken may have been restricted by factors including inter alia the Clients budget, the available timescale, access to all parts of the site, the existence of buried services etc., and where this is the case, a more comprehensive investigation may be required if the site is to be redeveloped, since a number of important engineering and environmental issues may need further assessment.

For those reasons, if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

It must be borne in mind, that the exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

Geoenvironmental Ground Investigations

The investigation of the site has been carried out within the constraints of Client budget, available timeframe, access to all parts of the site, the existence of buried services and a more comprehensive investigation may be required to provide sufficient information regarding the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions, to formulate a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to the site remediation, these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal, weather, or other effects.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations and no liability can be accepted for the retrospective effects of any future changes or amendments to these values.