



**GROUND STABILITY REPORT**  
McDonald's Cowpen Road, Blyth Industrial Estate,  
Northumberland (store 1174)

Prepared for: McDonald's Restaurants Ltd  
Issue 1: 8 October 2013  
Ref: MD4130615/KJ/001

## Document History

Issue	Date	Description	Prepared By	Checked By
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## **1.0 Introduction**

- 1.1 The report has been commissioned by McDonald's Restaurant Ltd in connection with a new planning application. This application relates to the construction of a new side by side Drive Thru lane.
  
- 1.2 The potential for subsidence due to the historic coal mining activity is reviewed and conclusions drawn as to the necessary actions to be taken.

## **2.0 Existing Building and Proposed Works**

- 2.1 The existing restaurant which was built in the mid 1990's is a lightweight steel framed structure.
- 2.2 The new side by side Drive Thru lane is to be constructed including the necessary adjustments to the adjoining car parking and new external signage.

### **3.0 Ground Conditions**

- 3.1 The geological map of the area indicates that the superficial geology is Devensian Till and that the bedrock is sandstone, mudstone and siltstone of the Pennine middle coal measures.
- 3.2 The report from the Coal Authority records that according to their records, the property is within the zone of likely physical influence on the surface from past underground workings. However, they are at least 110m below ground level and were last worked in 1960. Any ground movement from these coal workings should have stopped by now. The property is in an area where the Coal Authority believe there is coal at or close to the surface and that this coal may have been worked at some time in the past.
- 3.3 The property is not in the likely zone of influence of any present underground methods or for which a licence has been granted to remove or otherwise coal using underground methods.
- 3.4 Additionally, the property is in an area that is not likely to be affected at the surface from any planned future workings.

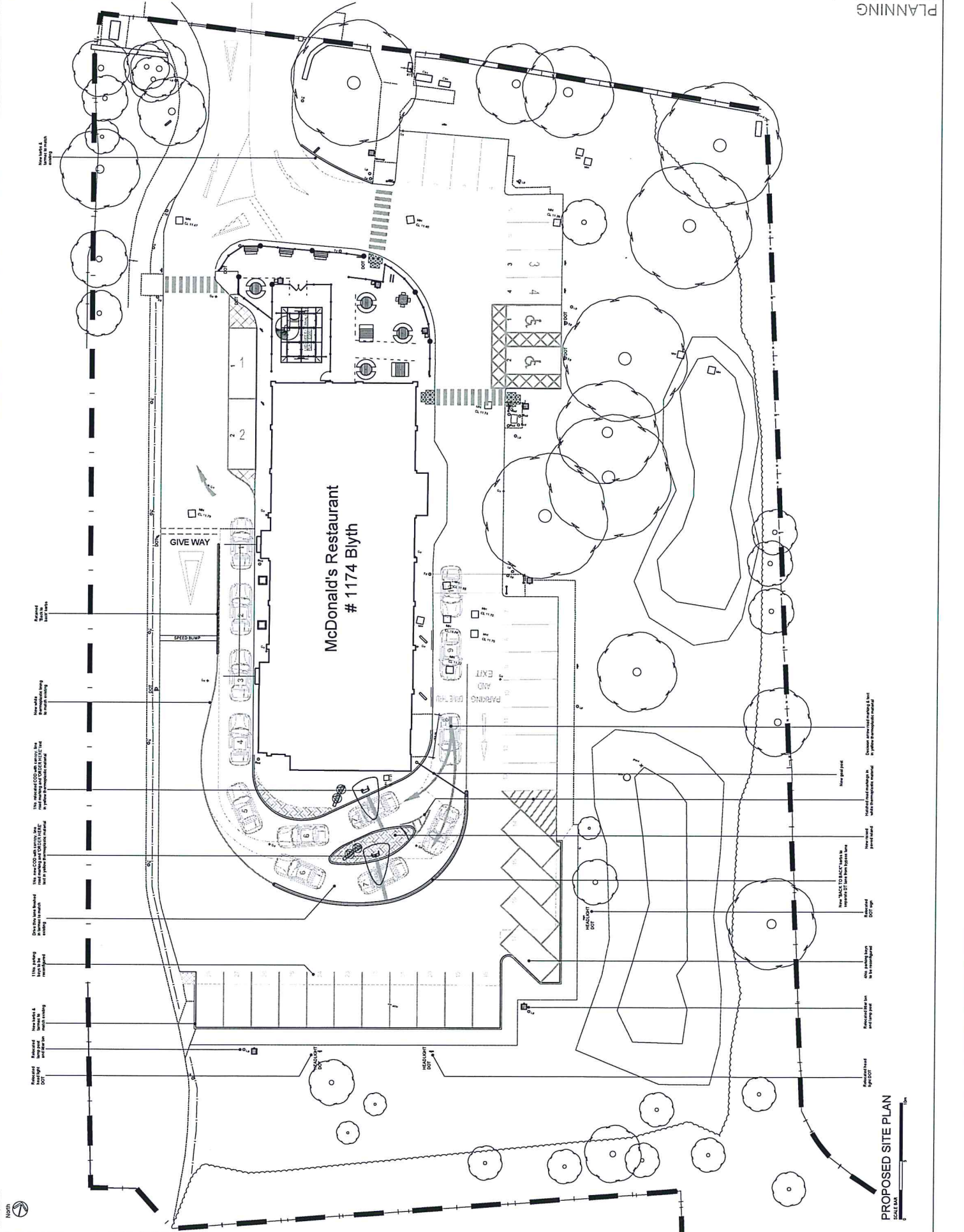
#### **4.0 Conclusions**

- 4.1 The information on the ground conditions would indicate that the risk of subsidence from historic mining activity or other causes is very low. In addition, the only construction proposed is a modification to the external pavings.

## Figures



  	<p><b>NOTE</b> All Drainage &amp; services to be checked by others.</p>
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North

PROPOSED SITE PLAN  
SCALE BAR  
0 10m

PLANNING  
 MCDONALD'S RESTAURANT #1174 BLYTH  
 1174 BLYTH RD  
 BLYTH, ONTARIO  
 DATE: 2014-05-14  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO: 1174

## Appendices

**Appendix A**  
**Coal Report**

# The COAL AUTHORITY

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
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UNIT 5/7 EAGLE WAY  
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DEVON  
EX2 7HY**

Our reference: **51000379328005**  
Your reference: **49744817\_2|**  
Date of your enquiry: **04 October 2013**  
Date we received your enquiry: **04 October 2013**  
Date of issue: **04 October 2013**

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

## **Non-Residential Coal Authority Mining Report**

**SITE AT MCDONALDS RESTAURANTS LTD, 334 COWPEN ROAD, BLYTH INDUSTRIAL  
ESTATE, BLYTH, NORTHUMBERLAND,**

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

Coal mining	See comments below
Brine Compensation District	No

### ***Information from the Coal Authority***

#### **Underground coal mining**

##### **Past**

The property is in the likely zone of influence from workings in 6 seams of coal at 110m to 230m depth, and last worked in 1960.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

##### **Present**

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

##### **Future**

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

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

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



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

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

### **Mine entries**

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

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

### **Coal mining geology**

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

### **Opencast coal mining**

#### **Past**

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

#### **Present**

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

#### **Future**

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

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

### **Coal mining subsidence**

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

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

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

### **Mine gas**

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

### **Hazards related to coal mining**

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

### **Withdrawal of support**

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

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

### **Working facilities orders**

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

### **Payments to owners of former copyhold land**

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

### **Comments on Coal Authority information**

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

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

### ***Information from the Cheshire Brine Subsidence Compensation Board***

The property lies outside the Cheshire Brine Compensation District.

### ***Additional Remarks***

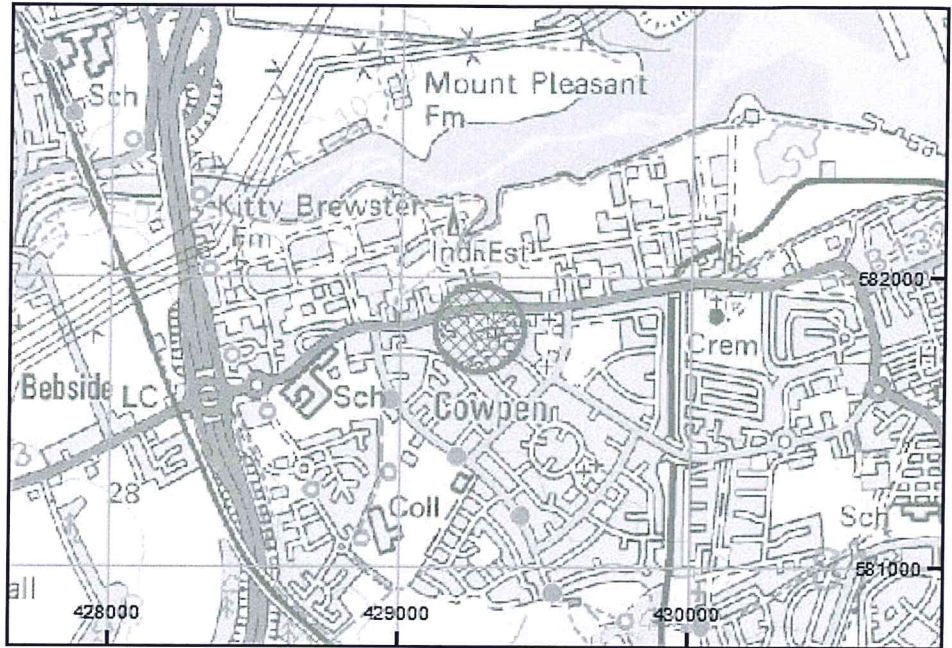
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### Location map



Approximate position of property



### Enquiry boundary

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### Key

Approximate position of enquiry boundary shown

