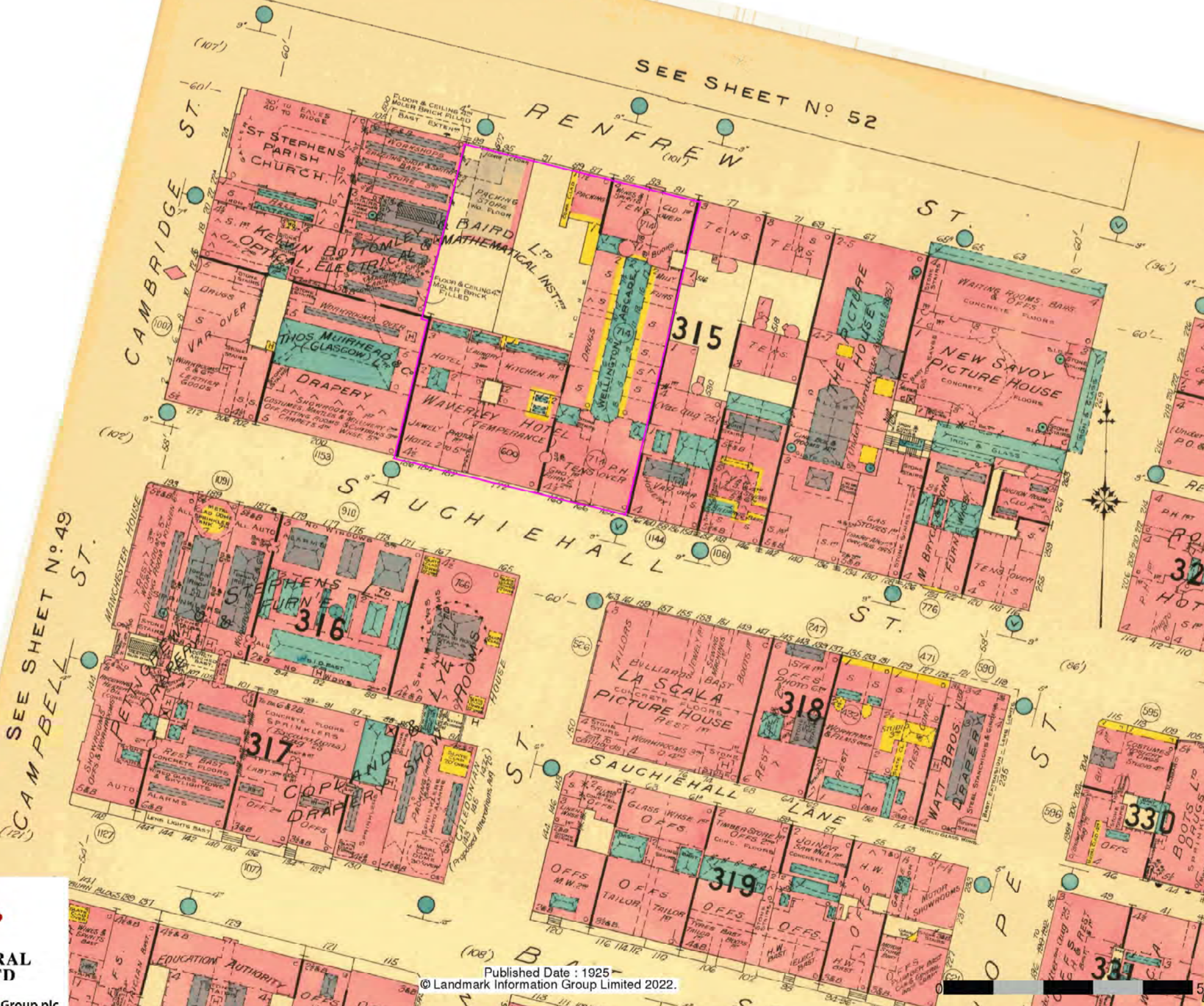


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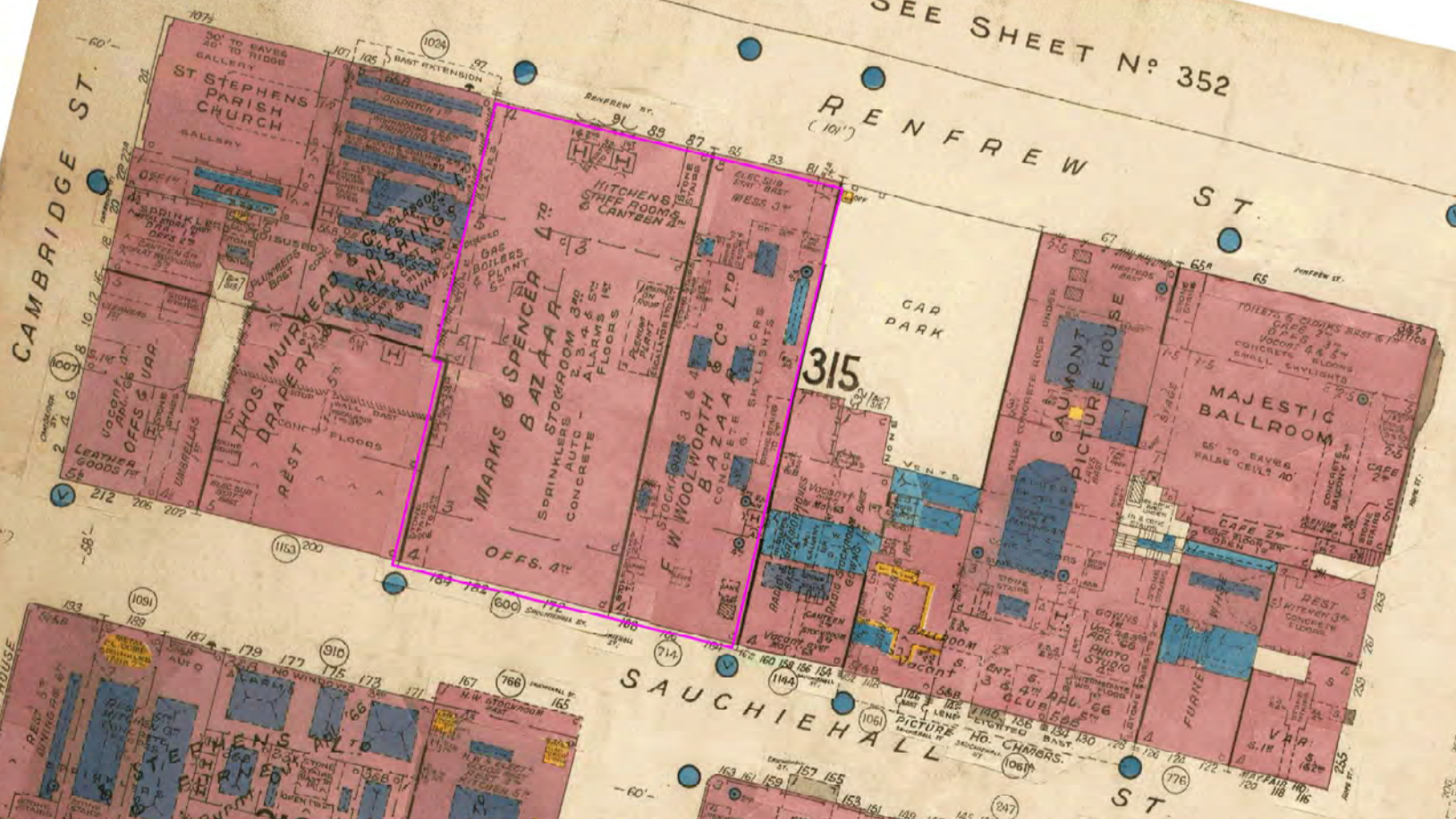


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The Coal
Authority

CON29M

coal mining report

MARKS & SPENCERS, 172 SAUCHIEHALL STREET, GLASGOW, GLASGOW CITY
G2 3EE



Known or potential coal mining risks

Future underground coal mining

Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **541856**
Our reference: **51002966963001**
Date: **25 February 2022**

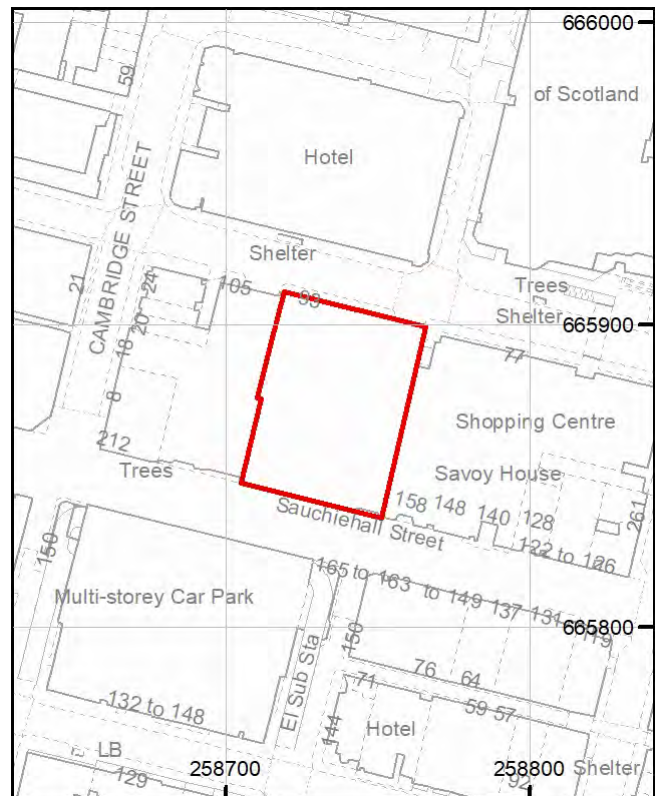
Client name:
STRUCTURAL SOILS LIMITED

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

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

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9 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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

12 Withdrawal of support

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.

13 Working facilities order

The property is not in an area where 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.

14 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

Jonathan Evans
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Frodsham
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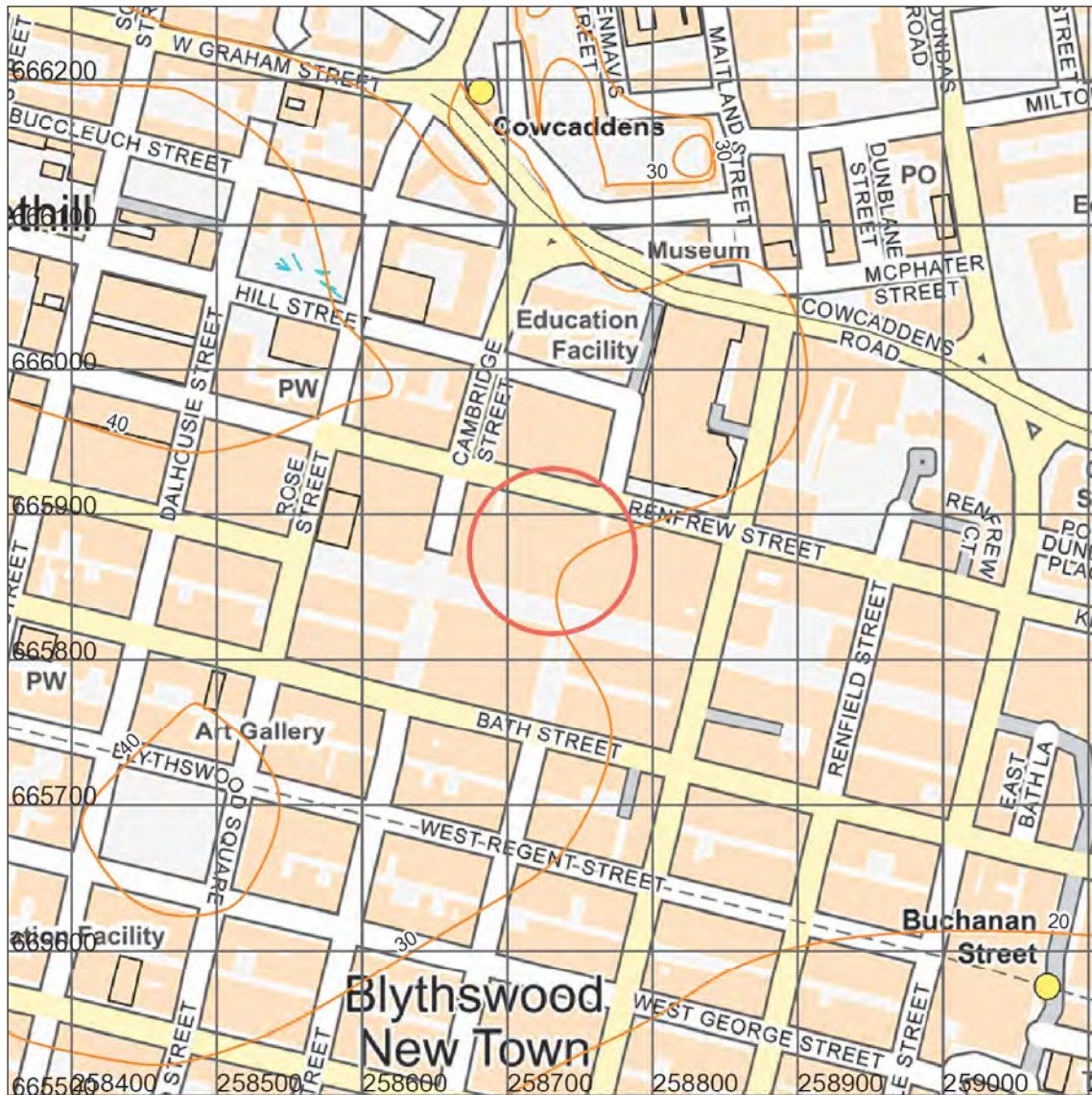
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *BGS_325156/32722*

Client reference: 541856 - Sauchiehall Street, Glasgow

Search location



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Search location indicated in red

Area centred at: 258731,665875

Radius of site area: 57 metres

Radon Report: UK

When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations for England, Wales, Scotland and Northern Ireland require that protective measures are taken against radon entering the building.

This report provides information on whether radon protective measures are required. Depending on the probability of buildings having high radon levels, the Regulations may require either:

1. No protective measures
2. Basic protective measures
3. Full protective measures

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2015 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

Is the property in an area where radon protective measures are required for new buildings or extensions to existing ones as described in publication BR211 (2015 edition) Radon: Guidance on protective measures for new buildings?

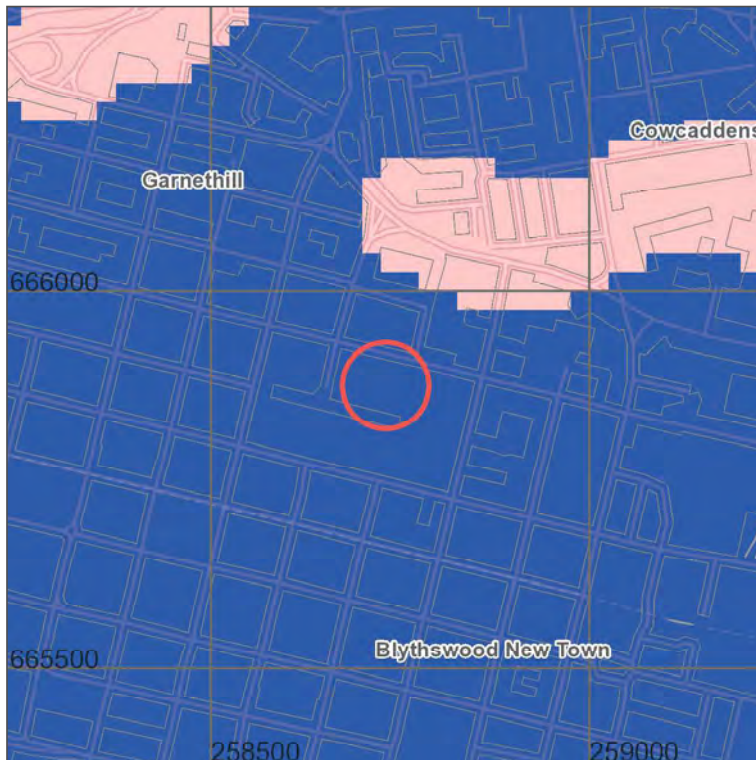
NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

More details of the protective measures required are available in *BR211 Radon: Guidance on protective measures for new buildings (2015 Edition)*. Additional information and guidance is available from the Building Research Establishment website (<http://www.bre.co.uk/radon/>).

Whether or not the radon level in a building is above or below the radon Action Level can only be established by having the building tested. The UKHSA provides a radon testing service which can be accessed at www.ukradon.org or by telephone (01235 822622).

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

Radon Affected Area



% Homes estimated to be at or above the action level
0-1%
1-3%
3-5%
5-10%
10-30%
30-100%

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 Scale: 1:10 000 (1cm = 100 m)
 Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be above the Action Level? NO

Additional Information

THE PROPERTY IS IN AN AREA WHERE LESS THAN 1% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL. THE PROPERTY IS NOT IN A RADON AFFECTED AREA.

The UKHSA recommends a radon 'Action Level' of 200 Becquerels per cubic metre of air (Bq m^{-3}) for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the Action Level the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level at this location. Being in an Affected Area does not necessarily mean there is a radon problem in the property; the only way to find out whether the radon level is above or below the Action Level is to carry out a radon measurement.

The UKHSA advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated. Householders with levels between the Target Level (100 Bq m⁻³) and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. The UKHSA provides a validated radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas: Do records indicate that the property is in a “Radon Affected Area” as identified by the UKHSA. The data can also be used to advise house buyers and sellers in Scotland and Northern Ireland.

If you are buying a new build property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

If you are buying a currently occupied property in a radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and if the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from the UKHSA at www.ukradon.org.

What is radon?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**. BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com

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Tel: 0131 6671000
Email: enquiry@bgs.ac.uk

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Report issued by
BGS Enquiry Service



Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	Structural Soils Limited
Project	172 Sauchiehall Street, Glasgow
Site Address	Marks & Spencer, 172 Sauchiehall Street, Blythswood Hill, Glasgow, Scotland, G2 3EE
Report Reference	PA15197-00
Date	01/03/22
Originator	AH

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at 172 Sauchiehall Street site in Glasgow. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence’s extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.


The assessment directly follows CIRIA C681 guidelines “Unexploded Ordnance, a Guide for the Construction Industry”. The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense ‘first step’ in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely ‘no’ risk from UXO to a project.





Risk Assessment Considerations	
<p>Site location and description/current use</p>	<p>The site is located within the City of Glasgow, in Scotland.</p> <p>The most recent available satellite imagery dated 2019 shows the site to comprise a large multi-storey building, which is known to be occupied by Marks & Spencer. Renfrew Street and Sauchiehall Street bind the site to the north and south respectively, while additional multi-storey commercial properties lie to the east and west.</p> <p>The site is approximately centred on the OS grid reference: NS 58733 65873.</p> 
<p>Are there any indicators of current/historical military activity on/close to the site?</p>	<p>In-house records that have been consulted do not indicate that the site has seen any historical or current military use. No features such as WWII defensive positions, encampments, training areas or firing ranges are believed to have been located in the vicinity of the site. In addition, no information of ordnance being stored, produced, or disposed of within the proposed site boundary could be found.</p> <p>The closest Heavy Anti-Aircraft (HAA) battery was situated approximately 4.5km south-east of the site. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aerially delivered German bombs.</p>
<p>What was the pre- and post-WWII history of the site?</p>	<p>Pre-WWII OS mapping dated 1932-1934 (partial) and 1938, show the site to comprise several structures, including a <i>Hotel</i> in the south-west. The site's immediate environs are similar to those currently; it is bound by <i>Renfrew Street</i> in the north and <i>Sauchiehall Street</i> in the south, while mixed-use commercial properties lie east and west.</p> <p>Post-WWII OS mapping dated 1950 shows no evidence of structural change within the site boundary, though some clearance may have occurred to the east.</p>
<p>Was the area subject to bombing during WWII?</p>	<p>During WWII, the site was situated within the Burgh of Glasgow. According to official Home Office statistics, Glasgow sustained a very-low density of bombing with an average of 5.9 items dropped per 1,000 acres. This consisted of 194 HE (High Explosive) bombs, 30 parachute mines, and 6 oil bombs, culminating in 230 incidents in total across the 38,832 acres which formed the wartime burgh.</p> <p>No available evidence at this preliminary stage, including written records and bomb mapping held in-house, as well as online anecdotal evidence, indicates that the site or its immediate environs were bombed during WWII.</p>
<p>Is there any evidence of bomb damage on/close to the site?</p>	<p>A Corporation of Glasgow 'Map of Properties Damaged by Air Raids' records no bomb damage within the site boundary or in the local area.</p> <p>Post-war OS mapping dates 1950 indicates an area of structural clearance to the east of the site, next to the former Gaumont Cinema. No evidence has been found to suggest this was the result of bomb damage. Although this possibility cannot be completely discounted this is considered most likely to be the result of planned redevelopment.</p>





To what degree would the site have been subject to access?	Comprising various structures during WWII, access to the site area is anticipated to have been frequent throughout the war. This is particularly likely given the lack of evidence of any damage on site that may otherwise have obstructed access.
To what degree has the site been developed post-WWII?	It is unclear to what extent the site has been redeveloped since the end of WWII, with OS mapping indicating that the wartime structures remained until at least 1984. The risk of encountering UXO is considered to be mitigated at the locations of, and to the depths of post-war foundations and excavations.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII, the site was situated within the Burgh of Glasgow. According to official Home Office statistics, Glasgow sustained a very-low density of bombing with an average of 5.9 items dropped per 1,000 acres. Furthermore, no evidence was found within the bomb mapping and written records held in-house to indicate that the site and its immediate environs were bombed. Glasgow bomb damage mapping also does not record any damage to the site or structures in the vicinity.

Post-war OS mapping dates 1950 indicates an area of structural clearance to the east of the site, next to the former Gaumont Cinema. However, no evidence has been found to suggest this was the result of bomb damage. Although this possibility cannot be completely discounted, this change is therefore considered most likely to be the result of planned redevelopment.

Given the anticipated lack of damage, access to the structures on site is likely to have been frequent throughout WWII, with any potential UXBs expected to have been dealt with if they fell on site.

Recommendations

Given the findings of this preliminary report, the risk from UXO on site is not considered to be elevated above the background level for Glasgow. It is therefore recommended that **no further research** be undertaken for this site. Whilst it would be possible to conduct a Detailed UXO Risk Assessment to analyse local bombing records, it is not thought likely that the acquisition of such records would significantly alter the findings of this report.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.



It should be noted that although the risk from unexploded ordnance on this site has been assessed as low/minimal, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.

