



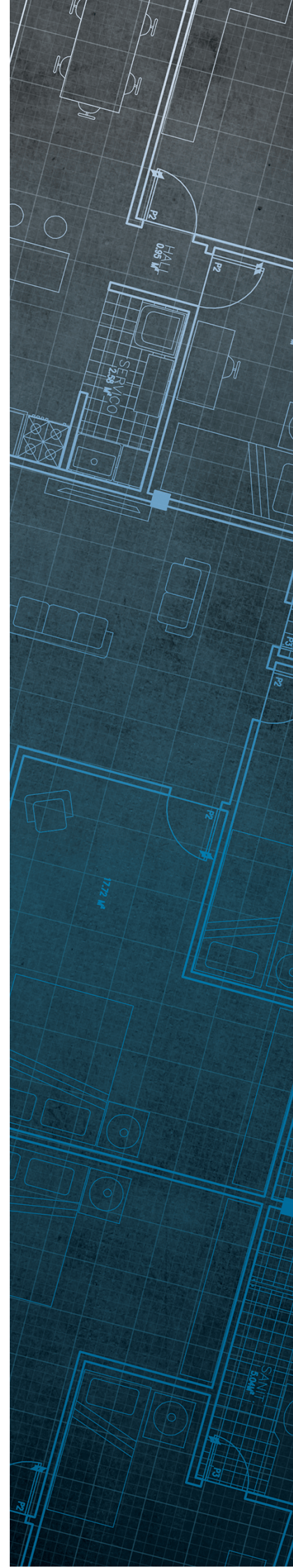
The Coal
Authority

Consultants Coal Mining Report

Centre Of Pond 71m From 1 Spring
View, Engine Lane 21m From
Unnamed Road, Ferrymoor Way,
Grimethorpe, Barnsley
South Yorkshire
S72 7BN

Date of enquiry: 5 October 2023
Date enquiry received: 5 October 2023
Issue date: 5 October 2023

Our reference: 51003381887001
Your reference: GS-JYS-7U8-ANB-FJA



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

GROUNDSURE LIMITED

Enquiry address

Centre Of Pond 71m From 1 Spring View, Engine Lane 21m From Unnamed Road, Ferrymoor Way, Grimethorpe, Barnsley South Yorkshire S72 7BN

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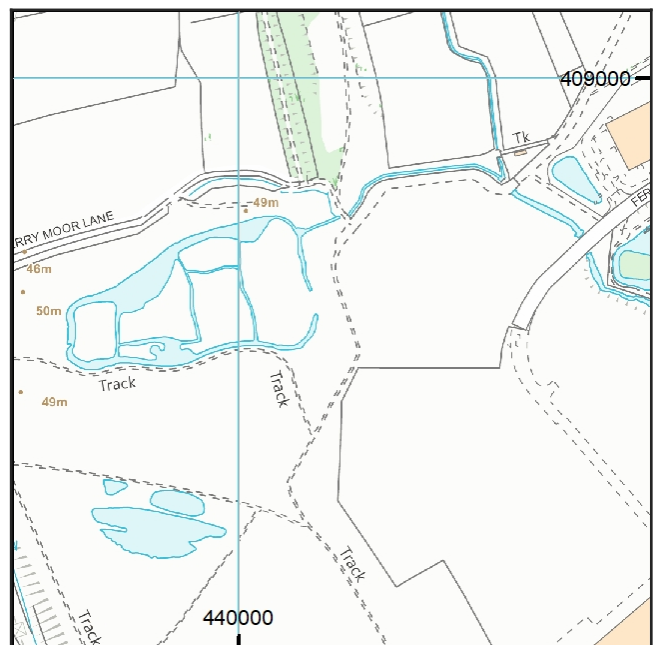
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Approximate position of property



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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
FERRYMOOR	SHAFTON	Coal	6KC1	36	Beneath Property	4.4	East	160	1950
SOUTH KIRKBY / FERRYMOOR	SHAFTON	Coal	64WS	39	Beneath Property	3.9	East	173	1966
FERRYMOOR	SHAFTON	Coal	6JG3	66	Beneath Property	4.0	East	173	1949
GRIMETHORPE	MELTONFIE LD	Coal	64WK	307	South-West	4.3	East	101	1971
GRIMETHORPE	WINTER	Coal	64WM	325	Beneath Property	3.5	East	114	1959
GRIMETHORPE	MELTONFIE LD	Coal	64WL	344	Beneath Property	3.0	East	112	1945
GRIMETHORPE	WINTER	Coal	6KC6	348	South	5.6	East	84	1956
GRIMETHORPE	BEAMSHAW LOW	Coal	64WP	353	Beneath Property	3.2	East	105	1945
GRIMETHORPE	MELTONFIE LD	Coal	6KC3	358	Beneath Property	3.3	East	112	1943
GRIMETHORPE	MELTONFIE LD	Coal	64XC	358	North-West	3.5	East	112	1945
GRIMETHORPE	MELTONFIE LD	Coal	6FGG	367	North	3.2	East	129	1944
GRIMETHORPE	MELTONFIE LD	Coal	64XD	367	North-West	7.1	East	127	1946
GRIMETHORPE	MELTONFIE LD	Coal	6KC2	373	South-East	3.1	East	132	1948
GRIMETHORPE	BEAMSHAW LOW	Coal	6KCF	376	Beneath Property	3.7	East	93	1943
DARFIELD	KENT THICK	Coal	G25	382	South-West	3.6	East	105	1985
DARFIELD	KENT THICK	Coal	F19	399	South	2.8	North-East	108	1982
GRIMETHORPE	BEAMSHAW LOW	Coal	6KCE	407	East	3.3	East	93	1937
DARFIELD	KENT THICK	Coal	F21A	413	South	3.9	North-East	108	1984
MONK BRETTON	BARNSLEY	Coal	64WX	449	Beneath Property	3.7	East	213	1900
MITCHELL	BARNSLEY	Coal	6JE4	472	South	2.4	North-East	237	1909
MONK BRETTON	BARNSLEY	Coal	6KD9	473	Beneath Property	3.7	East	170	1942
unnamed	BARNSLEY	Coal	6K0X	480	South	4.4	North-East	222	1900

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
MONK BRETTON	BARNSLEY	Coal	64XO	486	North	5.2	East	213	1966
GRIMETHORPE	BARNSLEY	Coal	64QX	502	North-West	2.0	North-East	170	1929
GRIMETHORPE	BARNSLEY	Coal	64X1	503	Beneath Property	3.1	East	170	1941
WHARNCLIFFE	BARNSLEY	Coal	64XR	507	North	7.4	East	170	1909
GRIMETHORPE	BARNSLEY	Coal	6KD7	509	Beneath Property	2.3	North-East	170	1940
GRIMETHORPE	BARNSLEY	Coal	6JGB	510	Beneath Property	3.9	East	170	1929
GRIMETHORPE	BARNSLEY	Coal	6KDA	510	Beneath Property	4.1	East	170	1929
GRIMETHORPE	TOP HAIGH MOOR	Coal	64X2	525	Beneath Property	4.6	East	122	1935
GRIMETHORPE	TOP HAIGH MOOR	Coal	6JDU	535	South	4.2	East	122	1943
GRIMETHORPE	TOP HAIGH MOOR	Coal	6KC8	541	Beneath Property	3.0	East	122	1933
GRIMETHORPE	BARNSLEY	Coal	6JG9	543	South-East	3.7	North-East	170	1938
GRIMETHORPE	TOP HAIGH MOOR	Coal	6K0Q	549	South	3.0	East	122	1934
GRIMETHORPE	FENTON	Coal	64X5	667	South-West	3.6	East	190	1979
GRIMETHORPE	FENTON	Coal	R41	672	Beneath Property	4.1	East	190	1981
GRIMETHORPE	FENTON	Coal	6JDV	681	South	3.9	North-East	180	1978
unnamed	FENTON	Coal	6K0R	694	South	4.2	North-East	210	1978
GRIMETHORPE	FENTON	Coal	660E	695	South	3.6	North-East	210	1978
GRIMETHORPE	PARKGATE	Coal	6JE0	706	South	3.7	North-East	118	1943
GRIMETHORPE	PARKGATE	Coal	64X7	713	Beneath Property	5.9	North-East	118	1942
GRIMETHORPE	PARKGATE	Coal	6KD4	717	Beneath Property	3.5	East	79	1938
GRIMETHORPE	PARKGATE	Coal	6KD3	737	Beneath Property	3.5	North-East	100	1940
GRIMETHORPE	FENTON	Coal	R169	755	North	3.3	East	180	1992
GRIMETHORPE	PARKGATE	Coal	64XU	761	North	3.2	East	112	1940
GRIMETHORPE	PARKGATE	Coal	6JG6	773	North	3.3	East	112	1950
GRIMETHORPE	FENTON	Coal	R168	775	North-East	2.9	East	200	1991
GRIMETHORPE	PARKGATE	Coal	6KD2	784	South-East	3.6	East	120	1929

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	439408-001	439712 408712		Coal	
Shaft	440408-008	440010 408397	has been filled to an unknown specification	Coal	
Shaft	440408-015	440039 408429		Coal	

Abandoned mine plan catalogue numbers

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

NE839	M135	NE159
16053	NE172	NE708
13347	16048	NE866

Our records show we have more plans than those shown above which could affect the enquiry boundary.

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
HIGH GATE	Coal	Yes	Within	N/A	22
SHAFTON	Coal	Yes	Within	N/A	213

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas 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

A damage notice or claim for alleged subsidence damage was made in April 1997 for FIELD OS 3200 HAZELDENE FARM ENGINE LANE, SHAFTON, BARNSELY, SOUTH YORKSHIRE. However, the claim was rejected.

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

There are a further 4 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

See Section 4 for further information.

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 in an area where notices to withdraw support were given in 1947, 1981 and 1987.

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

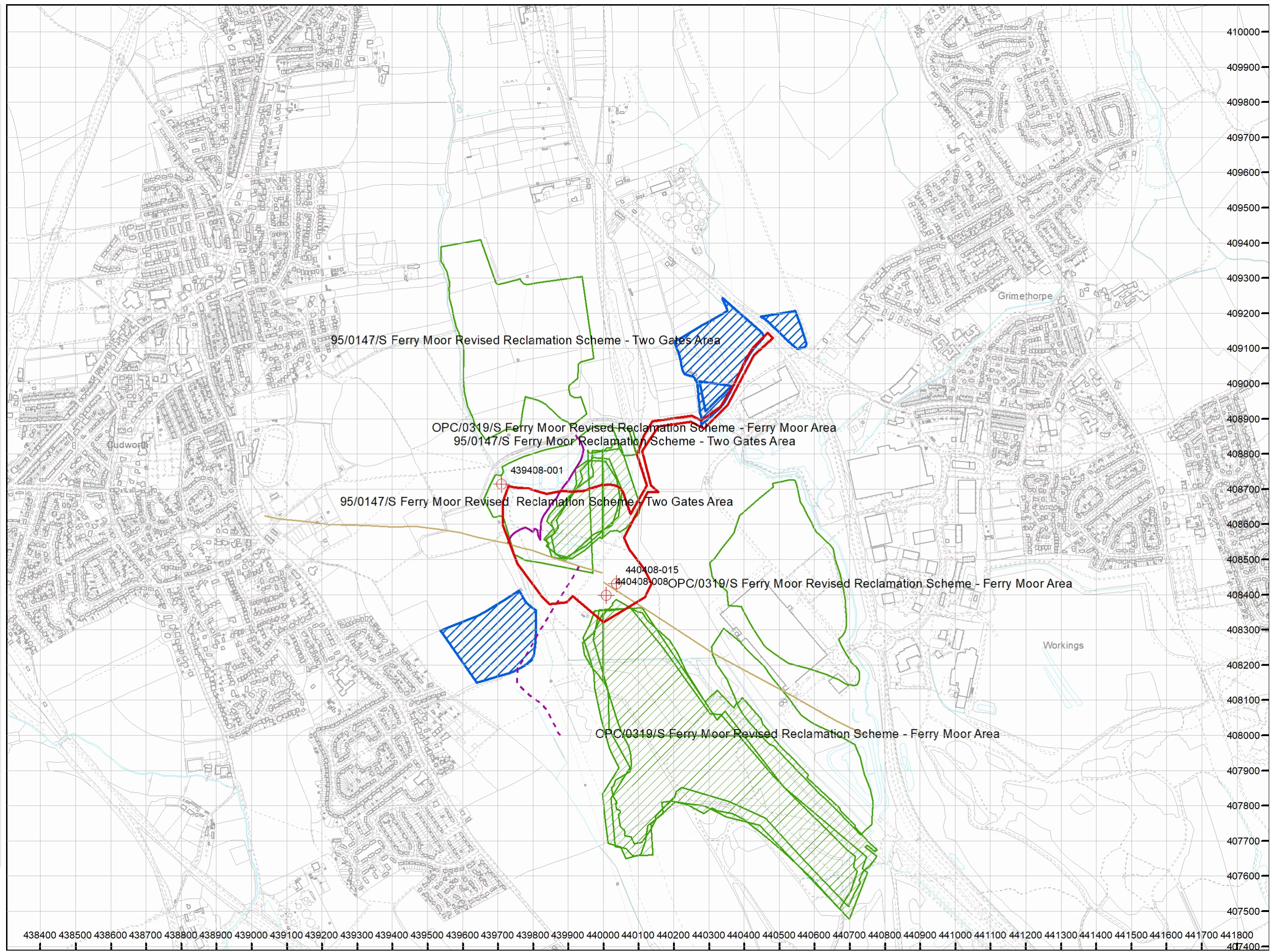
Payment to owners of former copyhold land

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

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Outcrop (Proven)
- Outcrop (Conjectured)
- Geological faults
- Opencast mine licence area
- Unlicensed opencast site
- Coal claim



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

APPENDIX E – UXO REPORT

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: S72 7BN,
Map Centre: 440457,408956



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

APPENDIX F – CIRIA C552 RISK METHODOLOGY

The following tables are derived from CIRIA C552 and have been used to define the risk rating presented in the Qualitative Risk Assessment matrix.

Classification of consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution (note; Water Resources Act contains no scope for considering significant pollution) of sensitive water resource. Catastrophic damage to building/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem. (Note the definitions of ecological systems within the Draft Circular on Contaminated Land DETR, 2000).
Medium	Chronic damage to human health ('significant harm', as defined In DETR, 2000). Pollution of sensitive water resources (note; Water Resources Act contains no scope for considering significant pollution). A significant change in a particular ecosystem, or an organism forming part of such an ecosystem. (Note the definitions of ecological systems within the Draft Circular on Contaminated Land DETR, 2000).
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm', as defined In DETR, 2000). Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures, and services.

Classification of probability

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollutant linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period that such an event would take place and is even less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.

Matrix of consequence against probability to gain a risk classification

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk