PROPOSED DWELLING

on

LAND AT
111 HIGHAM COMMON ROAD
BARNSLEY

For

MR GARY HANSON

Coal Mining Risk Assessment

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

It is proposed to construct a single dwelling on land at 111 Higham Common Road, Barnsley.

As part of the Town & Country Planning process The Coal Authority and South Yorkshire Mining Advisory Service have been consulted and the area is considered to have potential mining hazards and that an appropriate risk assessment is required.

Planning Policy Guidance 14 -Development on Unstable Land requires that it is demonstrated that the development will be safe.

2 THE SITE

The site is in on Higham Common Road in a well established residential

The site is currently occupied by a single dwelling abd associated outbuildings that has been vacant for a number of years. Town & Country Planning approval has been granted for a pair of detached houses. These works have commenced and the consent is extant.



3 GEOLOGY

The SYMAS report dated 22nd June 2014 was prepared in respect of a Building Regulations application ref 2014/09160/BR.

The findings conclude that there is a coal seam below the development at a shallow depth and there is a possibility that there may be associated shallow mine workings.

4 CONCLUSION

On the basis of the information available potential mining hazards exist and the risk is the potential for surface instability due to the possibility of unrecorded past shallow mine workings.

The potential for surface instability as a consequence of past workings close to the surface will be addressed by intrusive investigation using rotary probe drilling techniques to a recommended minimum depth of 12m, subject to Coal Authority permissions and approval. The aim of the investigation will be to determine , over the area of the development:

- The presence and depth of the coal seam(s)
- Integrity of the coal seam (evidence of past working)

Details of the investigation to be agreed with SYMAS, including position and depth of bore holes.