
SITE OF
SYCAMORE HOUSE
SYCAMORE LANE
HOYLANDSWAINE

For

Mr P. Murphy and
Ms M. Penrose

Coal Mining Risk Assessment

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

It is proposed to demolish the existing dwelling and to construct a new dwelling on the site.

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 lies within the residential areas of Hoylandswaine and the existing property is a three bedroom detached house. The property is believed to have been constructed around 1726 and is a former farm house. The site enjoys extensive views towards Selby and York. The property is within walking distance of the village amenities and local school and has public transport links.



VIEW OF THE EXISTING HOUSE FROM THE REAR

The site is situated on Sycamore Lane leading off Skinpit Lane.



3 GEOLOGY

The Coal Authority Report dated 21st May 2012 indicates that there may be coal near the surface that could have been worked in the past. and SYMAS plan indicate that the site lies within the defined Coal Mining Development Referral Area and potential issues may exist with regard to surface instability may exist as a result of past, unrecorded, shallow mine workings.

SYMAS records indicate that the Cumberworth Thin coal seam is likely to be at shallow depth below the site. The seal is believed to be 0.22m thick and underlain with 1.35m of fire clay. The clay and coal was worked in the Fell Lane mine approximately 1km to the ENE. This mine was abandoned in 1960.

4 CONCLUSION

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

However the likelihood of unrecorded workings being present beneath the site is very low and should a Building Regulations application be submitted, SYMAS

are likely to agree.

However should SYMAS consider it necessary, 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 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.

The Coal Authority Report is attached.