

RB Geotechnical

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Land to South of South View

Coal Mining Risk Assessment

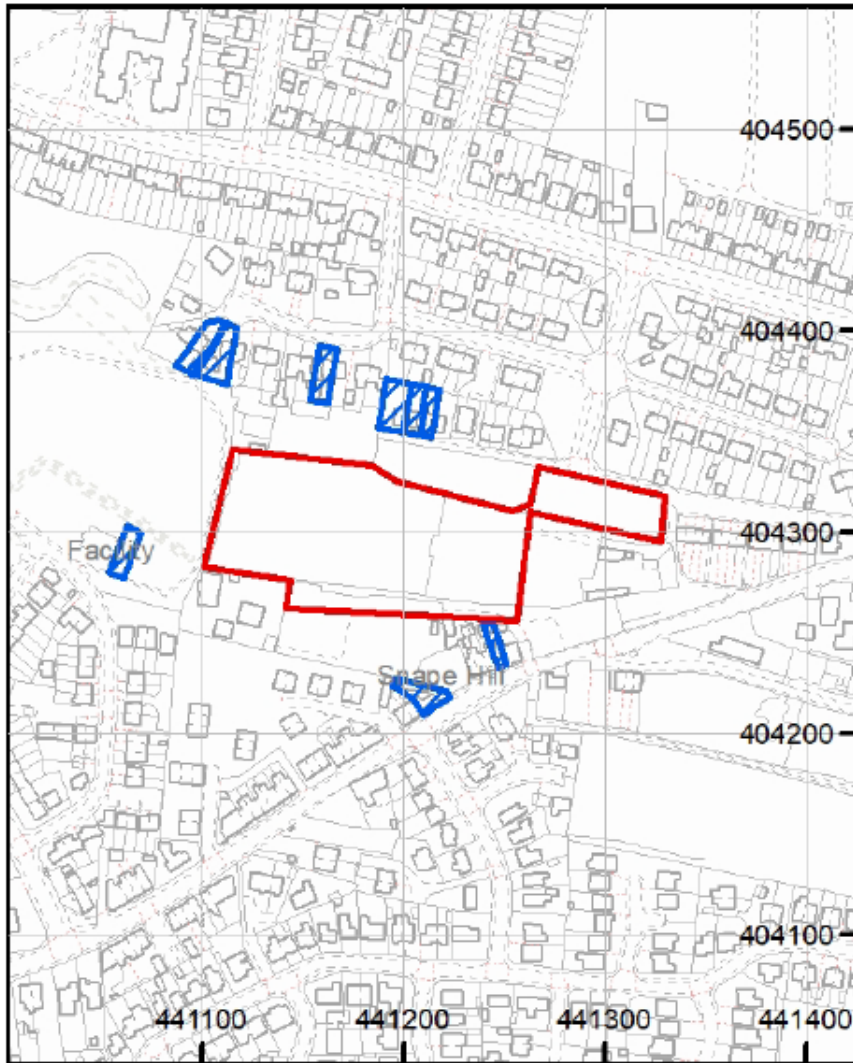
April 2025

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Report Title	Land to South of South View Coal Mining Risk Assessment	Site Address	Land off South View, Darfield, Barnsley, S73 9NA
Author	RB Geotechnical	Contamination / Geotechnical	Geotechnical
Work Stage	Coal Mining Risk Assessment	Report Date	April 2025
Brief Description of the Report Contents	A desk-based assessment on the risks posed by coal mining to the site and the proposed new development		

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Document Control

Project: Land South of South View Coal Mining Risk Assessment

Client: Mr J. Hughes

Job Number: RBG461

Prepared and Issued by Ross Blake BSc MSc FGS, Engineer. Signed:



Issue	Date	Status
001	April 2025	Final

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Appendix A - Coal Authority Mining Report

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Disclaimer

This report was produced by **RB Geotechnical** for Mr J. Hughes (The Client), for the specific purpose of a Coal Mining Risk Assessment for the planning application related to the proposed new residential development on the Land to South of South View in Darfield, Barnsley. This report may not be used by anyone else other than the client without their express permission. In any event, **RB Geotechnical** accepts no liability for any costs, liabilities or losses arising from the use of reliance upon the contents of this report by anyone other than the client.

1.0 INTRODUCTION

RB Geotechnical was commissioned by the client to carry out a Coal Mining Risk Assessment for the proposed new residential development on the Land to South of South View in Darfield, Barnsley, in order to assess the risk of possible unrecorded mining activities.

Terms and Conditions

Although every effort has been made to ensure the accuracy of the information contained herein, no checks have been carried out to ensure the accuracy of information obtained from third parties and no liability can be accepted for any errors or misinterpretation of the third-party information where it has been incorporated into this report.

This assessment is compliant with the latest Coal Authority Guidance from the Coal Authority Website, with this report structured as advised by this guidance. This report is concerned only with precautions related to potential mining issues.

Site Location and Description

The 1.39ha sized site, is occupied mainly by grass, with trees around the boundary and the remainder of occasional wooden barns and sheds. An old caravan is also present in the East of the site. The Southern third of the site is currently occupied by a gravelled driveway, and a lawned garden area. The National Grid Reference for the centre of the site is 441195, 404294.

Proposed Development

The client plans to construct up to 54 new residential dwellings across the site, each with private back gardens and driveways. The proposed development plan is shown in Appendix C.

Scope of the Coal Mining Risk Assessment

The purpose of this Coal Mining Risk Assessment is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- Use that information to identify and assess the risks to the proposed development, from coal mining legacy;
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development;
- Demonstrate to the Coal Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

2.0 SOURCES OF INFORMATION USED

The following information has been reviewed in this Risk Assessment, extracts from which are appended:

- A Coal Authority Coal Mining Report Dated 16th April 2025 – Appendix A; and
- Site Geological information obtained from the British Geological Survey Website (www.bgs.ac.uk). Map extract in Appendix B.

3.0 IDENTIFICATION AND ASSESSMENT OF SITE-SPECIFIC COAL MINING RISKS

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the listed sources above.

Coal Mining Issue	YES	NO	Comment
3.1 Underground Coal Mining (Recorded at shallow depths)		X	
3.2 Underground Coal Mining (probable at shallow depths)	X		No coal seams nearby, risk of mining beneath site deemed minimal
3.3 Mine entries (shafts and adits)		X	
3.4 Coal mining geology (faults and fissures)		X	
3.5 Record of past mine gas emissions		X	
3.6 Recorded coal mining surface hazard		X	
3.7 Surface mining (opencast workings)		X	

3.8 Coal at or Close to Surface which could have been mined in past	X		No coal seams mapped nearby; Risk deemed minimal
3.9 Coal Seam Directly Beneath Site/Adjacent to site		X	

3.1 Underground Coal Mining (Recorded at Shallow Depths)

Where Coal Mining has taken place at depths shallower than 30m below ground level, there is a risk of potential ground stability issues that could arise.

The Coal Authority Mining Report, included in Appendix A and the Coal Authority Interactive viewer, states that the site is not in an area of recorded shallow coal mine workings (workings shallower than 30m below ground level).

3.2 Underground Coal Mining (Probable at Shallow Depths)

An area of probable shallow coal mine workings is classified as a site that is in the Development High Risk Area, in which no records of mining exist, but where it is likely that workable coal may be present at shallow depths and could have been mined in the past.

The Coal Authority Interactive Viewer and the Coal Authority Coal Mining Report confirms that the site is situated within an area of probable shallow mine workings, however geological maps show the nearest coal seam as more than 1km from the site, so mining beneath the site is not deemed likely.

3.3 Mine Entries (Shafts and Adits)

The Mine Entry dataset is a set of data showing mapped mine entries and shaft dating back to as far as 1872.

The Coal Authority Mining Report included as Appendix A, shows no mine entry points situated within 20m of the site boundary.

3.4 Coal Mining Geology (Faults and Fissures and underlying Bedrock)

Faults and Fissures can result in ground instability, and pathways of ground gases and groundwater.

The site is mapped as being underlain by bedrock of the Pennine Middle Coal Measures, Mudstone, Siltstone and Sandstone in the South and the Mexborough Rock Sandstone in the North.

The Dearne Valley Fault is mapped running across the site, in a North West to South East direction, with the downfallen side to the North.

3.5 Records of Past Mine Gas Emissions

The Coal Authority Mining Report in Appendix A indicates that the site has no record of mine gas emissions that require action.

3.6 Recorded Coal Mining Surface Hazard

There are no recorded coal mining surface hazards noted.

3.7 Surface Mining (Opencast Mining)

Surface Mining Areas denote an area of coal that has been extracted using opencast surface excavations.

The Coal Authority Mining Report indicates that the site is not in an area of past or present opencast mining.

3.8 Coal at or close to the surface that could have been mined in the past

The site is in an area where coal is geologically mapped as being at or close to the surface and that could have been mined in the past, however no coal seams are mapped within 1000m of the site, so any coal encountered is likely to be minimal.

3.9 Coal Seam Directly Beneath/Adjacent to the Site

No coal seams are mapped within 1000m of the site boundary.

4.0 MITIGATION STRATEGY PROPOSED AND CONCLUSIONS

A very small section in the far South West corner of the site is mapped as being within an area of probable shallow mine workings and in a development high risk area. Upon inspecting geological maps, this section of the site is mapped as being underlain by the Pennine Middle Coal Measures, however the nearest coal seam is more than 1000m from the site boundary. Any coal present within the shallow soils and bedrock in this area is likely to be minimal and therefore not likely to have been an area of mine workings.

The Dearne Valley Fault is mapped across the site, so the presence of this feature may result in slightly different ground conditions either side of the fault and will need to be considered during foundation construction.

RB Geotechnical believe that the site is not at risk of being in an area which could be affected by historical mine workings, due to the lack of outcropping coal seams mapped nearby. The large fault running across the site could cause slightly difficult ground conditions in some areas of the site, but the risk of mine workings is deemed minimal.

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It would be prudent however to closely inspect the ground conditions (mainly in the area around the fault), to suitably design the foundations accordingly.

The Coal Authority Permission

Prior written permission from The Coal Authority is required for intrusive activities which will disturb or enter any coal seams, coal mine workings, or coal mine entries (shafts and adits). Further information on

The Coal Authority's permissions process can be found at:

www.coal.gov.uk/services/permissions/index.cfm

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APPENDIX A – COAL AUTHORITY MINING REPORT



The Coal
Authority

CON29M

coal mining report

LAND OFF SOUTH VIEW, DARFIELD, BARNSLEY, BARNSLEY, S73 9NA



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Coal mining subsidence	Page 5



Further action

These additional reports can give further detail on the risks identified:

- Subsidence claims 50m buffer report

For more information please see our [Further action reports](#) on page 10



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. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see [page 3](#) for further details on [Future development](#).

Your reference: **RBG461**
Our reference: **51003492406001**
Date: **16 April 2025**

Client name:
Ross Blake

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



The Law
Society

Enquiry boundary

Key

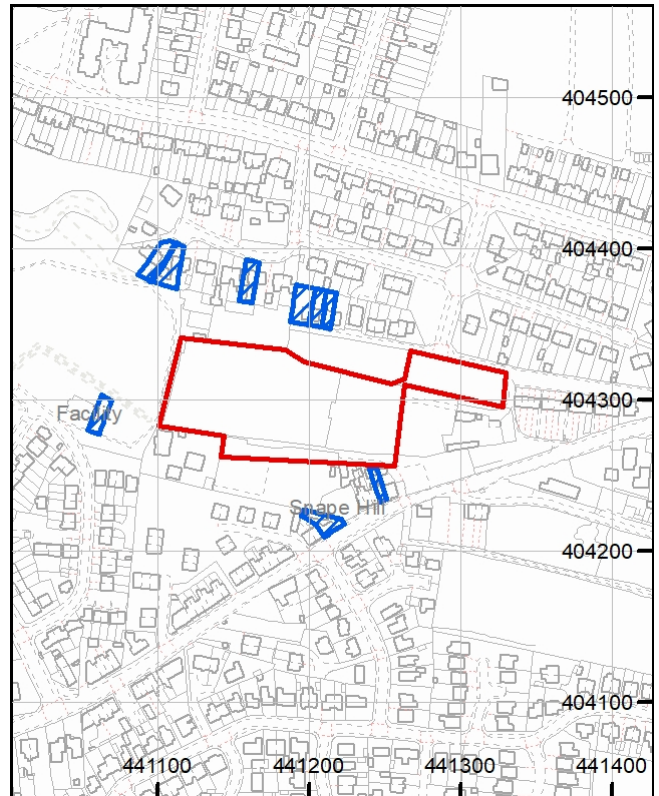
Approximate position of enquiry boundary shown



Coal claims



We can confirm that the location is
on the coalfield



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Ordnance Survey Licence number: AC0000820577.

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.



What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Your reference: **RBG461**
Our reference: **51003492406001**
Date: **16 April 2025**

Client name:
Ross Blake

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

Professional opinion



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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 9 seams of coal at 220m to 700m depth, and last worked in 1988.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

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

There are 10 claims within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

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

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.

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.



On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 30468790

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2503841

Property: LAND OFF SOUTH VIEW, DARFIELD, BARNESLEY, BARNESLEY, S73 9NA

Report reference number: 51003492406001

Limit of cover: £100,000.00

Dated: 16 April 2025

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com//insurance/terms/20190404/terms.html>

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

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

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



Further action reports

Subsidence claims 50m buffer report - gives information on coal mining subsidence claims within 50 metres of the property boundary. To order this report, use the same boundary as the CON29M mining report.

For more information and to order this report please visit:

<https://www2.groundstability.com/subsidence-50m-buffer>

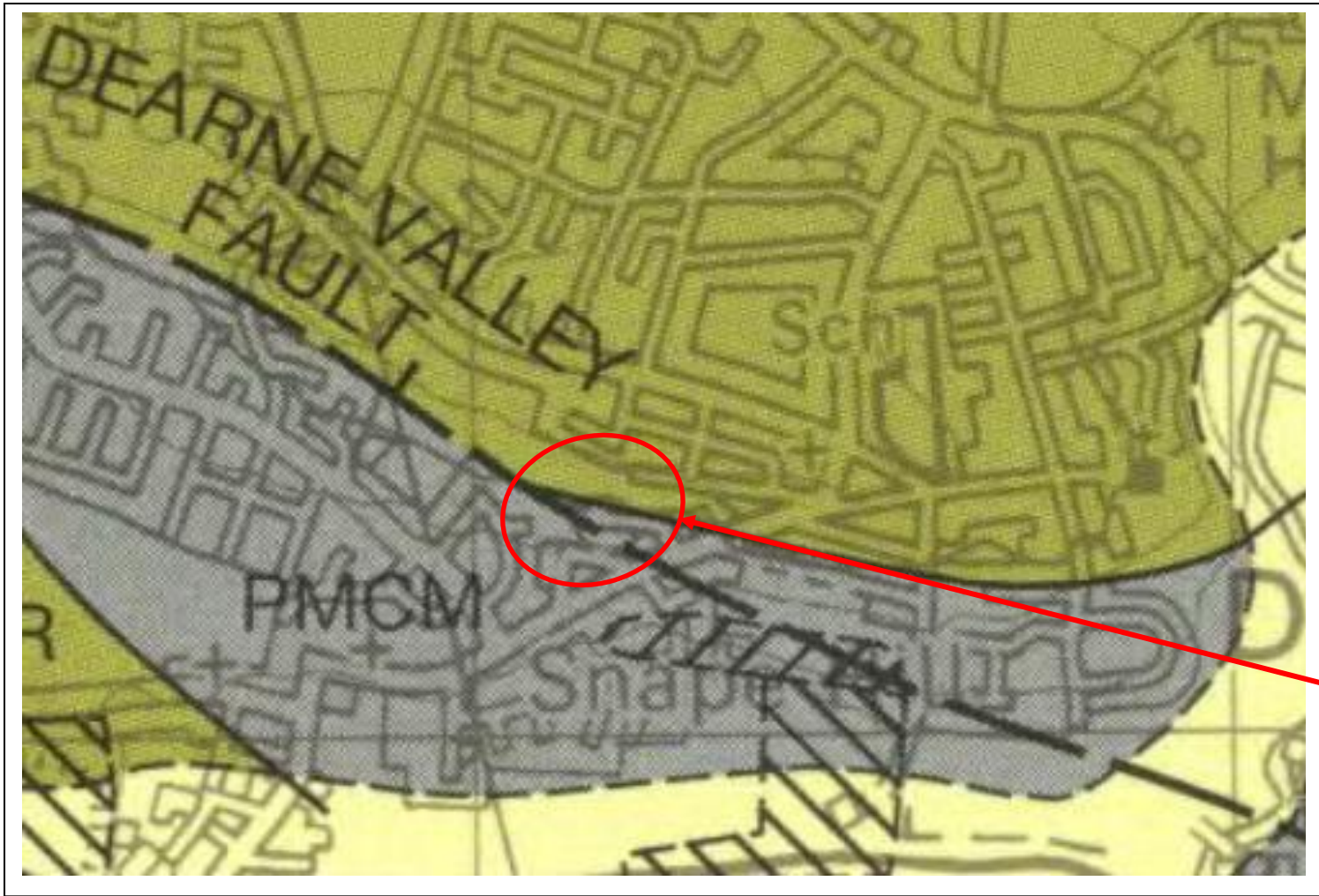
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APPENDIX B – GEOLOGICAL MAP EXTRACT



SITE

RB Geotechnical

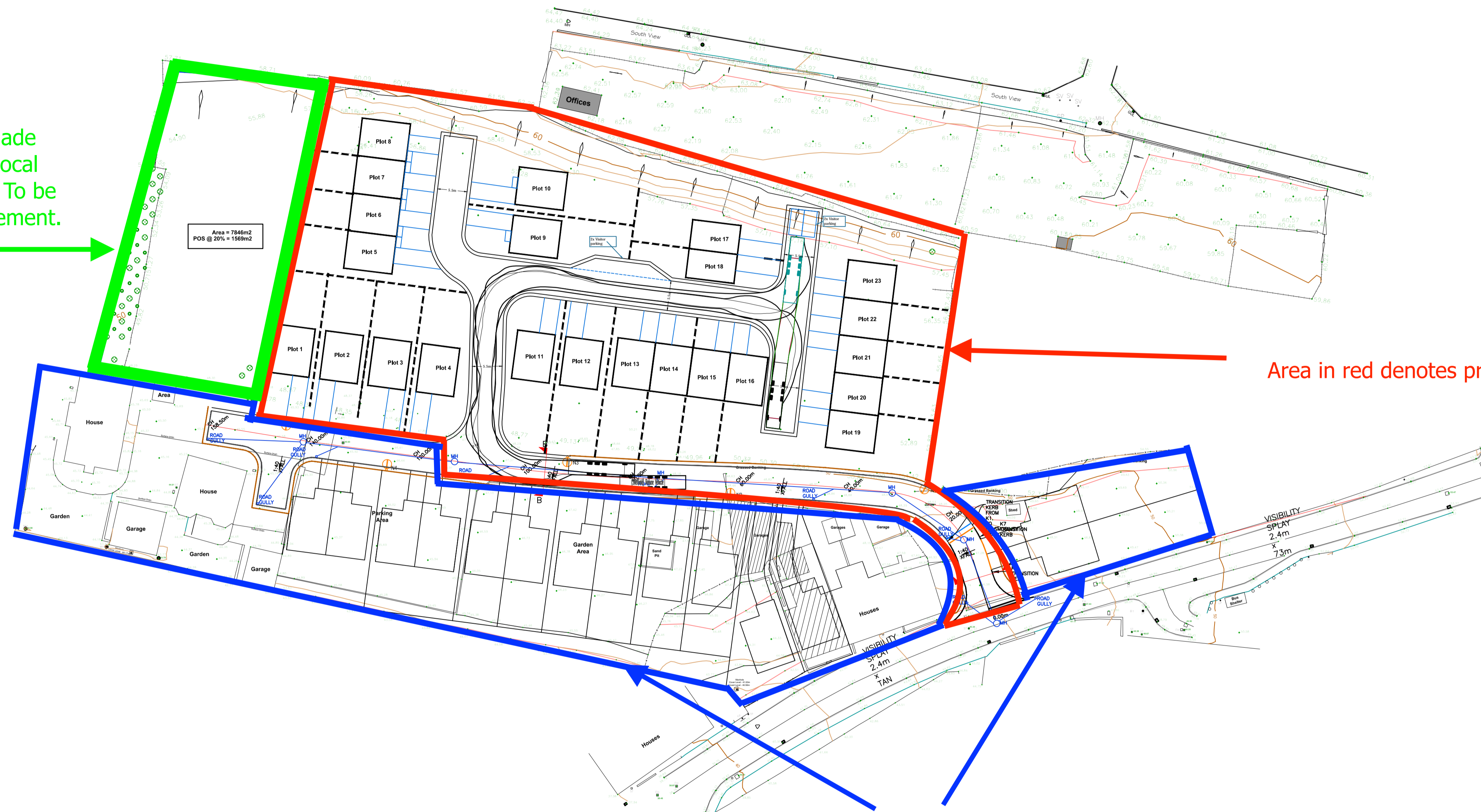
7 Carr Manor View, Leeds, LS17 5AG

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APPENDIX C – PROPOSED DEVELOPMENT PLAN

Area in green denotes land to be surrendered to council and/ or made publicly available greenspace to local residents with access from west. To be controlled via suitable legal agreement.



Area in red denotes proposed development site

Areas in blue denote extant (partially implemented) permission for residential development

REVISION	DATE	DESCRIPTION

Note to Client : These works will be subject to CDM Legislation
 Note to client : If CIL applies,
 Client must complete CIL form 6 commencement notice and send to council. Then within 6 months of finishing client must fill in form 7 part 2 and send to council
 WARNING failure to do this may lead to CIL charges even if claimed exemption.

Note to CONTRACTOR	Note to CLIENT
Check all dimensions prior to commencing works or ordering any materials Do not Scale On no account are any works whatsoever including foundations to be undertaken outside the boundary of the site without the express permission of the adjoining owner	It is your responsibility to check with the Statutory Authorities where all the services, particularly those outside the property are located, and to advise the Contractor accordingly, prior to accepting his quotation for the works Note, this may have both cost and safety issues

APPROVAL	DATE	DRAWING	AUTHORITY	REFERENCE NO
Building Regulations				
Planning Approval				
Planning Submission				

Unit 2, The Office Campus, Paragon
 Business Park, Red Hall Court,
 Wakefield, WF1 2UY

Project Proposed Residential Development at Hill Street Darfield for Jason Hughes
 Date 27/05/2020

Drawing Site Layout Proposed

A1	Scale
F 2210	1:500
R	2

Drg No

