Coal Mining Risk Assessment
at
Building 4 Springvale Road
Grimethorpe S72 7BA
For
Ultima Furniture Systems Limited

Client:-
Ultima Furniture Systems Limited

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Structural Design Ltd

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Appendices

Executive Summary

Proposal	Warehouse extension within southern part of site.
Current land use	Existing warehouse and associated land lying at approximately 47.0m AOD, falling gently to the west.
Mining related site history	Former mine entry (drift) present on site. Historically the site comprised part of the former Grimethorpe colliery complex. Ferrymoor colliery is recorded approximately 150m west. The site lies within an area significantly affected by historic mining activities.
Geology	Directly underlain by undifferentiated strata of the Middle Coal Measures. The Highgate and Shafton coal seams underlie the site at >30m depth. A fault crosses the northern part of the site.
Mining history and context	There are seven seams of worked coal recorded beneath the site at between 80m and 850m depth, last worked in 1977. The former 'Southside Drift' mine entry is recorded along the western site boundary orientated away from the site. The drift has been treated and remediated in accordance with Coal Authority best practice. Mine gas remedial works have been undertaken at a location approximately 285m southwest. The site is not within an area of past probable or recorded shallow coal mining. The former drift mine entry has an associated Development High Risk Area, as defined by the Mining Remediation Authority.
Mining related risks	Recorded former drift mine entry – **Low** Unrecorded former mine entries may be present on the site – **Low**. Mine gases may be present on the site – **Moderate**.
Mitigation of risks	Vigilance during site enabling works to check for former unrecorded

	mine entries. Incorporation of protection measures for mine gases are considered likely within new development, subject to specialist advice and that of regulators.

1. Introduction

1.1 Concept Structural Design Ltd (CDL) were appointed by Ultima Furniture Systems Limited c/o NYP Architectural Ltd to undertake a Coal Mining Risk Assessment (CMRA) for a site comprising Building 4, Springvale Road, Grimethorpe S72 7BA, which is proposed for redevelopment. A planning application is to be submitted to Barnsley Metropolitan Borough Council (BMBC) and part of the site is identified as lying within a Mining Remediation Authority (MRA) Development High Risk Area (DHRA), thus there is a requirement for a CMRA in order to provide BMBC with information on historic coal mining and an assessment of its potential impact on land stability.

1.2 The purpose of this CMRA 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, including the cumulative impact of issues
- 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, and
- Demonstrate to the Local Planning 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

1.3 To this end the study has included an inspection of published historical mapping, published geological data, publicly available planning information and a review of a MRA CON29M coal mining report and mine entry plan and data sheets, together with other sources as indicated within the report.

1.4 This report presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the scope of works outlined above.

1.5 The comments and opinions presented in this report are based on the findings of the available desk study assessment carried out by CDL. Responsibility cannot be accepted for any conditions not revealed by this desk study and which have not been taken into account by this assessment.

1.6 This report has been prepared for the sole use of Ultima Furniture Systems Limited. No other third party may rely upon or reproduce the contents of this report without written approval of CDL. If any unauthorised third party comes into possession of this report, they rely on it entirely at their own risk and we do not owe them any Duty of Care or Skill.

2. Site location and description

2.1 The site is centred at National Grid Reference 441025mE 408675mN, immediately to the east of Springvale Road and within Park Springs Industrial Estate to the south of Grimethorpe town centre. A site location plan is included as **Appendix A**.

2.2 The overall site comprises an industrial unit incorporating offices with hardstanding to the west and south and associated areas of soft landscaping. Specifically, the area proposed for development is the existing service yard immediately south of the building. The area of proposed development lies at approximately 47.0m AOD, however, levels fall gently from east to west. Existing industrial premises are present to the north, west and south with allotments occupying land to the east.

Proposed development

2.3 It is understood that it is proposed to redevelop the site with an extension to the existing warehouse. The extension is to be approximately 29.0m by 48.0m. Details of the proposed development layout are included as **Appendix A**.

Site history

2.4 Historical maps for the site and its surroundings, available from internet-based sources, have been reviewed and a summary of this information, specifically relating to mining related features, is provided below.

Date	On site features	Off site features (coal mining related)
1854 – 1904	Open fields.	
1904 – 1932	Partly developed land associated with Grimethorpe colliery.	Grimethorpe colliery approximately 50m to 500m southwest.
1932 – 1955	Developed land with structures and railways as part of Grimethorpe colliery complex.	Ferrymoor colliery approximately 150m west. Brickworks and clay pit approximately

		260m south.
1955 – 1966	Further expansion of development comprising colliery complex.	No change.
1966 – 1981	No change.	Opencast workings approximately 675m southwest.
1981 – 2001	'Colliery' annotated within central and southern parts of site.	Brickworks expansion to the south.
2001 – 2010	Grimethorpe colliery complex ceased.	Brickworks (Carlton Main Brickworks) still present. Workings shown approximately 700m southeast (clay pit).
2010 – present	Existing building.	No change.

3. Geological setting and historical mining context

3.1 Information obtained from various sources pertaining to the site's geology and historical mining perspective is summarised in the table below with information sources identified as appropriate.

Information sources	British Geological Survey (BGS) 1:50,000 scale, sheet 87, Barnsley, bedrock and superficial. BGS 1:10,560 scale County Series 2nd Edition 1937, sheet 275NW, bedrock and superficial. BGS 1:10,000 scale, 2005, sheet SE40NW, bedrock and superficial. BGS online Geoindex. Geological Survey memoir 'Geology of the Country around Barnsley', 1948. 'Sections of Strata of the Coal Measures of Yorkshire', Wilcockson, 1950. BMBC online Planning Applications Search. MRA online Map Viewer. MRA CON29M coal mining report, Ref. 51003544976001, 22 December 2025 (included as **Appendix B**). MRA Mine Entry Plan and Data Sheet report, Ref. 51003544976002, 22 December 2025 (included as **Appendix B**). Historic Ordnance Survey (OS) online mapping.
Made ground	None present. Although given the historical development some is considered likely.
Drift	None present.
Solid	Undifferentiated strata (sandstone, siltstone, mudstone and coal seams) of the Middle Coal Measures.
Dip of strata	Assumed 3^0 east.
Faults	A fault crosses the northern part of the site striking southwest-northeast and downthrowing to the northwest.
Coal seams	The Highgate coal seam is conjectured as outcropping approximately 775m southwest. The coal seam is not considered to underlie the site at shallow depth (<30m). Locally, BGS stratigraphic section thickness for the Highgate coal seam is between 0.2m and 0.6m.

Shafts and collieries	The MRA Map Viewer indicates numerous former mine entries within the locality of the site. The nearest is an adit located along the western boundary of the overall site. Shaft records for Ferrymoor colliery west of the site indicate the Shafton coal seam at a depth of 66.0m. Shaft records for Grimethorpe colliery to the southwest indicate a thickness of approximately 1.7m for the Shafton coal seam at a depth of some 66.5m.
Nearby intrusive information	Earlier intrusive investigations on site and available to view on the BGS Geoindex, record made ground thicknesses of between 2.15m and 3.7m overlying natural stiff residual clays with mudstone proved at between 4.5m and 5.5m. Ground levels at that time (1980) were approximately 43.0m AOD across the site.
Mining Remediation Authority CON29M coal mining report	The pertinent points presented in the MRA CON29M coal mining report are: Seven seams of worked coal are recorded beneath the site at between 80m and 850m, last worked in 1977. The depth of these seams is such that any surface movement associated with working of these seams should have ceased by now. No present or future underground mining is recorded beneath the site. There is a recorded former mine entry present on the site. Mine entry ref. 440408-007 is an adit or drift that was plugged and stowed to British Coal specifications in 1994. Later in 2000, the drift was broken out and plugged with mass concrete under the direction of Carl Bro Group for Yorkshire Forward. The drift is orientated approximately southwest (245^0) descending at a gradient of 1 in 4 and does not underlie the site itself. It is likely that this former drift was the 'Southside Drift' constructed in 1980 as part of a major project at Grimethorpe colliery whereby neighbouring collieries were interconnected and coal from these was handled at Grimethorpe via the drift access. The site is unaffected by any past, present or future opencast coal mining. There are no records of mining related subsidence claims within 50m of the site. There are no records of any mine gas emissions requiring action within proximity of the site. However, MRA information relating to a nearby site confirms that mine gas remedial works have been undertaken at a location approximately 285m southwest. There site has not been subject to any remedial works. The property is within area where notices to withdraw support were given in 1977 and 1987.

Shallow mining	The MRA Map Viewer indicates that the majority of the site does not lie within a Development High Risk Area (DHRA). However, a DHRA is associated with the former mine entry located along the western site boundary. The site does not lie within an area of recorded or probable past shallow coal mining.
Deep mining	The MRA Map Viewer records the northern part of the site as being underlain by known mining within the Shafton coal seam. The area of the proposed new extension is unaffected by recorded past mining.
Surface mining	The MRA Map Viewer does not record any nearby areas of past unlicensed surface coal mining. The nearest record is an area approximately 350m southeast associated with the Carlton Main Brickworks clay pit workings.

4. Risk assessment

4.1 The potential risks to the redevelopment of the site associated with the coal mining legacy of the locality are summarised in the following table.

Coal mining issue	Risk		Risk assessment (Risk rating)
	Yes	No	
Underground coal mining (recorded at shallow depths)	-	**No**	No historic shallow coal mining is recorded beneath the site. The shallowest underlying coal seam is the Highgate coal seam, which is present at a depth of >30m. The Shafton coal seam has been worked at 80m depth. The site lies in an historic mining area – **Low**
Underground coal mining (probable at shallow depths)	-	**No**	Both the Highgate and Shafton coal seams are present >30m depth. The site does not lie within an area of past probable shallow mining – **Low**
Mine entries (shafts and adits)	**Yes**	-	A mine entry is recorded as present along the western site boundary. This is an historic drift entrance and has been formerly treated and remediated. However, a DHRA is associated with this feature. Additionally, unrecorded mine entries may be present – **Moderate**
Coal mining geology (fissures)	-	**No**	Published geology records a fault as present beneath the northern part of the site (not within the area of the proposed new extension). MRA information does not indicate any geological weaknesses on the site as a consequence of mining related activities – **Low**
Record of past mine gas emissions	**Yes**	-	MRA information identifies a mine gas related issue in the locality. The on site remediated former mine entry is not considered to present a source of mine gas. Given the numerous recorded mined deep coal seams beneath the site and the presence of a fault on the site, generation of mine gases is considered possible – **Moderate**
Recorded coal mining surface	-	**No**	MRA information does not record the

hazard			presence of any mining surface hazards on or close to the site – **Low**
Surface mining (opencast workings and clay pits)	**-**	**No**	MRA information and historic mapping record former opencast coal workings and a clay pit approximately 250m to 350m south/southeast of the site. However, the site itself is unaffected by any past or current opencast workings. – **Low**

5. Discussion

5.1 The risk assessment above highlights several potential risks posed to the site during redevelopment, namely, recorded and unrecorded past mine entries and associated mine gas emissions, cumulatively assessed as **moderate**. These risks are discussed in turn more fully below.

Mine entries

5.2 There is a MRA recorded former mine entry (adit or drift) located along the site's western boundary, associated with the former Grimethorpe colliery. Specifically, the mine entry is MRA ref. 440408-007 with an assumed diameter of 2.5m and no departure distance assigned to it. The departure is the degree of uncertainty allocated by the MRA to the mine entry position, allowing for errors during transposing of historical mapping information. MRA records show the mine entry as having been plugged with mass concrete in 2000 and therefore formerly remediated and treated in accordance with the then Coal Authority guidelines. The direction of advancement of the drift is southwest and away from the site itself, hence, it does not lie beneath the site.

It is accepted that untreated former mine entries may potentially present a risk to development by way of surface instability and collapse whereas treated former mine entries are regarded as being stable. However, the MRA show a potential zone of influence (ZOI) attributed to this feature. There is a ZOI associated with all mine entries within which there is a risk to surface stability. This is particularly relevant when such mine entries are within close proximity to existing or proposed development.

Drawing 25/CS/109-ZOI-001, included as **Appendix C**, shows the maximum extent of the ZOI of the mine entry. Such ZOI extents are a function of the sum of the mine entry radius (r=1.25m in this case re. assumed 2.5m diameter) and the distance from the outer edge of the mine entry created when a 45^0 line is subtended to the surface from rockhead. Depth to rockhead is recorded at approximately 5.0m depth within historic borehole records, however, ground levels have since been raised by some 4.0m, hence actual rockhead is more likely to be approximately 9.0m below existing ground levels. Taking 10.25m as the representative ZOI, it is evident that the mine entry

does not potentially influence the surface stability beneath the proposed extension, or the existing building itself, in the event of a collapse of this feature. It is considered highly unlikely that such a treated mine entry would collapse and result in associated surface instability.

The site lies in an historically mined area, as such, the presence of on-site unrecorded former mine entries associated with the exploitation of underlying deep coal seams cannot be discounted. Pre 1872, it was not a statutory requirement to record mine entries and produce mining plans. Such unrecorded features are considered as presenting a potential risk to development by way of instability and potential collapse. The risk of any associated surface movement from either recorded or unrecorded mine entries is therefore re-assessed as being **low**.

Mine gas

5.3 A total of seven coal seams at between 80m and 850m depth are recorded as historically mined beneath the site. Additionally, a fault is recorded as crossing the northern part of the site. Mine gases from historic deep workings could potentially migrate upwards, especially via structural pathways like a fault. The site lies in an area where the MRA have previously investigated and subsequently remediated the effects of ground or mine gas emissions following specific reported hazards. The location of the incident was approximately 285m southwest. Hence, the potential for upward migration of mine gases beneath the site cannot be discounted. Such gases are particularly prevalent in former pillar and stall workings that remain open and allow them to build up over time. Mine gases pose a potential significant human health risk to the future occupants of buildings and existing occupants of adjacent buildings. The risk of potential mine gas emissions is assessed as **moderate**.

6. Proposed Mitigation Strategy

6.1 A review of geological and historical mining information at the site has shown that there is now a revised **low** risk for the site to be affected by either recorded or unrecorded mine entries and a **moderate** risk attributed to potential mine gas emissions.

Mine entries

6.2 The presence of unrecorded mine entries should be confirmed. During site enabling works and a site strip the exposed sub soils should be checked for the presence of disturbed and potentially unstable ground associated with backfilling of such features. If mine entries are identified on the site, then these will require treatment by grouting and capping at the surface and the siting of new development over these features should be avoided.

Mine gas

6.3 The incorporation of robust gas protection measures during construction are recommended within the new development. Should any confined spaces ie. offices be proposed, then there is a greater risk to future occupants. The presence of the incorporation of gas protection measures within the existing building should be confirmed. Such mitigation measures are inherently incorporated within the construction of new buildings by way of use of either a well-constructed ground bearing or suspended floor slab, both offering passive venting through either a granular layer or an underfloor void. The incorporation of a robust gas protection membrane in conjunction with a radon protection membrane (as appropriate) together with a damp proof membrane and the sealing of service entries should be considered. Should a piled foundation be proposed then consideration of the creation of preferential mine gas pathways will require assessment. The advice of a ground gas expert should be sought ahead of development. It is recommended that advice and approval is also sought from regulators at an early stage with regard to the scope and specification of appropriate gas protection measures within the new development.

7. Conclusions

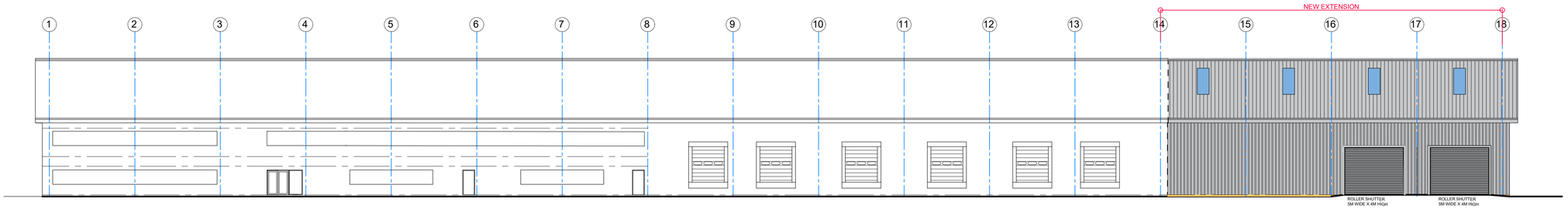
7.1 The treated and remediated former drift mine entry along the western site boundary does not present a risk to the redevelopment of the site.

7.2 As there can never be total certainty with regard to unrecorded mine entries, the developer should be made aware of this possibility during site stripping and excavation for foundations. Any evidence of the suspected presence of former mine entries should be investigated further.

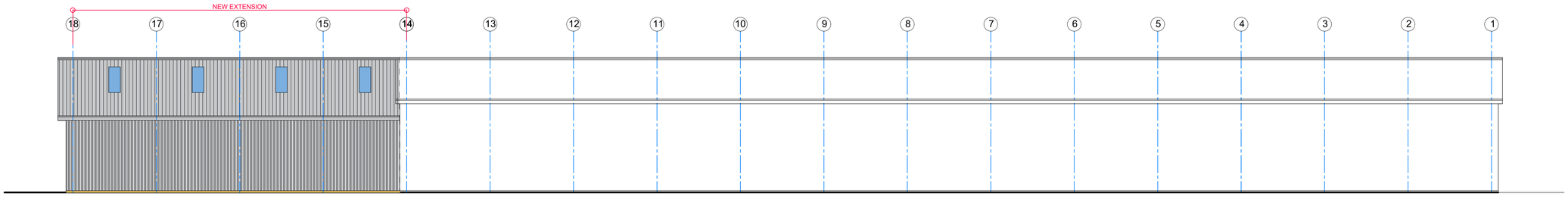
7.3 The site lies in an area where the MRA have previously investigated and subsequently remediated the effects of ground or mine gas emissions following specific reported hazards. Significant historic deep mining beneath the site together with the presence of a fault crossing the site are considered to be factors promoting potential mine gas migration. Advice should be sought from both specialists and regulators as to the incorporation of appropriate measures to protect against ground (mine) gases within the new development.

APPENDIX A

Site location plan and development layout



FRONT ELEVATION (W)
SCALE 1:200



REAR ELEVATION (E)
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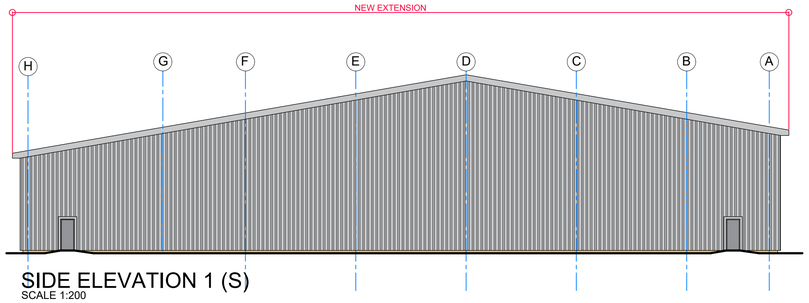
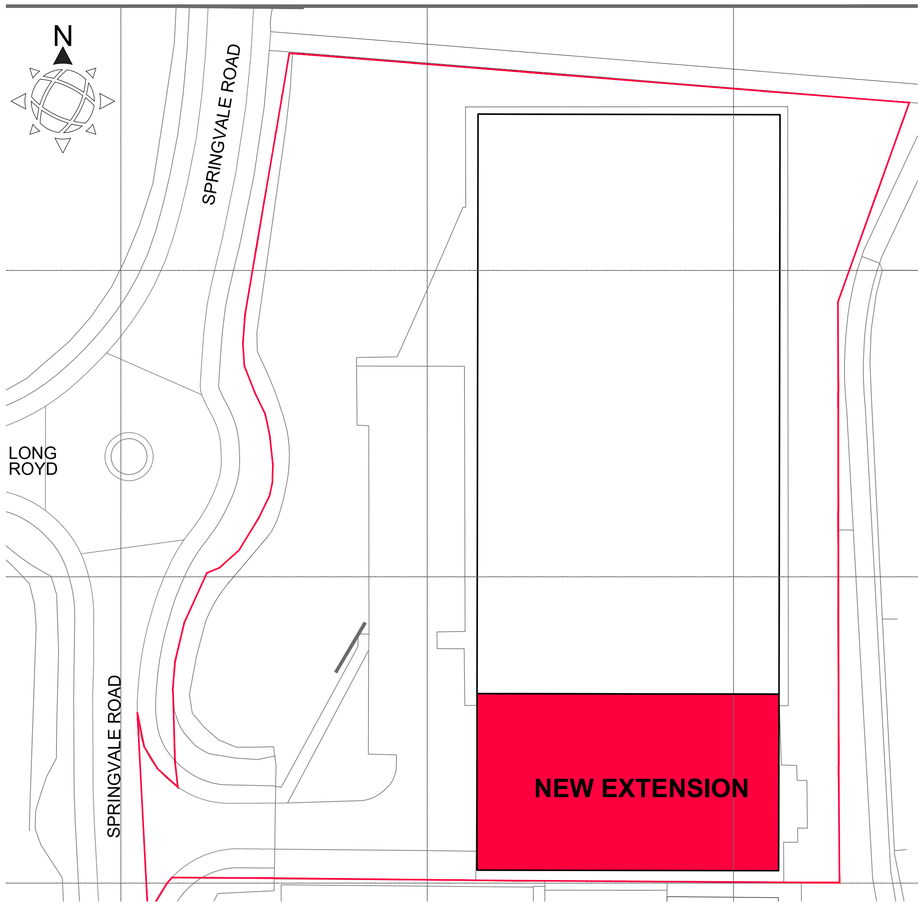


SIDE ELEVATION 1 (S)
SCALE 1:200

LOCATION PLAN
SCALE 1:2500



BLOCK PLAN SCALE 1:500

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Revisions.

Date	Suffix	Description

Notes.

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Project.
BUILDING 4
SPRINGVALE ROAD
PARKSPRINGS
BARNSLEY
S72-7FF

Drawing Title.
ELEVATIONS &
SITE PLANS
AS PROPOSED

Client.
ULTIMA

Date.
DEC 2025

Scale.
AS INDICATED

Ref.	Dwg. No.	Rev.
2025/188	04	A

APPENDIX B

Mining Remediation Authority CON29M coal mining report & mine entry plan and data sheets

The Coal Authority

CON29M
coal mining report

CARBON COURT, SPRINGVALE ROAD, GRIMETHORPE, BARNSLEY, BARNSLEY S72 7FF

Known or potential coal mining risks

Further action

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

- Mine entry plan and data sheets

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: 25-CS-109 a
Our reference: 51003544976001
Date: 22 December 2025

Client name: Ian Thorpe

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

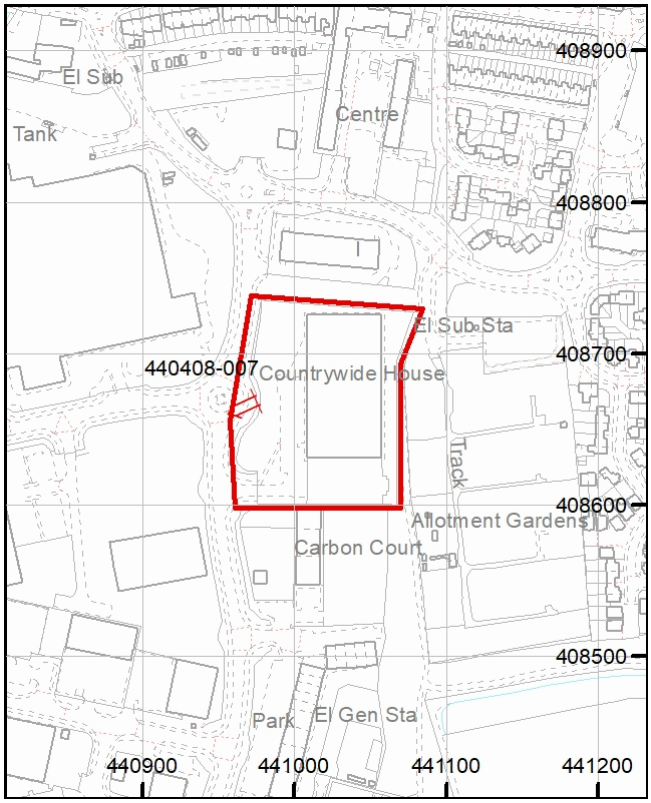
The Law Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown

Disused adit



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

Map data

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.

Professional opinion

Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted 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 wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call 0345 762 6848. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call 0800 288 4242.

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

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 7 seams of coal at 80m to 850m depth, and last worked in 1977.

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

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

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

440408-007. was plugged and stowed to British Coal specifications in 1994. The drift was broken out and plugged with mass concrete by Carl Bro Group for Yorkshire Forward in 2000.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

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 in an area where notices to withdraw support were given in 1977 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.

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

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

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:
https://www2.groundstability.com/plan-and-data-sheets

The Coal Authority

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

IAN THORPE
37 HALL BANK
BARNSLEY
BARNSLEY
S75 1EX

Our reference:	**51003544976002**
Your reference:	**25-CS-109 b**
Date of your enquiry:	**22 December 2025**
Date we received your enquiry:	**22 December 2025**
Date of issue:	**22 December 2025**

This report is for the property described in the address below and the attached plan.

Shaft Plan and Data Sheets

CARBON COURT, SPRINGVALE ROAD, GRIMETHORPE, BARNSLEY, BARNSLEY, S72 7FF

I refer to the enquiry dated 22 December 2025, received 22 December 2025, in connection with the above.

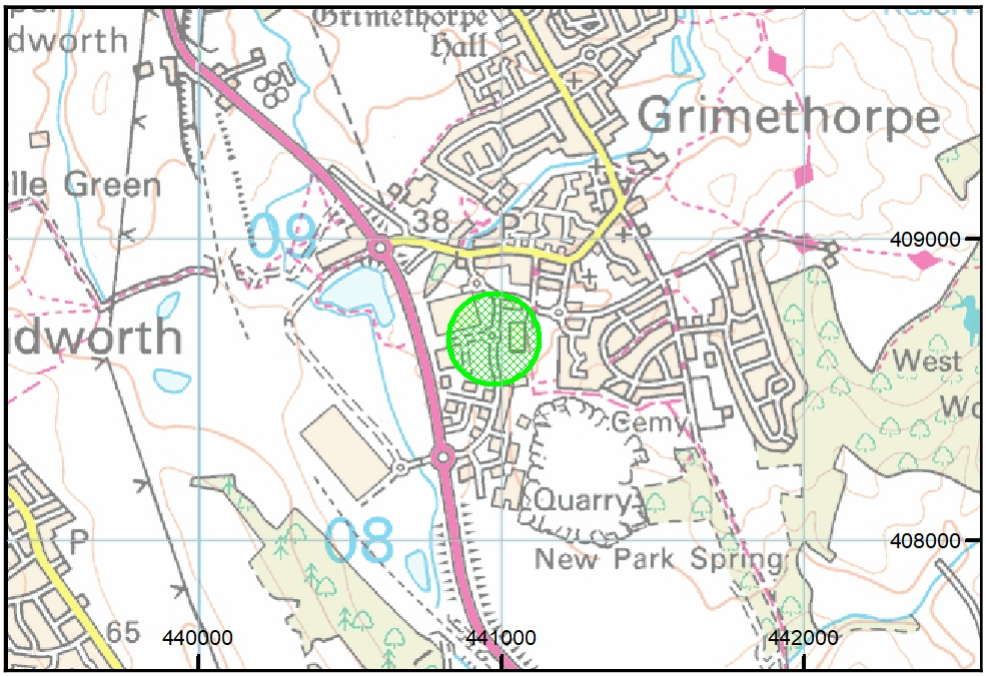
As requested I enclose the mine entry data sheet(s) held for the mine entry/entries referred to.

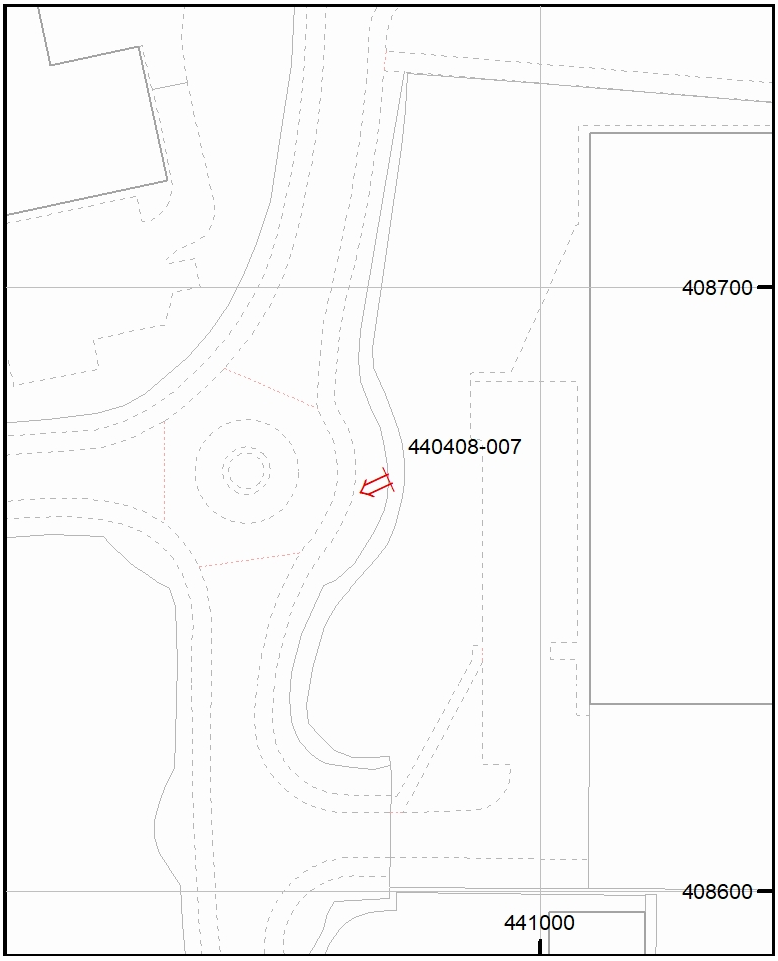
Mine Entry Data

Shaft/adit:	Adit
Reference:	440408-007
Source:	Ab plan NE987
Colliery name:	Unknown
Entry name:	Grimethorpe Colliery
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	245
Treatment details:	was plugged and stowed to British Coal specifications in 1994. The drift was broken out and plugged with mass concrete by Carl Bro Group for Yorkshire Forward in 2000.
Conveyance:	Not Applicable
Easting:	440975
Northing:	408668
Other information:	Yes

Location map

Approximate position of enquiry





This plan shows the approximate location of the disused mine entry / entries referred to in the attached mining report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.groundstability.com.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 0345 762 6848. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission of the owner must be sought. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

Our emergency telephone number is 0800 288 4242.

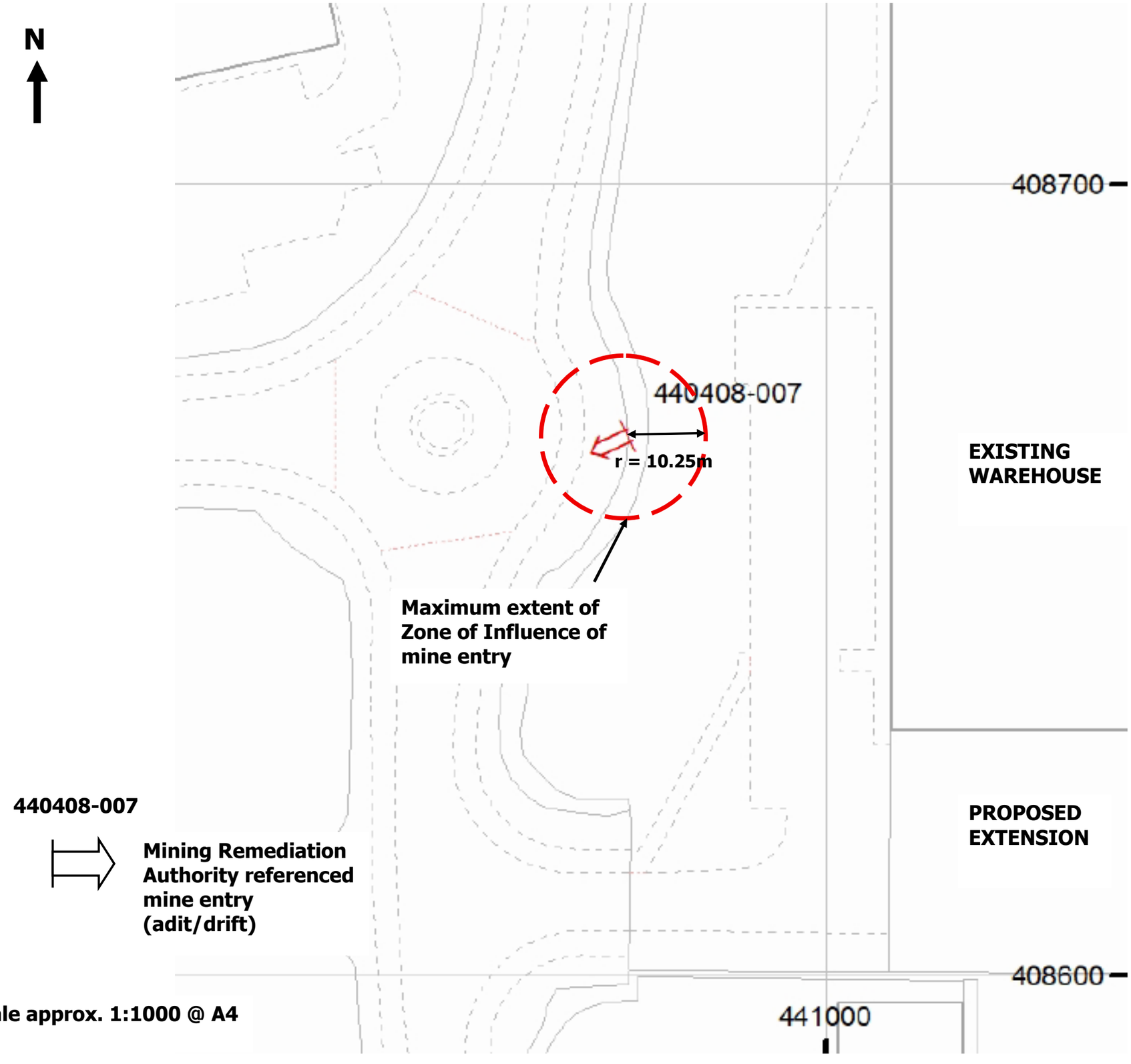
Key

Disused Adit or Mineshaft

Mapping sourced from Ordnance Survey

APPENDIX C

Plan showing Zone of Influence (ZOI) of historic mine entry



Scale approx. 1:1000 @ A4

Concept
Structural Design Ltd

Business Village Innovation Way
Wilthorpe
Barnsley
S75 1JL
Mob: 07794 510438
Email: ian@concept-design-ltd.com

Title:

Plan showing the maximum extent of the Zone of Influence (ZOI) of mine entry 440408-007

Client:	Ultima Furniture Systems Limited
Job No:	25/CS/109
Date:	January 2026
Drawn by	JR
Drawing Ref:	25/CS/109-ZOI-001