

11th January 2017.
1606L02.

Barnsley Metropolitan Borough Council
Development Management
P O Box 604
BARNSLEY
South Yorkshire
S70 9FE

FAO Rachael Roddis

Dear Madam,

Re: 7 Dark Lane, Keresforth Hill, Barnsley – App No: 2016/1349 – Mining Risk Assessment.

With further reference to our recent application for the demolition and re-construction of the above dwelling and our understanding that the site partly falls within the local coal mining referral area, we write to clarify matters further as follows.

As you know the site is located to the west of Dark Lane off Keresforth Hill Road and appears to be crossed to the west of centre in a north-south direction by the local coal mining referral area that appears to surround a previous opencast mining site to the north, namely the Horse Wood Opencast (NE277) which extracted the Swallow Wood and a thin un-named coal seams in the late 1940's as shown on the attached copy abandonment plan.

The site comprises a single residential plot with single storey dwelling that was constructed around 50 years ago, that is raised at the rear due to the natural topography and displays little sign of any settlement.

We understand that in the field to the north of the site, along with a thin un-named seam, the Swallow Wood coal seam was worked. It was discovered to be approximately 3 feet thick at a depth of between 30 to 35 feet beneath the proposed development and was found to dip in an easterly direction at a fall of approximately 1 in 15 which suggests it will be about 35 feet beneath the siting of the existing/proposed dwelling.

The design and works will be undertaken in accordance with the CIRIA SP32 including that as the building appears to stand on covering strata of at least 10 times the thickness of the relevant coal seam there should be sufficient competent ground for this seam not to present a significant risk to redevelopment of the site.

The normal standing advice on the discovering of any coal hazard in the proposed excavations will be followed in terms of notification to the Coal Authority and suitable precautions/remedial action if/when required.

Cont'd...

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.

Coal Authority Mining Report

A recent coal authority mining report for the site, copy attached, states that the site is in the likely zone of influence of 5 seams of coal at depths of between 100m to 310m, last worked in 1971, and that any ground movement from these workings should by now have ceased. It also states that there could be coal at or close to the surface, although this would appear to be the abovementioned seam that is more than 30feet below the site as discussed above.

The site is not within the influence of any present underground workings or any predicted workings whether licenced or awaiting determination. Also, there are no known mine entries within 20m of the boundary of the property, there are no records of known faults or other surface weakness in the vicinity.

Opencast mining has not, does not and isn't likely to influence the site be that past or current licenced workings within 200m or proposed workings within 800m be they awaiting determination or already granted a licence.

No subsidence notices or claims are recorded in the vicinity since 1994 and the property is not affected by either a current "Stop Notice" nor a request for preventative works.

However, it does mention that reserves of coal remain in the locality which could be worked in the future subject to feasibility, licences and planning consents.

Conclusion

Based upon the above information and the coal mining report described above it would appear that the risk of the site being affected by mining legacy ground instability is low and this is given further credence by the fact that the property that has stood on the site for approximately 50 years appears unaffected by any settlement or movement that may have resulted from such workings.

Also, although the thin un-named coal seam is indicated to outcrop to the east of the site on the abandonment plan and latest BGS survey sheet if any coal mining feature is discovered and or disturbed by the redevelopment this will be reported to the Coal Authority to determine whether any further permission(s) are required in accordance with normal "Standing Advice" for developments in coalfield areas and typical precautions taken to remove and blind any coal discovered with weak mix concrete whilst the foundations are inspected by the appointed Building Inspector during the Building Regulations Process.

I trust this information is sufficient to clarify matters and hope it helps move the application forwards, however, should you have any other queries or require any further information please don't hesitate to get in contact.

Yours sincerely,

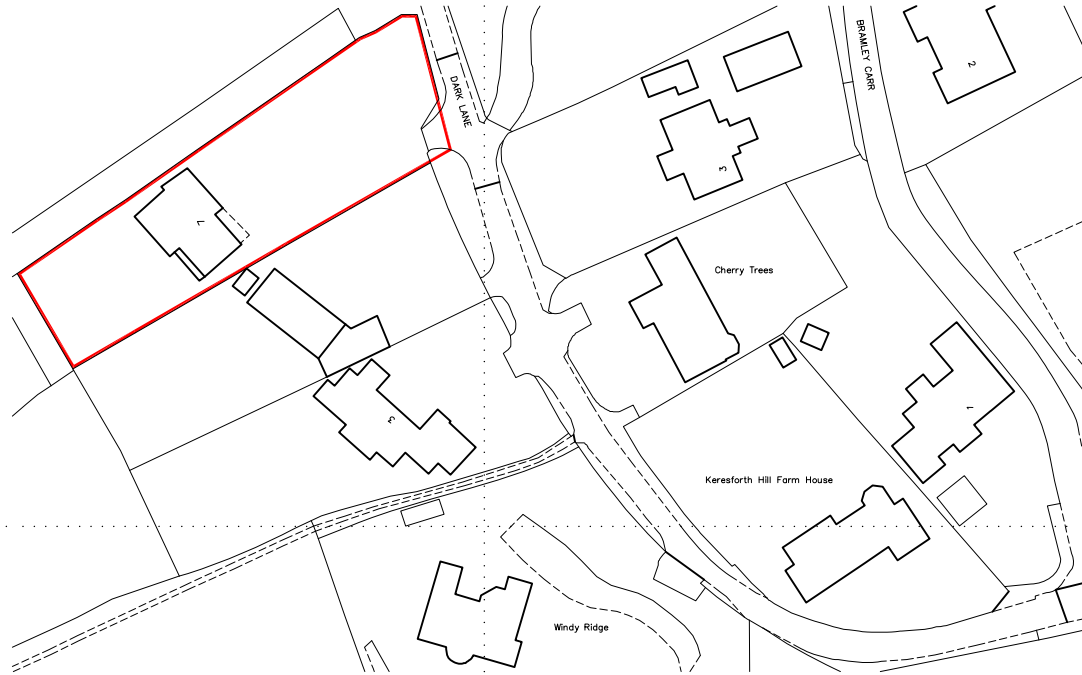


John Early
For JE Architectural Ltd.

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.

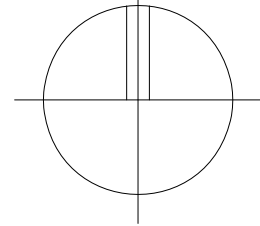
Appendix A

Site Location Plan



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North



0 cm | 2 cm | 4 cm | 6 cm | 8 cm | 10 cm | 12 cm | 14 cm | 16 cm | 18 cm

**7 DARK LANE, KERESFORTH HILL,
BARNSELEY
S70 6RE.**

SITE LOCATION PLAN



JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealtd@btconnect.com

Ref: 201606

Date: OCT 2016

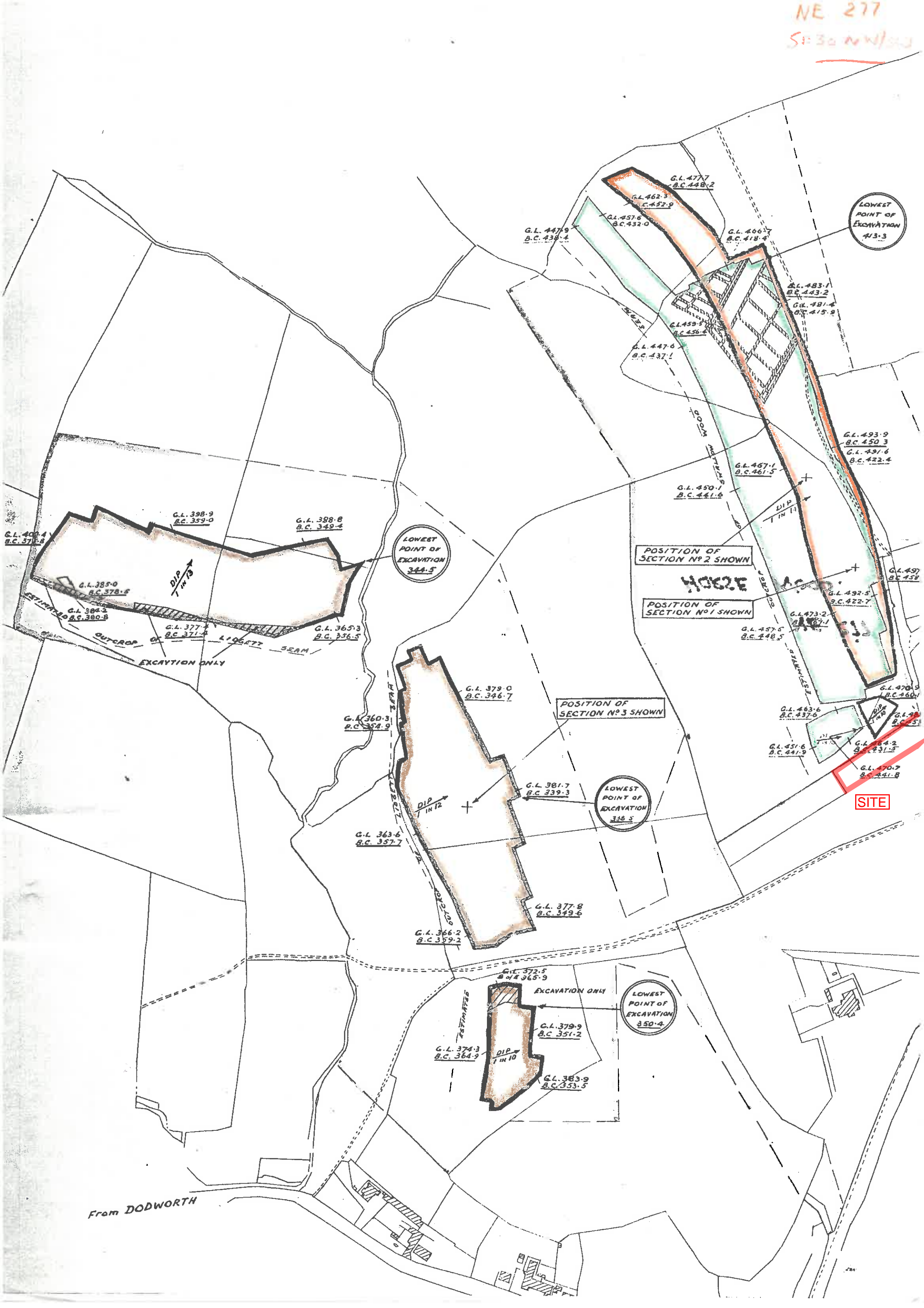
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Appendix B

Opencast Abandonment Plan



SITE

From DODWORTH

Appendix C

Residential Mining Report



The Coal
Authority

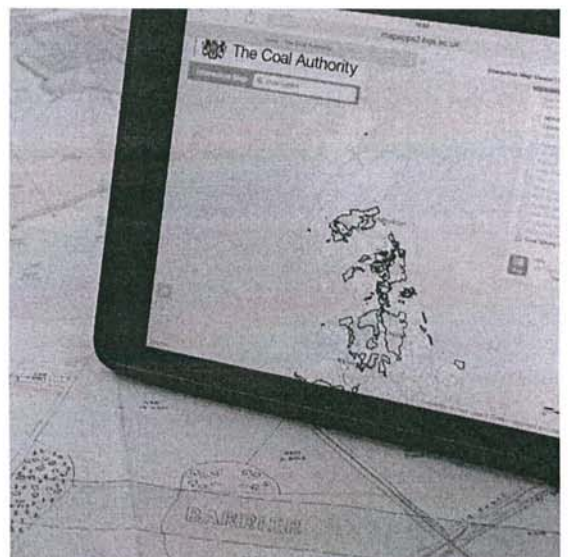
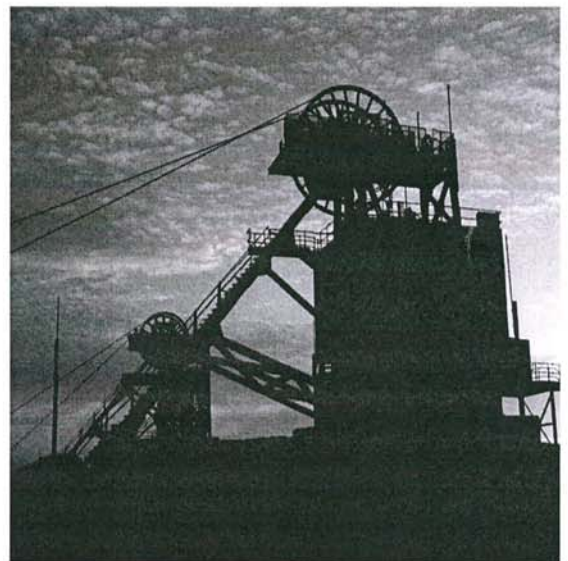
Resolving the impacts of mining

CON29M Residential Mining Report

7 DARK LANE
BARNESLEY
S70 6RE

Date of enquiry: 21 June 2016
Date enquiry received: 21 June 2016
Issue date: 21 June 2016

Our reference: 51001186846001
Your reference: AJH/C1306/1



CON29M Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

HESELTINE BRAY & WELSH SOLICITORS

Enquiry address

7 DARK LANE, BARNSELEY, S70 6RE

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

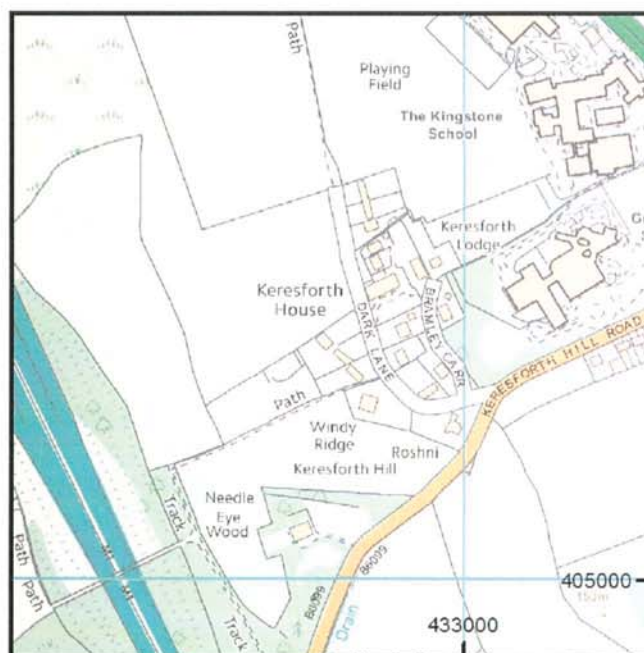
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

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Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 100m to 310m depth, and last worked in 1971.

Any movement in the ground due to coal mining activity should have stopped.

In addition the property is in an area where the Coal Authority believe 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 prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section 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 plans to grant a licence to remove coal using 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 known coal mine entries 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

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st 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 Authority, under its Emergency Surface Hazard Call Out procedures.

12. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

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In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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 interpretive reports.

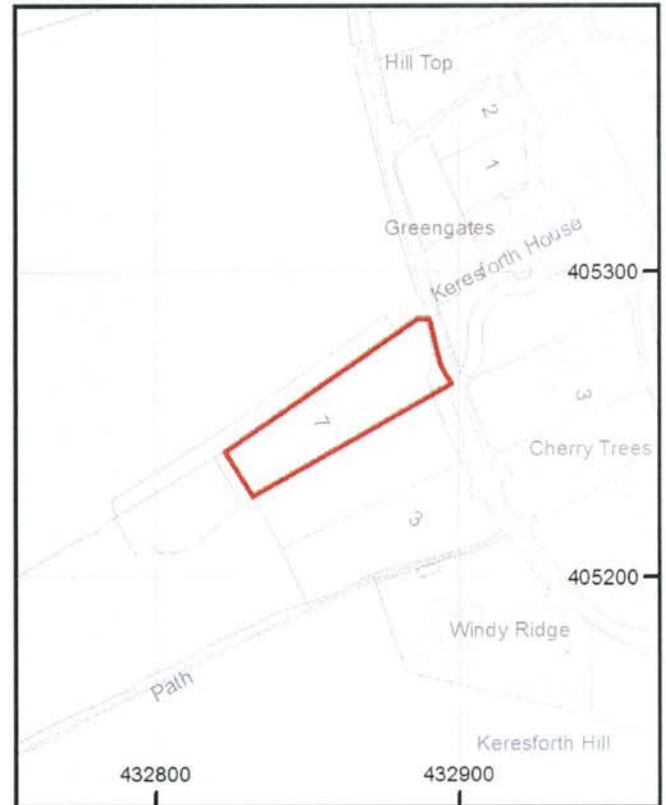
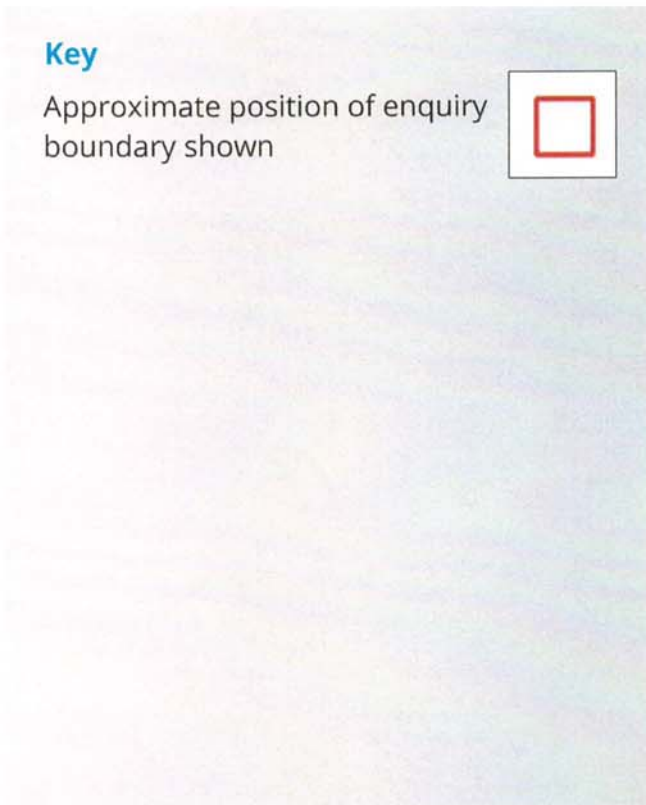
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Enquiry boundary




How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

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Mansfield
Nottinghamshire
NG18 4RG

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