



BARNSLEY
Metropolitan Borough Council

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known to

city 11.05.11.

Planning and Transportation Service

Assistant Director: Stephen Moralee BA (Hons) MBA

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Peter Dimberline
2 Tipsey Court
Wakefield Road
Staincross
Barnsley S75 6FZ

My Ref: BCM/kevinoliver/ 10/13853/BR/1
Your Ref:
Enquires to: Kevin Oliver
Email: buildingcontrol@barnsley.gov.uk
Dial Direct: 01226 772667
Fax: (01226) 772698
Date: 04 March 2011

Dear Sir,

BUILDING REGULATIONS 2010

PLAN NO: 10/13853/BR/1

**EXTENSION TO EXISTING BUNGALOW AT THE ROOKERY, 57A DARTON LANE,
MAPPLEWELL, BARNSLEY, S75 5AL**

Please find enclosed the South Yorkshire Mining Advisory Service (SYMAS) Report relating to the ground conditions for the area of the proposed development.

You are respectfully advised to assess this report and how it impacts on your deposited application.

For additional information you may wish to contact the South Yorkshire Mining Advisory Service on (01226) 772684.

Should it be found necessary to amend your specification you are requested to supply a minimum two copies of all structural details to this office for further consideration to support your proposal under Part A – Structure of the Building Regulations 2010.

Yours faithfully

Building Control Manager



LABC

SOUTH YORKSHIRE MINING ADVISORY SERVICE

**BUILDING REGULATIONS 2000
APPROVED DOCUMENT A - STRUCTURE (2004 EDITION)
REQUIREMENT A2(b) - SUBSIDENCE**

Application No: B2010/13853/BR1

Description: FRONT AND REAR EXTENSION

Location: 57A DARTON LANE, MAPPLEWELL.

Mining and Geological records have been checked and the comments ticked below are applicable to the site:

There is insufficient surface information on the site plan for a report to be completed.	A1
This site is fully/partially covered by previous report no.	A2
The conjectured surface position of geological faulting crosses the area as shown on the attached plan.	A3 ✓
Fissure problems may be encountered in the underlying Woolley Edge Rock Sandstone.	A4
The conjectured outcrop of the coal seam marked on the attached plan may be exposed in the foundations.	A5 ✓
The coal seam shown on the plan may be under the proposed development at a shallow depth.	A6 ✓
Shallow mineworkings in the coal seam marked on the attached plan may be present under the site.	A7 ✓
The mine shaft/adit marked on the attached plan is recorded within/adjacent to the site boundary.	A8 ✓
The area marked on the attached plan is shown to be made ground.	A9
The site will be affected by current/future mining.	A10

OTHER REMARKS

Encs.

YES	NO
✓	

SOUTH YORKSHIRE MINING ADVISORY SERVICE

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The following recommendations are advised in respect of the site:

Where fault/fissure problems are encountered, the foundations should be suitably designed.	B1 ✓
Any coal exposed by building work should be blinded off to prevent spontaneous combustion.	B2 ✓
The necessity for an investigation should be balanced against size and type of proposed development/extension. Boreholes to a depth of 15m would be recommended in this instance. (Prior consultations with the Coal Authority would be required).	B3 ✓
A site investigation should be carried out to check the possible presence of shallow workings/broken ground. Boreholes to a depth of m would be recommended in this instance. (Prior consultations with the Coal Authority would be required).	B4
Ownership of coal mine shafts is vested with the Coal Authority who should be consulted prior to any investigation/measures being undertaken. In any event no building should be sited over the shaft or shaft cap or within an area bounded by a line drawn at 45 degrees back from where the shaft side intersects rockhead.	B5
The foundations may have to be suitably designed to minimise the effect of the current/future mineworkings.	B6
The nature and suitability of any made ground should be investigated.	B7 ✓
Precautions may be required should development be located over the highwall of the former opencast/quarry site due to the potential for differential settlement occurring.	B8 ✓
Although it is not a consideration of the A2(b) requirement all the usual safety precautions and monitoring procedures in respect of fugitive gases (associated with shallow coals, mine entries, made ground or landfill) should be employed during future excavations.	B9 ✓

SUMMARY REMARKS

ACCORDING TO SYMAS RECORDS THE PROPERTY LIES ADJACENT TO MINE ENTRIES, BACKFILLED OPENCAST AND MAY BE ABOVE SHALLOW MINE WORKINGS. NO RECORDS ARE AVAILABLE WITH REGARD TO ORIGINAL FOUNDATION DESIGN AND ANY PRIOR SITE INVESTIGATION. IT IS NOT KNOWN IF ANY GAS PRECAUTION MEASURES ARE INCORPORATED INTO THE EXISTING PROPERTY.

DRAWING TITLE

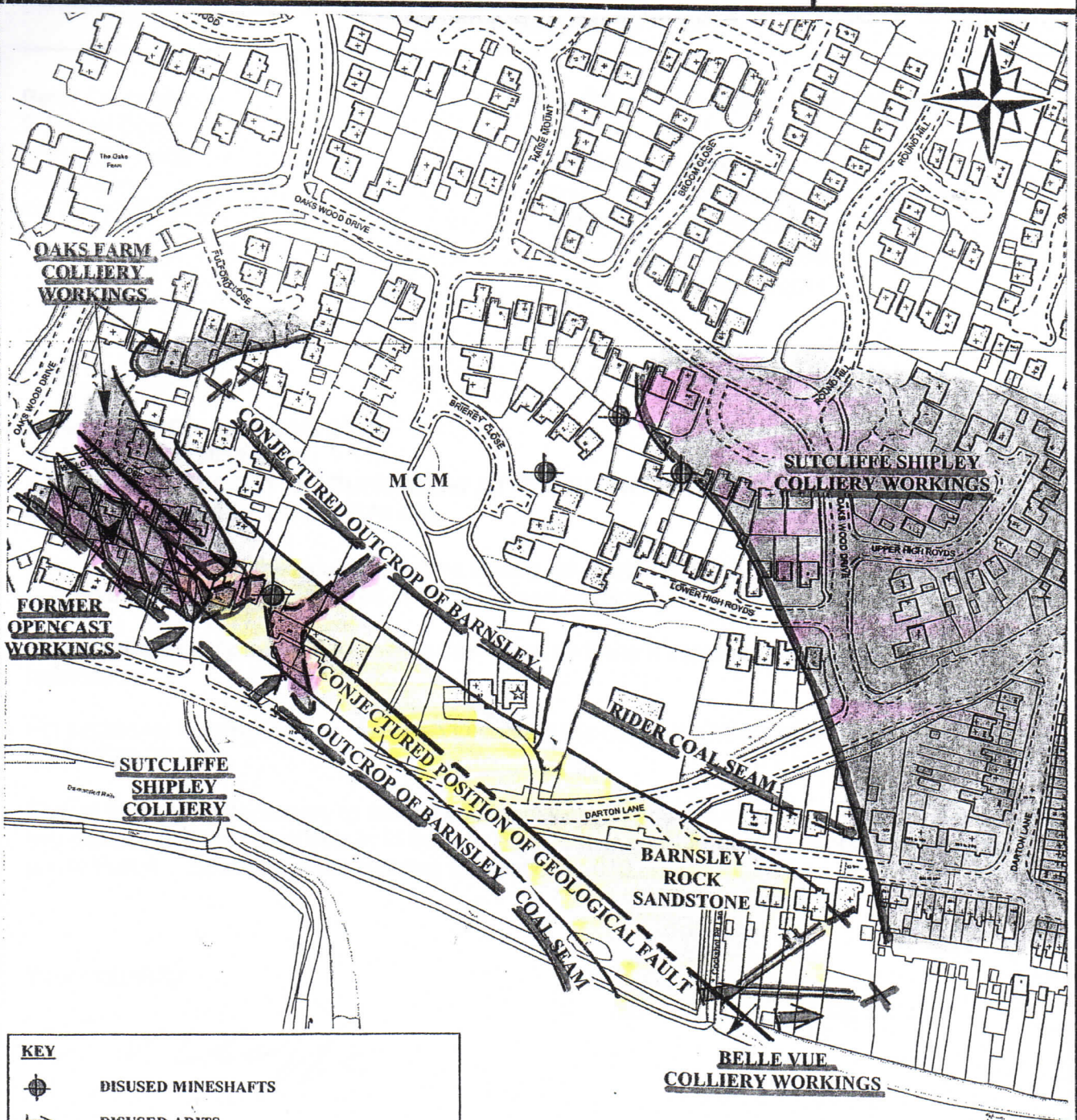
DRAWING NO.

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APPROVED DOCUMENT A - STRUCTURE (2004 EDITION)
REQUIREMENT A2(b) - SUBSIDENCE

10/13853/BR1

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**KEY**

- DISUSED MINESHAFTS
- DISUSED ADITS
- UNRECORDED WORKINGS ENCOUNTERED
- WORKINGS IN BARNSELY COAL SEAM



BARNSELY
 Metropolitan Borough Council

SCALE
 1/2500

DATE
 2 March 11

SOUTH YORKSHIRE MINING
ADVISORY SERVICE

O.S. REFERENCE
 SE3209

DRAWN BY
 PJ

CHECKED BY
 RJ

P. JAMES BSc (Hons)
 PRINCIPAL MINING ENGINEER