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Daren Atkinson
D J Atkinson Construction Ltd
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PR/MDY/39751-001

18 April 2016

For the attention of Daren Atkinson

Dear Mr Atkinson

Land off Snapehill Road, Darfield, Barnsley
Coal Mining Risk Assessment

We write to provide a risk assessment against the possibility of shallow coal mining affecting the above site. The risk assessment is based on a review and our interpretation of geological maps, memoirs and Ordnance Survey maps, as well as a Coal Authority Mining Report specific to this site. We have not visited the site.

The Site

The site is located to the north of Snapehill Road in Darfield, Barnsley. It comprises an open area of grass and shrub. It is proposed to build thirty residential plots of conventional construction. The site is an irregular triangle-shape, rises to the north, and has an area of approximately 0.6 hectares. The site is centred on grid reference 441124, 404204.

Geological Review

The geological maps for the area, 275SW (1:10,560 scale) and 275NW (1:10,000 scale), show the site to be underlain by undifferentiated mudstones of the Carboniferous Middle Coal Measures.

No superficial deposits are shown to cross the site. No faults or other lines of weakness are shown to cross the site.

A fault lies around 10 m north of the site and separates the Mexborough Rock to the north, from undivided mudstones to the south. The downthrow of the fault is not indicated.

However, nearby faulting and the offset of the strata suggest the fault is downthrown to the north east.

The closest dip measurement on the maps is approximately 1 km to the east and suggests a dip of approximately 6 degrees to the north east, but could be as low as 2 degrees. However, this may be significantly affected by nearby faulting.

The shallowest named coal seam thought to be underlying the site is the Swinton Pottery coal. This seam was recorded as approximately 0.4 m thick in West Melton, which is approximately 3 km south of the site. The coal was known for its seatearth rather than the value of the coal itself. It is unlikely to have been mined in the local area. It is also shown as a discontinuous seam within the area, and may not actually be present below the site.

The depth of the Swinton Pottery coal is difficult to determine due to the local faulting, and the drift deposits covering the area south of the site. The coal seam is inferred to outcrop approximately 2100 m to the south west of the site. There are no dip measurements in the nearby area, which make calculating its depth beneath the site difficult. A mine shaft approximately 850 m to the west of the site does not record the Swinton Pottery Coal, but recorded the Newhill Coal seam at approximately 87 m bgl. The Newhill coal seam is expected to be present approximately 23 m below the Swinton Pottery Coal. Taking the difference in topography into account the Swinton Pottery Coal should underlie the site at a depth of between 72 and 79 m bgl assuming subhorizontal strata.

A fault is present around 320 m south of the site. This fault is shown to splay off the larger fault to the north and therefore is likely to be downthrown in the same direction. The coal seams beneath the site may therefore lie deeper than expected. However, it is possible that the fault is downthrown in an opposite direction, and in which case the Swinton Pottery Coal may lie at a shallower depth than that suggested.

The Newhill coal is expected approximately 23 m below the Swinton Pottery coal and is expected to be approximately only 0.3 m thick in the Wombwell area, with a slight thickening to 0.5 m near West Melton where it was worked. This seam is therefore not expected to have been mined underground in this area.

Coal Authority Mining Report

A Coal Authority mining report has been obtained for the site. A copy of this is appended to this letter.

The report states that the site is in a surface area that could be affected by underground mining in 10 seams of coal at 180m to 680m depth, and last worked in 1988. However, any ground movement from these coal workings should have stopped by now.

The report also states that the site is in an area where the Coal Authority believes there is coal at or close to the surface i.e. within the upper 30 m of the surface, which may have been worked in the past. This may refer to the Mansfield Marine Band, or a thin, unnamed coal seam.

There is one recorded mine entry within 20 m of the site boundary. This is present to the north west of the site adjacent to Verona Rise. The Coal Authority's records may be incomplete and there could exist in the local area mine entries of which the Coal Authority has no knowledge.

The site is not within an area where current workings are being undertaken, or where underground workings are currently proposed to begin in the future. The site is also not within the legal boundary of any past, current or currently proposed opencast sites.

There are three recorded claims for mining related subsidence within 50 m of the site boundary.

There are no records of any mine gas emissions which have required action by the Coal Authority.

The report does state that reserves of coal remain beneath the site which could be worked in the future, subject to the granting of planning consent and all other applicable permissions.

Risk Assessment

Based on information from the geological maps and memoirs, the Swinton Pottery coal is expected to be the shallowest named coal seam to underlie the site. Geological maps and boreholes suggest that it may lie at a depth of around 70 to 80 m bgl if no significant faulting has occurred.

The Coal Authority Report however, suggests that coal is expected to underlie the site at or close to the surface. This suggests that faulting may have brought the Swinton Pottery Coal closer to the surface and less than 30 m bgl.

It is unlikely that the Swinton Pottery Coal has been worked beneath the site. However, since the Coal Authority report mentions the potential for shallow worked coal to be present, an intrusive investigation is recommended.

Conclusion

Based on the information from the geological maps and the Coal Authority report, shallow worked coal may be present below the site. An intrusive investigation is required to determine if shallow coal is present, and if the seam has been worked.

We trust that the above is satisfactory. This risk assessment should be submitted to the regulators for their review.

Yours sincerely

Phil Richardson

Enc. Coal Authority Mining Report

The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report

SNAPE HILL ROAD
DARFIELD
BARNSLEY
SOUTH YORKSHIRE

Date of enquiry:	23 March 2016
Date enquiry received:	23 March 2016
Issue date:	23 March 2016
Our reference:	51001127701001
Your reference:	83161617_1 |

CON29M Non-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

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

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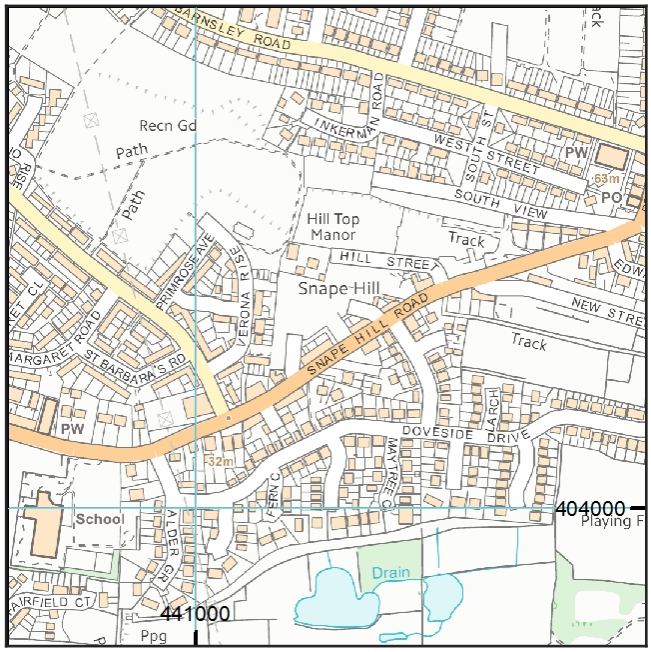

Approximate position of property

Mapping sourced from Ordnance Survey

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Summary

Has the enquiry boundary identified evidence of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
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	Yes
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	Yes
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

Further recommended reports
Mine entry interpretive report
Mine entry plan and data sheets
Coal mining subsidence claims 50m buffer report
Coal mining subsidence claims history

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 10 seams of coal at 180m to 680m depth, and last worked in 1988.

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

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.

There is no record of what steps, if any, have been taken to treat the mine entry.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

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 3 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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 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 1978, 1983.

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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

The boundary plot shows the approximate location of the disused mine entry/entries referred to in this 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 01623 637225. 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 01623 646333.

*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.

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.

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Alternative formats

If you would like this report in an alternative format, please contact our communications team.

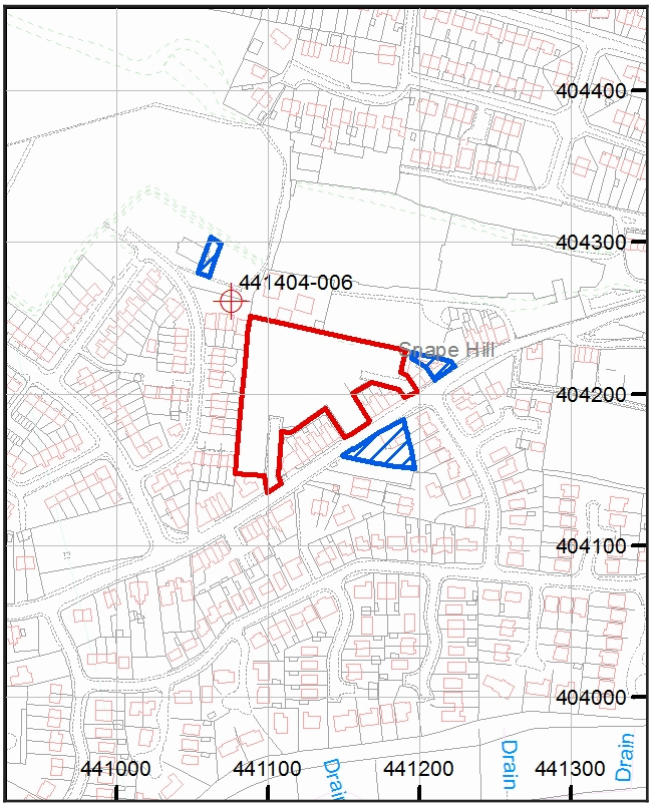
Enquiry boundary

Key

Approximate position of enquiry boundary shown

Disused mineshaft

Coal claims



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