

Mr R, Oates
125A Park Grove,
Barnsley.
S70 1QE.

PR/AJK/42506-001

22 March 2018

Dear Mr Oates,

8A Agnes Road, Barnsley
Coal Mining Risk Assessment

Further to an instruction on your behalf by Mr Tim Steadman of Tim Steadman Architecture, 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 south of Agnes Road and to the east of Pond Street in Barnsley, South Yorkshire. The site comprises the rear yard areas of four existing properties, Numbers 6, 8 and 8A Agnes Road and a workshop building located off Pond Street. Two of the properties are commercial in use, comprising a hairdressers and a sandwich shop, whilst No 6 Agnes Road is a residential property. The workshop has most recently been used as a storage facility for a motorcycle breakers. It is proposed to build residential properties on the land, which we assume will be of conventional construction and will not exceed three storeys in height. The site is approximately rectangular in shape, and has an area of approximately 160 m². The site is centred around Ordnance Survey national grid reference 434427 405807 and appears to be at around 120 m AOD.

Historically, the site appears to have been occupied by the existing building No. 8 Agnes Road since at least 1852, with further housing also present on the site, which was removed part way through the Twentieth Century. Agnes Colliery was shown on the 1889 map, around 120 m south west of the site.

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Geological Review

The geological map for the area, Sheet SE 30 NW (1:10,000 scale), shows the site to be underlain by strata of the Pennine Middle Coal Measures. Undifferentiated mudstones and sandstones are indicated to lie directly beneath the site, the mudstone being indicated below the northern half of the site and the sandstone below the south. No alluvial or other recent deposits are indicated to cover the site.

No faults are shown to cross the site, but a large fault is conjectured to run from north west to south east around 30 m south of the site. The strata are indicated to dip towards the south-east at angles of between around 7° adjacent to the fault, reducing to 5° to the east of the site.

The geological maps indicate that there are seven seams of coal outcropping in the vicinity of the site. The stratigraphically youngest seam is the Meltonfield Coal. This seam is generally recorded as being around 0.9 m thick in this district, and is widely worked. A number of shafts to the east of the site encountered the Meltonfield Coal, suggesting that workings have been undertaken in the vicinity of the site. However, the outcrop of the seam is indicated to be to the east of the site boundary, and the seam dips eastwards, and therefore it is unlikely that the Meltonfield Coal will be present below the site.

The next seam of coal in the stratigraphical sequence is the Two Foot Coal, which is conjectured to outcrop immediately north west of the site. This is likely to be the shallowest coal below the site, and is indicated to be around 600 mm thick across much of Barnsley. The geological memoirs for Barnsley indicate that the seam is generally of little economic worth, and is only occasionally worked. The seam is likely to be at very shallow depth below the site, but is generally unlikely to have been worked.

The next seam of coal expected below the site is the Abdy Coal. This is expected to be up to around 0.9 m thick, and may be at a depth of around 5 m below ground level (bgl). The seam is sometimes worked in this area of Barnsley. Any workings that are present in the seam would potentially affect the foundations of the proposed buildings.

The Top Beamshaw Coal is the next seam expected, at a depth of around 9.5 m bgl. The seam outcrops around 110 m west of the site. The Low Beamshaw Coal outcrops around 160 m west of the site, and is therefore expected at around 14 m bgl below the site. The geological memoirs state that both coals contain much shale, and are of little value. Neither seam is therefore expected to have been worked. Both coals are expected to be around 0.6 m thick.



The Kents Thick and Kents Thin coals are the next seams of coal expected to be present. These seams are conjectured to outcrop between 330 m and 400 m west of the site. The Kents Thin Coal is around 0.6 m thick and would be expected at around 29 m depth below the site. The coal is occasionally worked. The Kents Thick Coal is typically around 800 mm to 1 m thick, but the geological memoirs indicate the seam in the area south and west of Barnsley to be worthless. The seam is widely worked in other areas, however and the geological maps indicate a number of shafts in the vicinity of the site to have encountered this seam, suggesting that some workings could have been undertaken in the past. The Kents Thick Coal may be present at around 35 m bgl.

Coal Authority Mining Report

A Coal Authority mining report has been obtained for the site, a copy of which is appended to this letter. It states that the site is within the likely zone of influence from recorded workings in two seams of coal at depths of between 120 m and 330 m, last worked in 1958. The shallower of these recorded workings are probably within the Barnsley Coal, which is worked to exhaustion across much of the South Yorkshire coalfield.

The report also states that the site is in an area where the Coal Authority believe there to be coal at shallow depth which may have undergone un-recorded extraction in the past. This is likely to refer to the Two Foot, Abdy, Top Beamshaw, Low Beamshaw, and the Kents Thin Coal. Shallow depth usually refers to seams within 30 m of surface.

There are no recorded mine entries (shafts or adits) within 20 m of the site boundary.

The site is not within an area where underground workings are currently being undertaken or where future workings are currently proposed. The site is not within the boundary of a recorded opencast site, or within an area where opencast workings are currently being undertaken or are proposed. There are no pending applications to begin coal extraction which affect the site.

The Coal Authority is not aware of any mine gas emission that required remedial action. One claim for alleged mining related subsidence has been made on property within 50 m of the site. This appears to be a house located 50 m south west of the site. No further details as to the nature of the claim, or whether the claim was upheld, are provided, but may be available from the Coal Authority for an additional fee.

The report states that there are reserves of coal remaining below the site, that could be worked at some point in the future, subject to obtaining all necessary planning permissions and permits.

Risk Assessment

Based on information from the geological maps and memoirs, there are several seams of coal expected to be present at shallow depth below the site.

The shallowest of these is the Two Foot Coal, which outcrops just west of the site and will therefore be present at between around 1 m and 2 m below the site. It is possible that the coal was removed during the construction of the existing buildings on the site. The seam is unlikely to have been worked due to its low quality, and due to the likelihood of it being highly weathered at such shallow depths.

The next seam is the Abdy Coal, which is sometimes mined. The seam may be at around 5 m below ground level. It is generally considered unlikely that the seam will have been extracted in this location, as the existing dwellings possibly pre-date the mines in this area, and show no sign of movement. However the risk of unrecorded workings within the Abdy Coal cannot be completely eliminated at this stage. Any workings that are present would potentially influence the foundations of the new building, and therefore it is recommended that a borehole investigation is undertaken prior to development to confirm the depth and thickness of the Abdy Coal, and to confirm that no mining has been undertaken.

The Beamshaw Coals are expected between 9 and 14 m bgl. Both seams are unlikely to have been worked, but if present, workings may affect foundations, and therefore the borehole should be extended to also intersect both of these seams.

Finally, the Kents Coals are expected to be present between 29 and 35 m bgl, and both seams may potentially have been worked. The seams are up to 1 m thick. At these depths, based on current guidance which states that mine workings may potentially affect foundations where there is less than ten times the worked thickness of competent rock cover, any workings that are present are unlikely to affect developments at surface. No further works are considered necessary in regard to either the Kents Thin or the Kents Thick coals.

Should any workings be encountered within the Two Foot, Abdy or the Beamshaw Coals, remedial works such as drilling and grouting may need to be considered. This would be confirmed through the proposed borehole investigation.



Future workings within any of the seams beneath the site are considered to be unlikely due to the site's location within a highly urbanised area. Any damage to properties arising from future workings would be for the Coal Authority to make good.

Conclusion

Based on the information from the geological maps and the Coal Authority Mining Report, the site may be at risk from historical mining activities at shallow depth within the Two Foot, Abdy or the Beamshaw Coals, although the risk is generally expected to be low. However, a rotary drilling investigation is recommended to confirm the condition and depth of all four seams. If workings are found in any of these seams, drilling and grouting may need to be considered prior to development.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P Richardson', with a stylized flourish underneath.

P Richardson

Enc. Coal Authority Mining Report
 Existing site plan
 Proposed site plan

Copy: Mr T Steadman - Tim Steadman Architecture (Via e-mail)



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

SARNI XPRESS
8A, AGNES ROAD
BARNESLEY
SOUTH YORKSHIRE



Date of enquiry: 21 March 2018
Date enquiry received: 21 March 2018
Issue date: 21 March 2018

Our reference: 51001814060001
Your reference: 160223353_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



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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	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
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 2 seams of coal at 120m to 330m depth, and last worked in 1958.

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.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

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 1 claim(s) 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 Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

The property is in an area where a notice to withdraw support was given in 1953.

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

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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.

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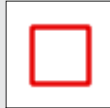
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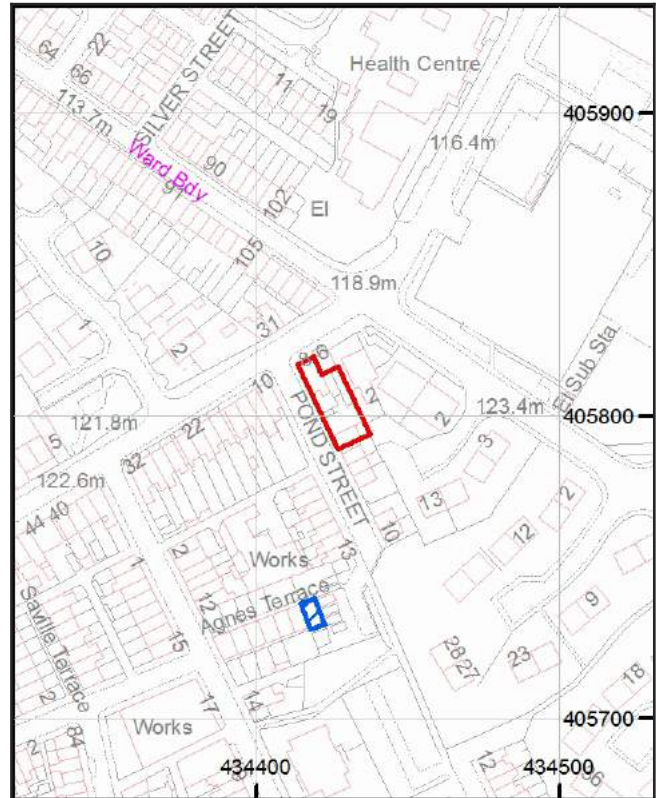
Enquiry boundary

Key

Approximate position of enquiry boundary shown



Coal claims




How to contact us

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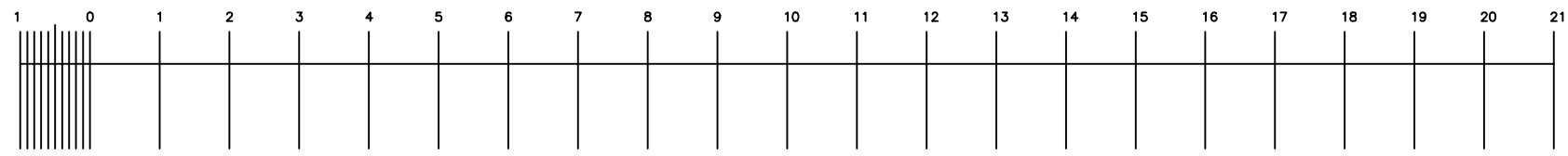
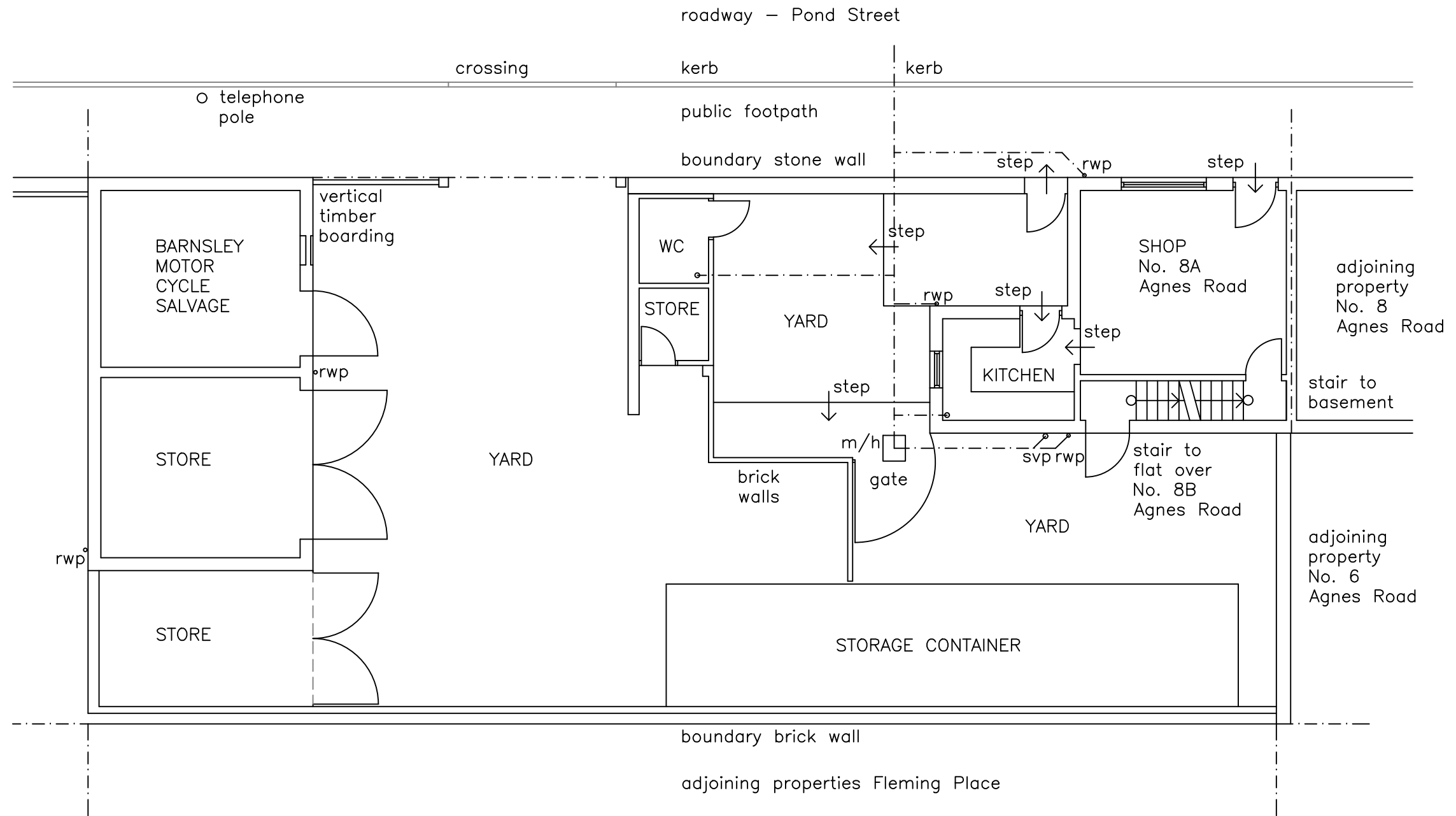
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Job:- PROPOSED DEVELOPMENT
 8A & PROPERTY TO REAR 8 AGNES ROAD
 IN POND STREET, BARNSELY
 S20 1NH & 1NQ

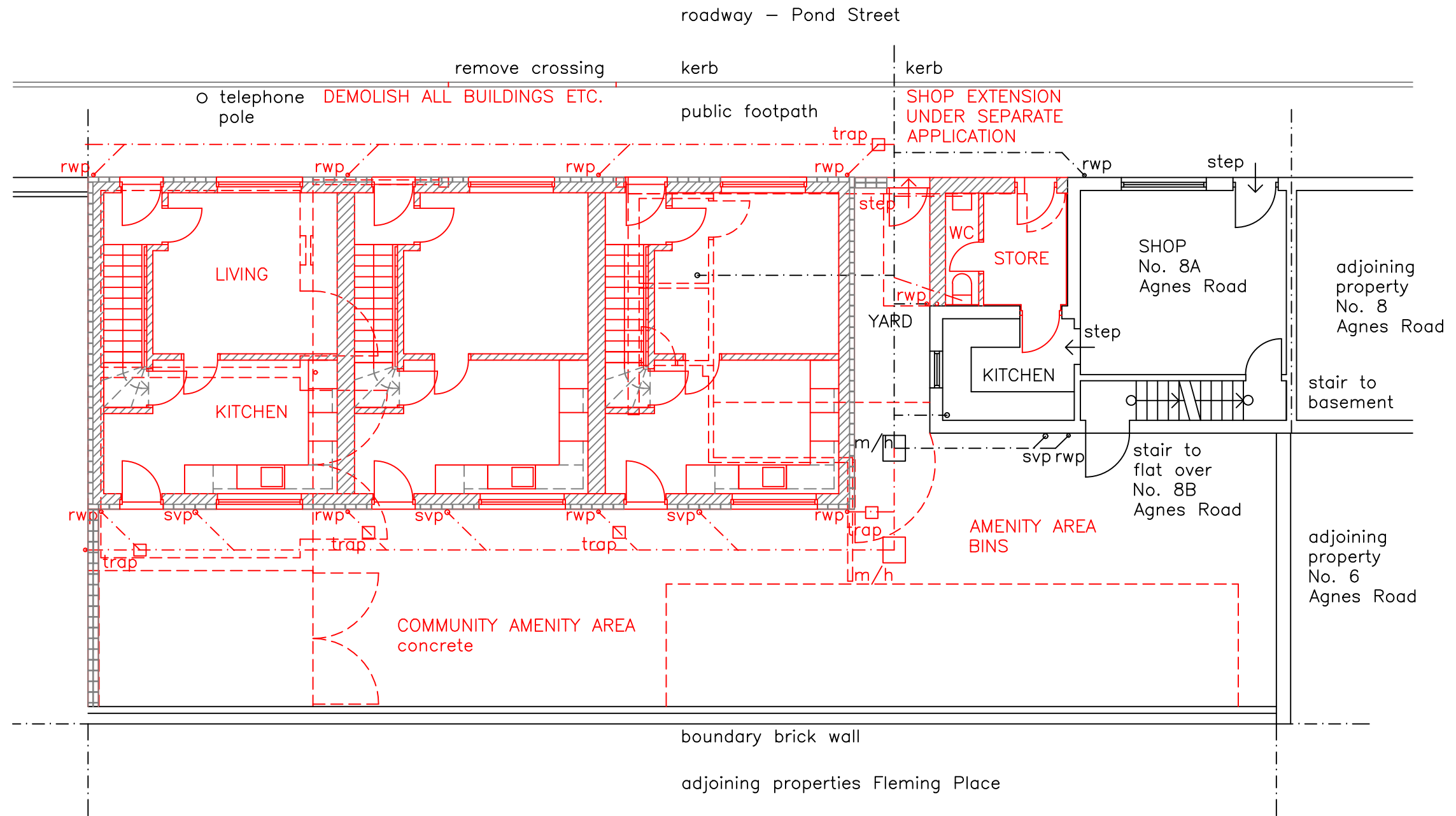
Drawing:- AS EXISTING
 GROUND FLOOR PLAN

Scale:- 1:100 SCALE@A3

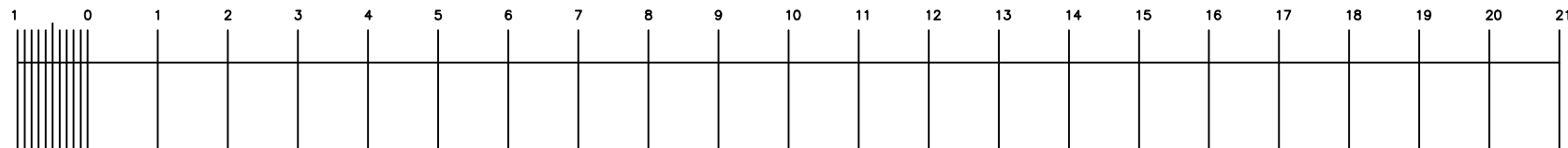
Job Number:- DWG NO. 18/01/01/002

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NEW HOUSING



Job:- PROPOSED DEVELOPMENT
8A & PROPERTY TO REAR 8 AGNES ROAD
IN POND STREET, BARNSLEY
S20 1NH & 1NQ

Drawing:- PROPOSALS
GROUND FLOOR PLAN

Scale:- 1:100 SCALE@A3

Job Number:- DWG NO. 18/01/01/012

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