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Civil & Structural Engineering Consultants

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E13/5820/MD/003

11 March 2014

FAO Laura Mepham
John R Paley Associates
1 Red Hall Crescent
Paragon Business Village
Wakefield
WF1 2DF

Dear Madam,

Re: West Street, Worsbrough

Further to your instructions, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the above development and the requirement to undertake intrusive borehole investigation works.

The following information has been used to prepare this report, and is attached to the rear:

1. Coal Authority Report
2. Extracts from the Interactive Coal Authority Map.
3. Site survey

The Coal Authority Report states that the property is within the likely zone of influence on the surface from workings in 12 seams of coal from 50m to 470m in depth, and last worked in 1969.

However, the report also states that 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.

Finally, a mineshaft is recorded in the western half of the site. A concrete slab has been identified on the site survey and is believed to be the cover slab to the shaft. The shaft is reported to be unfilled but covered.

Consulting the Coal Authority online resources, it can be seen that the northern and western areas of the site lie within an area that has probably been subject to workings at a shallow depth. Historically, shallow coal seams may have been worked by private individuals and these workings are not recorded by the Coal Authority. In addition to this, a coal outcrop is shown entering the site from the north west, and two further outcrops are shown immediately to the south of the site, which would also suggest a coal seam at shallow depth.

To conclude, we would make the following comments:

From the above, it is likely that there is coal at shallow depth beneath the site that may have been worked historically. There are former/current surface coal workings indicated to the south of the site and it is likely to be encountered close to the surface.

The Coal Authority report states that the property is not in an area where there is an existing licence to remove coal using underground methods, or are currently determining whether to grant such a licence. Nor is the property in an area likely to be affected at the surface by any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

There have been no subsidence claims on site, or recorded surface hazard call-outs or remedial works undertaken on behalf of the Coal Authority.

There are no records of mine gas emissions within the site boundary.

Recommendations

It is recommended that an intrusive ground investigation, including rotary boreholes to a minimum depth of 30m, is undertaken to determine the extent of possible shallow mine workings on site.

The existing cover slab should be exposed to confirm its actual size and thickness. A cover meter survey and possible cores should be undertaken to verify the reinforcement present and quality of the concrete. Also, the bearing strata for the cap should be confirmed and it is possible that a rotary borehole through the existing shaft will be required to confirm any unrecorded treatment to the shaft.

The proposed layout should be carefully considered to ensure that plots do not overlay the cap and if it is situated below an adopted highway then Rotherham Highways should be consulted as to requirements.

The findings of the ground investigations should be used to prepare an interpretive report specifying any remediation strategies and construction design features required for the construction of the proposed development.

As the intrusive investigation works will intersect, disturb or enter coal seams, coal mine workings or mine entries, written permission and a permit should be sought from the Coal Authority prior to any investigative works taking place.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

Yours faithfully

MICHAEL DEAN
m.dean@haighhuddleston.co.uk

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: 0845 762 6848 DX 716176 MANSFIELD 5

HAIGH HUDDLESTON & ASSOCIATES
99-101 LEEDS ROAD
DEWSBURY
WEST YORKSHIRE
WF12 7BU

Our reference:	**51000285477001**
Your reference:	**PALEYS 5820**
Date of your enquiry:	**01 May 2013**
Date we received your enquiry:	**01 May 2013**
Date of issue:	**01 May 2013**

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

Non-Residential Coal Authority Mining Report

WEST STREET, WORSBROUGH, BARNSLEY, SOUTH YORKSHIRE, S70

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.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 12 seams of coal at 50m to 470m depth, and last worked in 1969.

Any ground movement from these coal workings should have stopped by now.

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.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

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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 attached plan.

Our records disclose the following information:

435403-004. is unfilled but covered.

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 will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give 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 visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

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 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.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

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.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

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Working facilities orders

The property is not in an area for which 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.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The attached plan 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 the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

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 adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the 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 at all times 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.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

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Additional Remarks

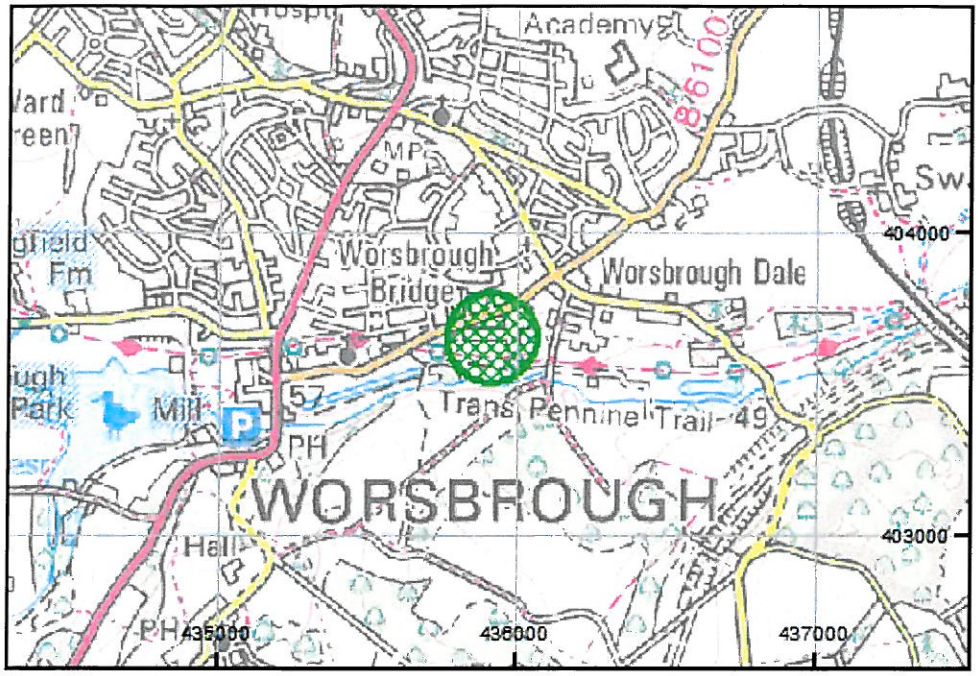
This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006.

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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	01 May 2013
Issued to:	HAIGH HUDDLESTON & ASSOCIATES 99-101 LEEDS ROAD DEWSBURY WEST YORKSHIRE WF12 7BU
Property Search for:	WEST STREET, WORSBROUGH, BARNSLEY, SOUTH YORKSHIRE, S70
Reference Number:	51000285477001
Date of Issue:	01 May 2013
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

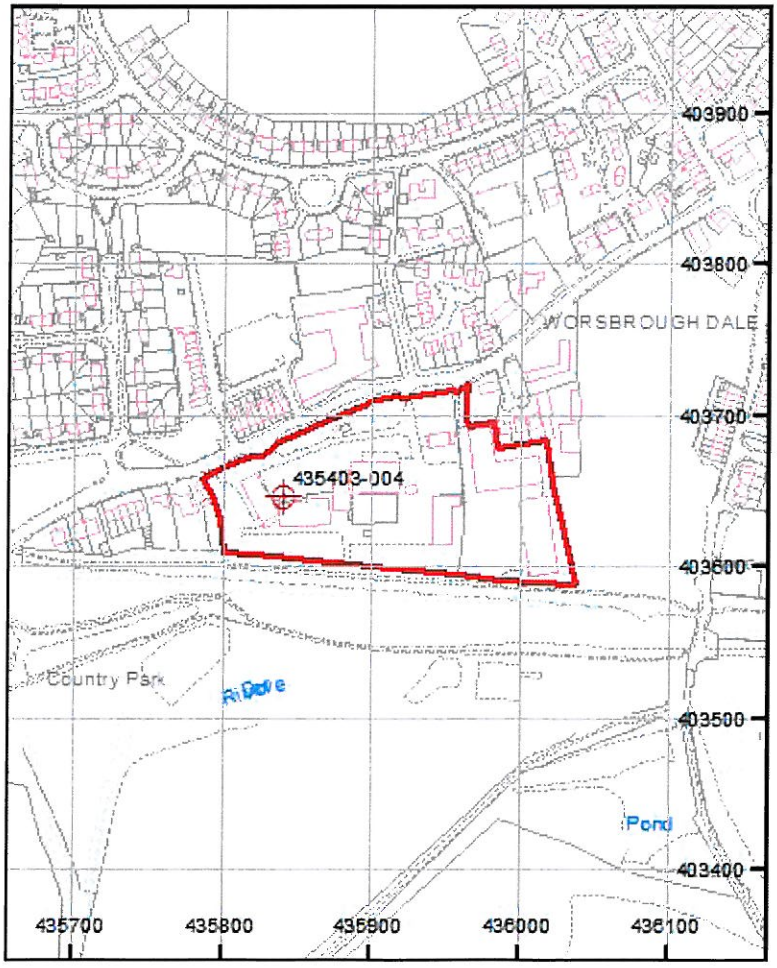
Location map

Approximate position of property



Enquiry boundary

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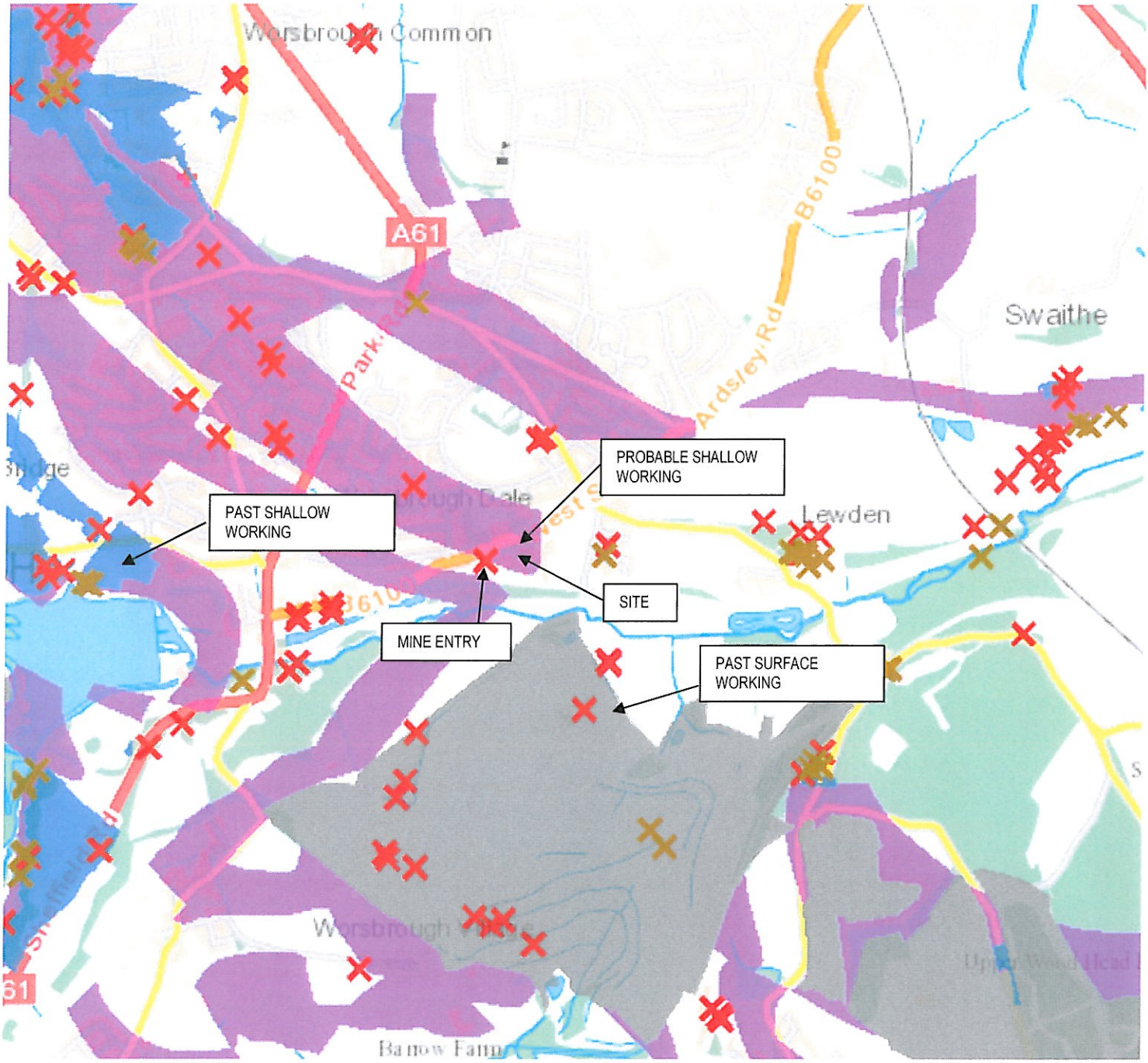


Key

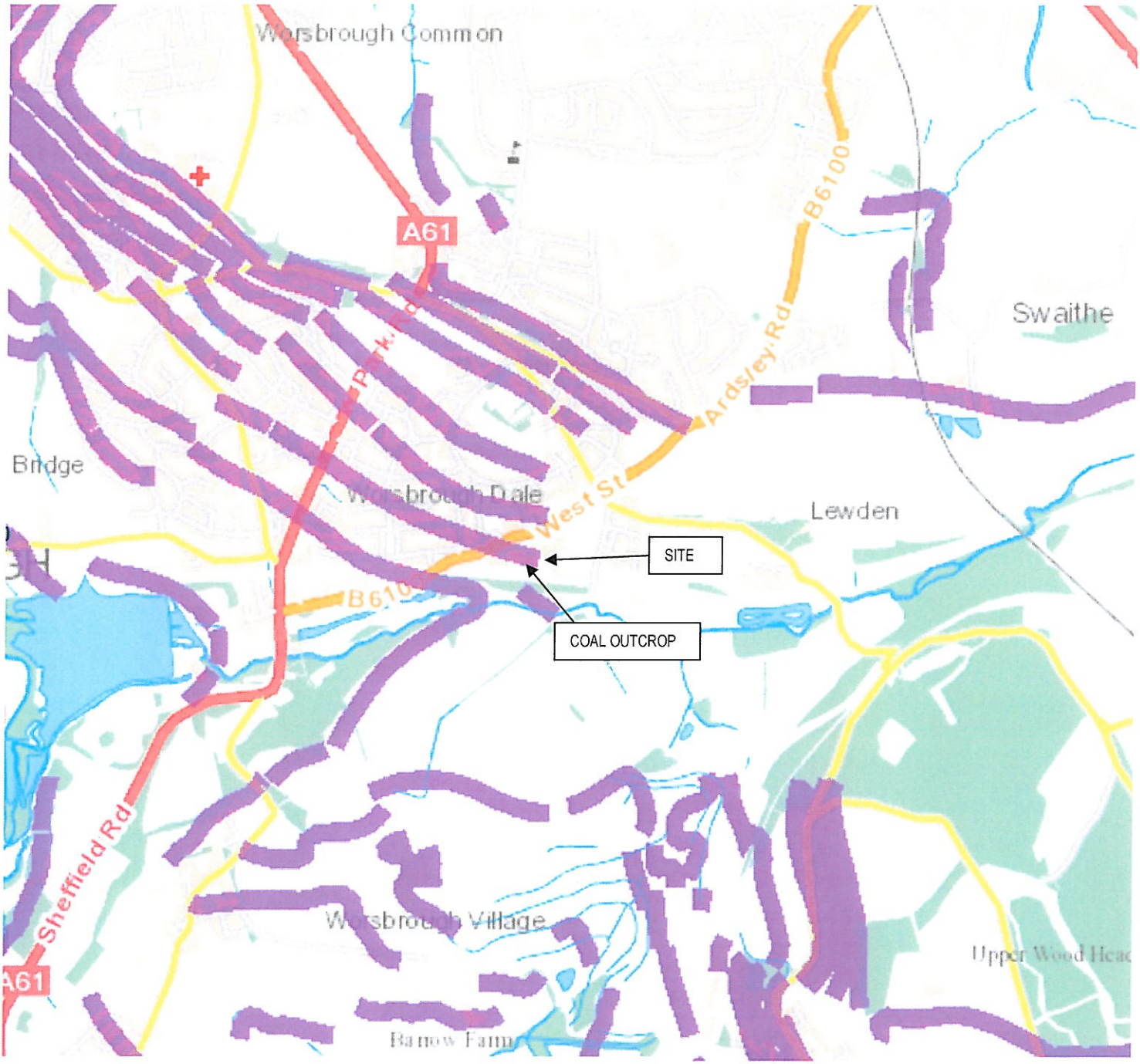
Approximate position of enquiry boundary shown

Disused Adit or Mineshaft

Mapping sourced from Ordnance Survey



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING SURFACE MINING, PAST SHALLOW COAL MINING WORKINGS AND PROBABLE SHALLOW MINE WORKINGS AT WEST STREET, WORSBROUGH



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS AT WEST STREET, WORSBROUGH

E43

N403720

N403700

N403680

N403660

N403640

N403620

N403600

E435800

E435820

E435840

E435860

E435880

E435900

E435920

E435940

E435960

West Street

ASSUMED MINESHAFT COVER SLAB

Site survey
Scale 1/500@A3