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E21/7838/MD/L001

16 July 2021

FAO Matthew Robinson
mr@martinwalsh.co.uk

Dear Sir,

Re: Proposed Extension at Naylor Drainage, Clough Green, Cawthorne

Further to instructions from Martin Walsh Architectural, on behalf of Naylor Drainage, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the proposed warehouse extension at Naylor Drainage, Clough Green, Cawthorne.

The purpose of the coal mining risk assessment is to review the current information available regarding the presence of coal and coal mining in the vicinity of the site and the potential for risks arising from this that would adversely affect the proposed development.

Once the information has been assessed, any further investigative works via intrusive methods can be specified if required and consideration of potential remedial and ground stabilisation works that may be needed. If no further works are required, justification will be made to the Local Planning Authority that the site is currently safe and stable with the regards to the proposed development.

The following sources of information have been used in the preparation of this report:

INFORMATION SOURCE	COMMENT
Coal Authority	CON29M Residential Mining Report obtained and attached to rear of report.
Coal Authority Online Services	Extracts from interactive map attached to rear of report.
Historic OS Plans	Historic OS Plans from 1854 to the present day have been consulted.
BGS Boreholes	120m east of proposed extension used for groundwater extraction
OTHER	N/A.

The Coal Authority Report states that the property is not within a surface area that could be affected by any past recorded underground coal mining. However, the property is an area where the Coal Authority believes there is coal at or close to the surface.

The report then states that the development site is within the boundary of a former opencast mine.

There are no recorded mine entries known to the Coal Authority within, or within 20m of, the site boundary. Additionally, based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

The Coal Authority Online Resources indicate a coal outcrop immediately west, and 90m east of the proposed extension. Probable shallow workings are indicated extending from the eastern outcrop to cover the entire area for the proposed extension. In addition to this, the eastern third of the development area is shown to have been part of unlicensed opencast mine workings.

The development was shown as open field in 1854, with ground workings associated with brick works approximately 150-200m to the east. In the mid-1980s the existing works buildings were constructed in the vicinity of the site, with extension works encroaching on the south east boundary by 2001. There is no evidence of coal or ground workings in the immediate vicinity of the proposed site, however the historical maps only offer snapshots of the site history, with no indication of what developments may have occurred between maps, or prior to 1854.

A 98.5m deep borehole used for groundwater extraction is located approximately 120m east of the proposed extension. This showed up to 1.8m of clay and fill overlying alternating bands of mudstone, sandstone and shale. A single 0.3m thick coal seam was recorded at 32.7-33.0m below existing ground levels.

To conclude, we would make the following comments:

From the above, a third of the site appears to have been part of unlicensed opencast mine workings that extend to the east and south of the proposed extension, beneath the main warehouse unit.

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.

Recommendations

It is recommended that an intrusive ground investigation should be undertaken on site to determine the depth of the former opencast mine and accurately determine the presence of any highwall features to the perimeter of the mine, and the presence of shallow mineworkings beneath the opencast workings. Due to the potential presence of infill material to the former opencast mine, it is possible that the boreholes will need to be cased, particularly to determine the presence of possible shallow mine workings beneath the former opencast works. Trial trenches can be undertaken to determine the exact location of the high wall to the former opencast mine.

Finally, due to the presence of the opencast mine on site, and probable and historical shallow workings, it is recommended that a minimum of three piezometers are installed to determine if ground gas migration from former workings would adversely affect the development.

The findings of the ground investigations should be used to prepare an interpretive report specifying any remediation strategies 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. Due to the

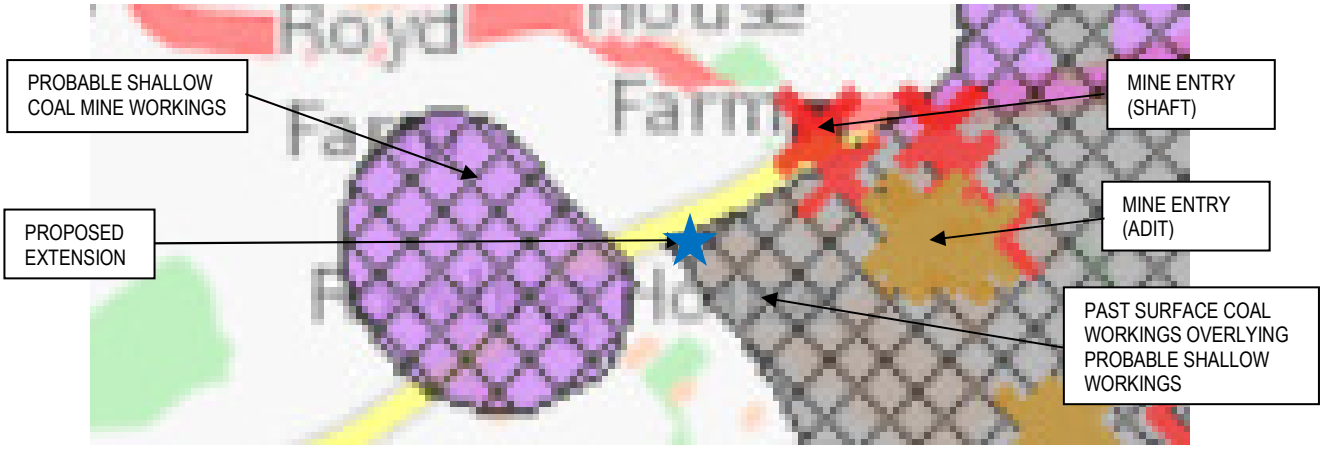
proximity of the adjacent industrial properties, and the infilled opencast workings extending beneath the industrial property to the south east, we would recommend that the drilling is undertaken using water flush methods.

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.

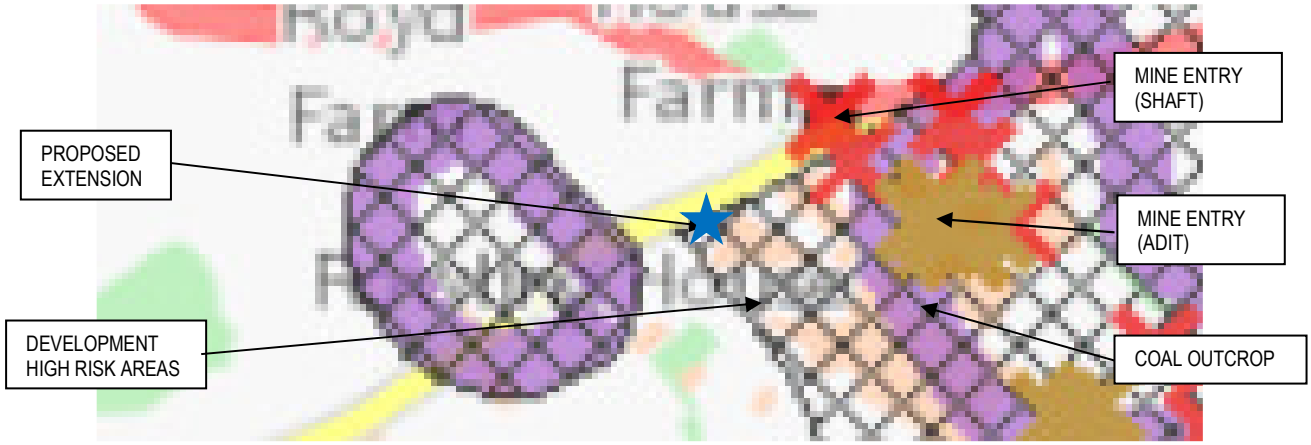
Yours faithfully



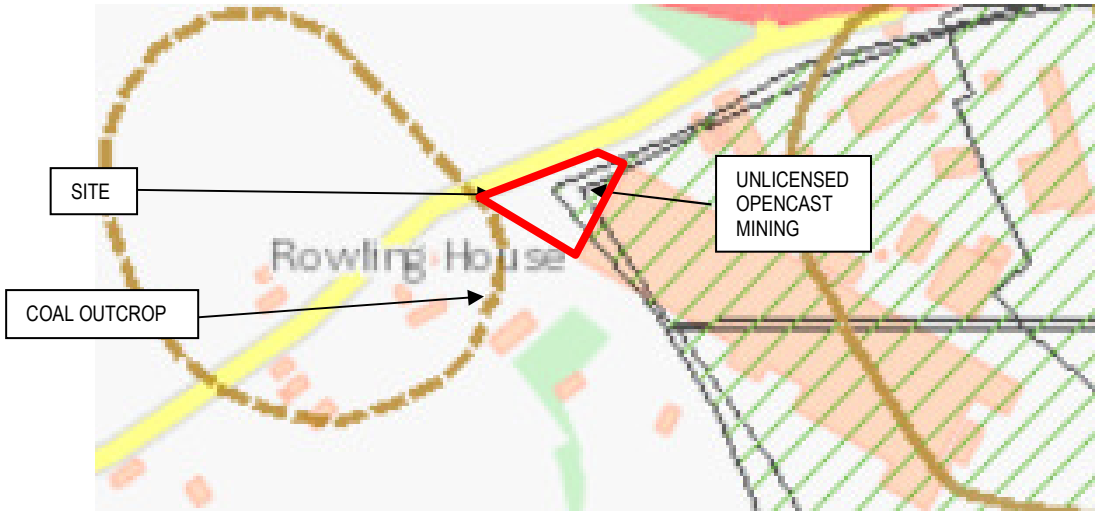
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EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING SURFACE MINING, PAST SHALLOW COAL MINING WORKINGS AND PROBABLE SHALLOW MINE WORKINGS ON LAND AT NAYLOR DRAINAGE, CLOUGH GREEN, CAWTHORNE.



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS AND DEVELOPMENT HIGH RISK AREAS ON LAND AT NAYLOR DRAINAGE, CLOUGH GREEN, CAWTHORNE.



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS AND UNLICENSED OPEN CAST WORKINGS AT NAYLOR DRAINAGE, CLOUGH GREEN, CAWTHORNE.

The Coal Authority

CON29M
coal mining report

CLOUGH GREEN, CAWTHORNE, BARNSLEY, S75 4AD

Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5
Past opencast coal mining	Page 5

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see page 3 for further details on Future development.

Your reference: MWA 7838
Our reference: 51002533900001
Date: 10 May 2021

Client name: HAIGH HUDDLESTON & ASSOCIATES

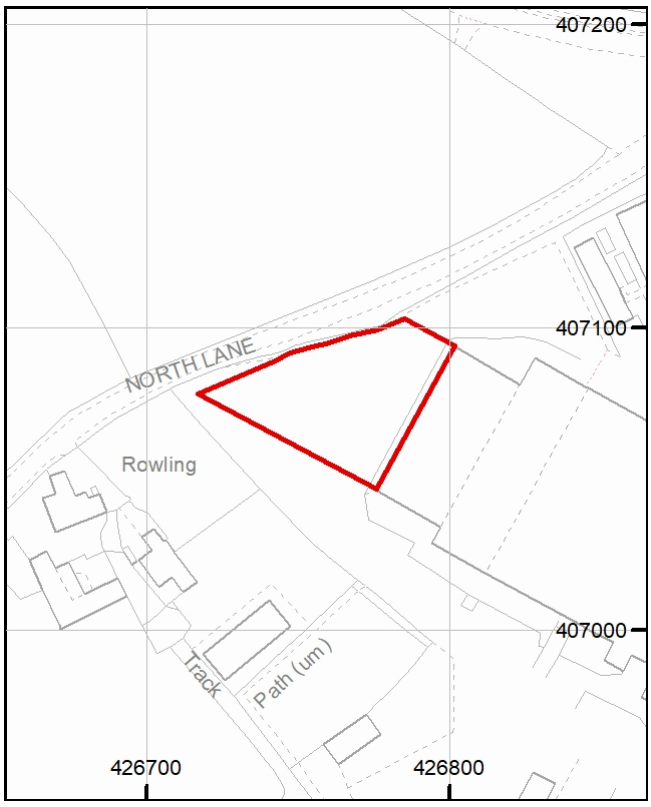
If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

The Law Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion

Future development

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 specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on 0345 762 6848 or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes 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, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections 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 received an application for, and is currently considering whether to grant a licence to remove or work coal by 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 recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

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 within the boundary of an opencast site from which coal has been removed by opencast methods.

The property is 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 of the enquiry boundary, since 31 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 Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

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.

Statutory cover

Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call 01623 646 333. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings