

MINING ASSESSMENT

FOR A RESIDENTIAL DEVELOPMENT SITE ADJACENT BELLWOOD CRESCENT, HOYLAND, BARNSELY

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1.0 INTRODUCTION

- 1.01 Following instructions from Cadam Construction Ltd during April 2017, CoDA Structures have undertaken an assessment of mining issues in relation to a residential development site adjacent Bellwood Crescent, Hoyland, Barnsley.
- 1.02 The site is currently undeveloped.
- 1.03 It is proposed to develop the site for housing.
- 1.04 The interpretation provided in this report is based upon information gathered from public data sources.
- 1.05 The Local Planning Authority is Barnsley Metropolitan Borough Council (BMBC).

2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

- 2.01 The site is located to the north of Bellwood Crescent, and is approximately 7 miles to the south of Barnsley town centre. A site location plan is attached in Volume 2, Appendix A.
- 2.02 The site can be accessed from Bellwood Crescent.
- 2.03 The Ordnance Survey co-ordinates for the centre of the site are 436320 mE, 400310 mN.
- 2.04 A site topographical survey (Fig. 2) is attached in Appendix B.

3.0 GEOLOGY AND MINING

3.01 Geology:

1:50,000 BGS geological maps indicate the following:-

- The site is underlain by Pennine Middle Coal Measures (sandstones, siltstones and mudstones) of the Westphalian Age.
- No faults appear to traverse the site but faults lie within 100m of the north western, south western and south eastern boundaries of the site
- Drift deposits are unlikely to be present at the surface.

3.02 Mining & Minerals:

A mining report has been prepared by D Bellis Consulting Surveyors and a mining report has been obtained from the Coal Authority. The reports are summarised as follows:-

The following seams have been recorded as worked and may be within the zone of influence of the site:-

Seam	Depth (m)	Section (m)	Date	Comments
Swallow Wood	126	0.85	1976	Adjacent
Lidgett	151	0.48	1914	Subjacent
Top Fenton	311	0.83	1977	Subjacent
Low Fenton	314	1.20	1954	Subjacent
Parkgate	332	1.37	1979	Subjacent
Thorncliffe	362	1.20	1904	Subjacent
Silkstone	415	1.14	pre 1980	Subjacent

- There is coal in reserve but no workings are currently planned.
- There are no recorded shafts or mine entries on or within 20.0m of the site.
- There are no faults or abnormal features noted on the site.
- Settlement from deep recorded old workings is likely to have been completed long ago.
- There is no evidence of coal mining related subsidence in relation to the site. However, there have been a number of mining related subsidence claims to the properties adjacent the north eastern boundary of the site.

The mining reports are attached in Appendix C.

There are no recorded BGS mineral sites within 1000m of the site.

4.0 DISCUSSION

- 4.01 The site does not appear to be affected by recorded mine entries or shallow coal workings.
- 4.02 In view of the subsidence claims to the properties adjacent the north eastern boundary of the site 2 no. rotary boreholes should be drilled on site to investigate the possible presence of shallow coal workings below the site.
- 4.03 It is possible the subsidence to the properties adjacent the north eastern boundary of the site are in relation to a geological fault that may have been activated at some time in the past by the collapse of deep coal workings below the site.
- 4.04 If a worked shallow coal seam is found to be present below the site with less than 12 time competent rock cover the working will need to be stabilised by concrete grouting.

5.0 CAVEATS

- 5.01 The comments given in this report and recommendations made are based on the information that could be obtained from reasonably accessible sources.
- 5.02 This report has been prepared for the sole use of Cadam Construction Ltd unless agreed otherwise in writing by CoDA Structures.

Jon Lawrence

Signed:

.....
J Lawrence B Eng C Eng M I Struct E

APPENDIX A

SITE LOCATION PLAN – FIG. 1

CoDa+ Structures

Consulting Civil & Structural Engineers

No 2 Harewood Yard

Harewood

Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765

Project Bellwood Crescent Hoyland

Title Site Location Plan

Drawn JL

Date 12.07

Drg. No.

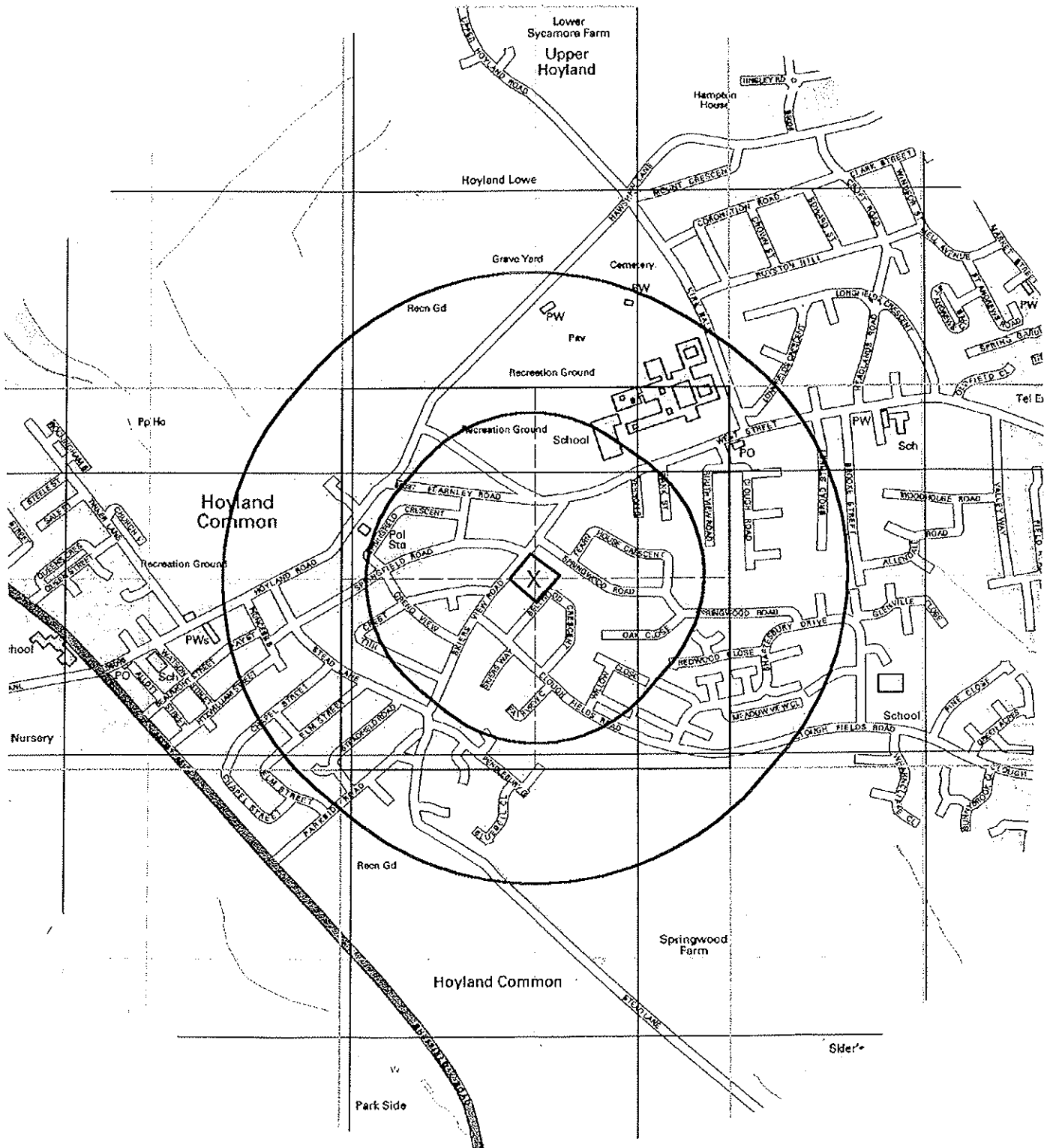
Rev.

Scale 1:10000

Checked JL

6084/Fig1

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APPENDIX B

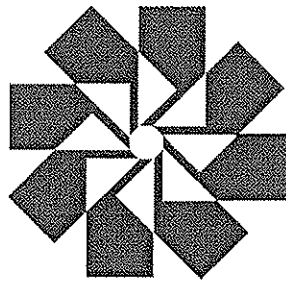
SITE TOPOGRAPHICAL SURVEY – FIG. 2

APPENDIX C

MINING REPORTS

CoalSearchPlus+
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

Tel : 01423 529911
Fax : 01423 529922
DX 720352 Harrogate



COAL SEARCH PLUS +

Protecting your investment

By

David Bellis

CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



WWW.COALSEARCH.PLUS.COM

17 Dec 07

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

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Serial Number 217399

Client detail :

CoDa Structures
Civil & Structural Engineers
2 Harewood Yard
Harewood
Leeds
LS17 9LF

CoalSearchPlus+ by David Bellis Consulting
Surveyors
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Practice Principal M J Peace BSc PgDip FGS

Property details:

Bellwood Crescent
Hoyland
Barnsley
S74 0BL

Your ref : 6084

Purchaser :

Vendor :

In accordance with your instructions received 12 Sep 2007 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Swallow Wood	126	85	1976	Adjacent
Lidgett	151	48	1914	Subjacent
Top Fenton	311	83	1977	Subjacent
Low Fenton	314	120	1954	Subjacent
Parkgate	332	137	1979	Subjacent
Thorncliffe	362	120	1904	Subjacent
Silkstone	415	114	pre 1980	Subjacent

2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

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3. UNDERLYING GEOLOGY :

The property is situated in an area of Middle Coal Measures, shales and mudstones.

There are no faults or abnormal features relevant to the property.

4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods , within influencing distance on the surface in the vicinity of the property, for which notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago.
In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

If development of the site is intended then it would be wise in our opinion to undertake all necessary enquiries and investigations prior to the commencement of works.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

Serial Number 217399

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

Note:

This search report is based upon plans and records currently available from third party organisations and the CoalSearchPlus+ mining record database. Third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

Date : 17 Dec 2007

Signed : *M. J. Peace*



The Coal
Authority

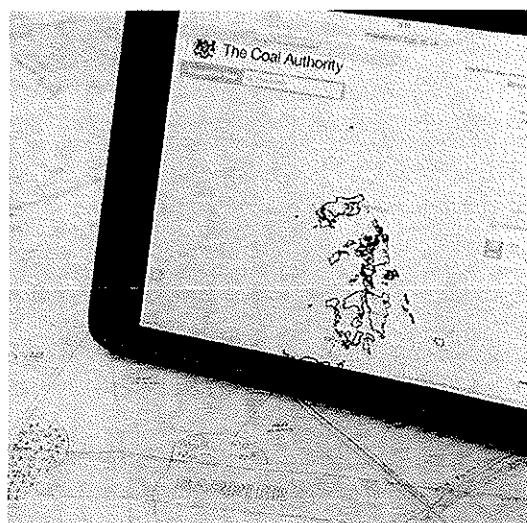
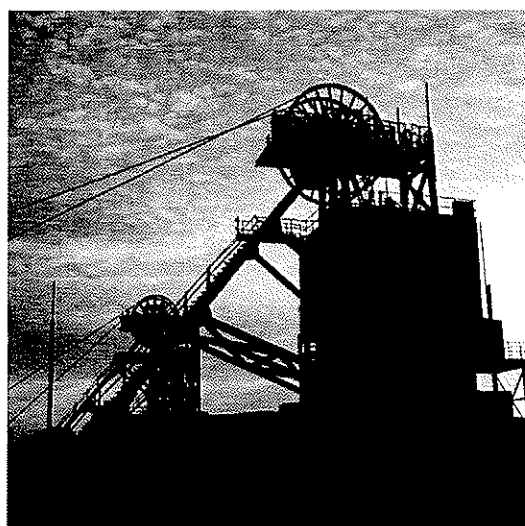
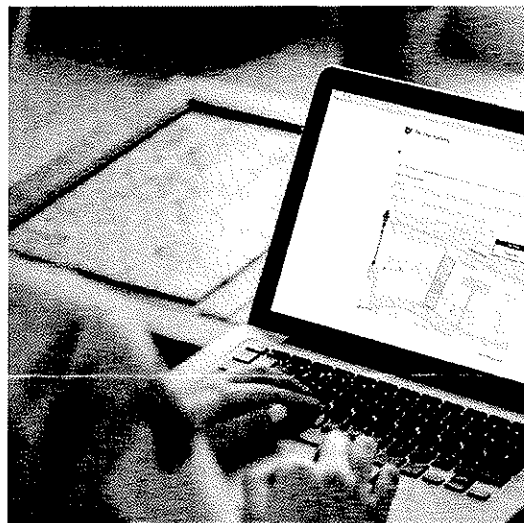
Resolving the impacts of mining

CON29M Non-Residential Mining Report

LAND AT BELLWOOD CRESCENT
HOYLAND
BARNESLEY
SOUTH YORKSHIRE
S74 0BL

Date of enquiry: 27 January 2017
Date enquiry received: 27 January 2017
Issue date: 27 January 2017

Our reference: 51001374432001
Your reference: BC/116300/4



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

PROPERTY SEARCH GROUP (SHEFFIELD)

Enquiry address

LAND AT BELLWOOD CRESCENT, HOYLAND,
BARNLEY, SOUTH YORKSHIRE, S74 0BL

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

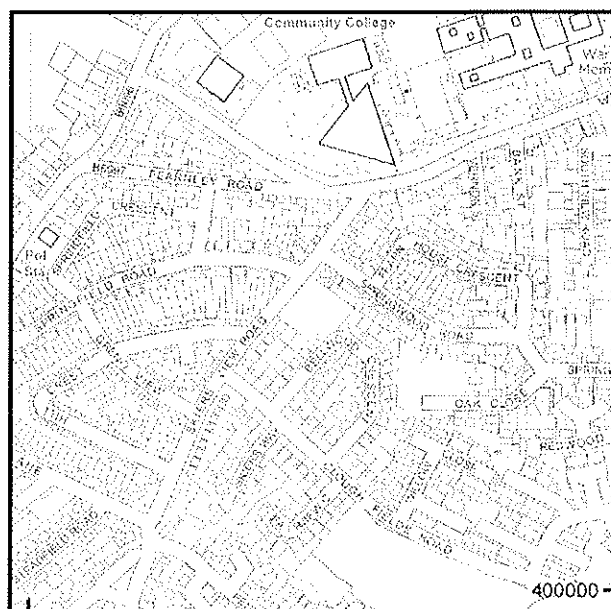
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



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	No
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 7 seams of coal at 60m to 410m depth, and last worked in 1954.

Any movement in the ground due to coal mining activity should have stopped.

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

A damage notice or claim for alleged subsidence damage was made in October 1994 for 7 SPRINGWOOD ROAD, HOYLAND, BARNSELY, SOUTH YORKSHIRE, S74 0AZ. The claim was settled by a compensation payment totalling £51,634.52.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in November 1994 for 3 SPRINGWOOD ROAD, HOYLAND, BARNSELY, SOUTH YORKSHIRE, S74 0AZ. The claim was settled by a compensation payment totalling £39,890.97.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in November 1994 for 12 SKIERS VIEW ROAD, HOYLAND, BARNSELY, SOUTH YORKSHIRE, S74 0BD. The claim was settled by repairs to the value of £13,432.21.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in December 1994 for 1 SPRINGWOOD ROAD, HOYLAND, BARNSELY, SOUTH YORKSHIRE, S74 0AZ. The claim was settled by repairs to the value of £19,568.71.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

There are a further 5 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 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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

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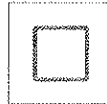
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If you would like this report in an alternative format, please contact our communications team.

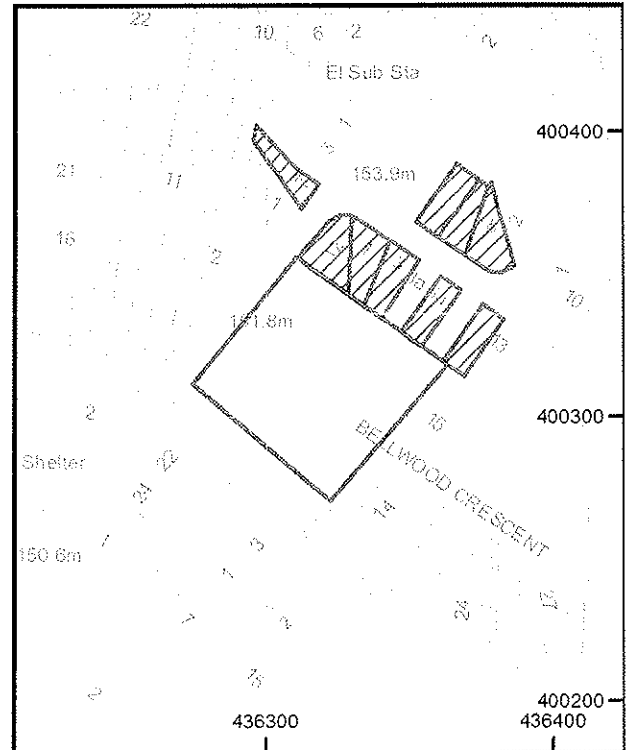
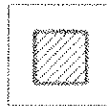
Enquiry boundary

Key

Approximate position of enquiry boundary shown



Coal claims



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

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