PROPOSED DWELLING

on

LAND ADJACENT
214 NEW ROAD
STAINCROSS
BARNSLEY

For
Mr R. Gates

Coal Mining Risk Assessment

Prepared by

WHITE AGUS PARTNERSHIP

Revised August 2015

1 BACKGROUND

It is proposed to construct as single detached house on land adjacent 214 New Road, Staincross.

As part of the Town & Country Planning Process The Coal Authority has been consulted and the area is considered to have potential mining hazards and that an appropriate risk assessment is required.

Planning Policy Guidance 14 -Development on Unstable Land requires that it is demonstrated that the development will be safe.

2 THE SITE

The site is in Staincross, that lies off the A61 road, about three miles north west of Barnsley. It is located at approximately at an elevation of around 150 m above sea level

The site is vacant, rough grassland.

3 GEOLOGY

The Coal Authority Report indicates that the site lies within the defined Coal Mining Development Referral Area and potential issues may exist with regard to surface instability as a result of past, unrecorded, shallow mine workings.

4 CONCLUSION

On the basis of the information available potential mining hazards exist and the risk is the potential for surface instability due to the possibility of unrecorded past shallow mine workings.

The potential for surface instability as a consequence of past workings close to the surface will be addressed by intrusive investigation using rotary probe drilling techniques subject to Coal Authority permissions and approval. The aim of the investigation will be to determine , over the area of the development:

- The presence and depth of the coal seam(s)
- Integrity of the coal seam (evidence of past working)

Details of the investigation to be agreed with SYMAS, including position and depth of bore holes.

5 ADDENDUM

Prior to the re-submission of the proposals for Town & Country Planning approval intrusive site investigations have been carried out and the resulting Logs are attached. There was no evidence of unrecorded workings or shallow coal seams.