PROPOSED DEVELOPMENT AT 86A BURTON ROAD, BARNSLEY, SOUTH YORKSHIRE, S712AA

COAL MINING RISK ASSESSMENT

Prepared by

SILKSTONE ENVIRONMENTAL LTD.

for

CODA Studios on behalf of Mr Simon Cooper

JUNE 2017

17121/CMRA/0

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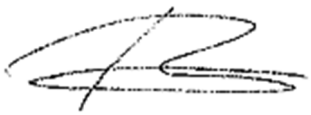
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REVISION RECORD

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0	01/06/17	Coal Mining Risk Assessment	AJA

EXECUTIVE NON-TECHNICAL SUMMARY

Silkstone Environmental Ltd. (SEL) have carried out this investigation following an instruction by CODA Studios on behalf of Mr Simon Cooper. The stated purpose of the work was to carry out a Coal Mining Risk Assessment (CMRA) to assess the potential for old mine workings or coal seams to affect the proposed development proposals at 86A Burton Road, Barnsley.

It is understood that a new property will be built on the site which lies behind existing terraced properties located on Burton Road, Barnsley. The site is situated approximately 1.4 kilometres northeast of Barnsley town centre at national grid reference (NGR) 435420, 407350. It is a trapezoid shaped parcel of land, approximately 90 metres (m) at its longest axes and varying in width from 40-80m. The approximate area of the site is 540m^2. It is bounded to the west and north by woodland and to the east and south by existing properties on Burton Road.

The Coal Mining Report indicates the site lies within an identified area of potential unrecorded shallow mine workings and an area where there is potential for unrecorded mine shafts or adits. Based on these potential issues, the Coal Authority classifies the site as lying within a development high risk area (see figures 2-4).

Based on the identified risks and on the reviewed information it is recommended that:

- Two boreholes are drilled to a target depth of 30m to exclude the potential for shallow old mine workings beneath the site. These holes would need to be drilled using water flush methods due to their proximity to residential properties.

- Prior to development, the site area should be scraped back to eliminate the risk from potential unrecorded shafts and adits.

- 1980's site investigations identified unconsolidated material, described as made ground, covering parts of the site. It would be prudent to undertake investigations to determine the thickness and contamination status of made ground on the site and make recommendations on remediation where necessary. This would take the form of a one day programme of window sampling and would usually be preceded by a desk study.

Prior to any site investigation or development work, records of services should be obtained to accurately locate existing services on site.

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REFERENCES

A. CON29M Non-Residential Mining Report No.5100113683001
B. On-line data searches at the Ordnance Survey, British Geological Survey, Environment Agency and The Coal Authority

1 INTRODUCTION

1.1 Brief

Silkstone Environmental Ltd. (SEL) have carried out this investigation as per the instructions of CODA Studios on behalf of Mr Simon Cooper. The stated purpose of the work was to carry out a Coal Mining Risk Assessment (CMRA) to assess the potential for old mine workings or coal seams to affect the proposed development proposals at 86A Burton Road, Barnsley.

The proposed development is understood to be a new domestic property which will be built on the land which lies behind existing properties located on Burton Road, Barnsley.

1.2 Objectives of the Coal Mining Risk Assessment

The objectives of this Coal Mining Risk Assessment are as follows:

- To provide information on coal mining activity on or under the site and surrounding area.
- To conduct a risk assessment in the context of the proposed development and assess the likelihood of any impact upon the development as a consequence of former mining activity.

To make recommendations as to what action, if any, is necessary to mitigate the potential impacts.

It should be stressed that this is a Coal Mining Risk Assessment. In addition to this coal report, regulators may require additional site risk assessments such as a separate Phase 1 (Desk Study) to identify features such as contamination, which are not covered in this report. This is most usual where near surface workings are found below the site. In the event that such requirements were needed, it would be most practical to undertake this work at the same time as the drilling phase of the works.

2 COAL MINING RISK ASSESSMENT DESK STUDY

2.1 Site Location

The site is situated approximately 1.4 kilometres north east of Barnsley town centre at national grid reference (NGR) 435420, 407350 (figure 1, Appendix A).

2.2 Site Description

A site walkover was undertaken on Thursday 26th May 2017. Photographs taken of the site are included in Appendix C.

The site is a trapezoid shaped parcel of land, approximately 90m long at its longest axes and varying in width from 40-80m. The approximate area of the site is 540m^2.

The review area is located at the foot of Burton Bank, a sandstone escarpment, in the north eastern outskirts of Barnsley town centre. The site is stepped in nature, rising from a level lower southern area adjacent to Burton Road back lane (behind properties Nos.76-86) to an upper northern area which slopes towards the terraced properties on Burton Road, at a gradient of about 1 in 5 to 1 in 6. The upper area is approx. 2-3m higher than the lower area, separated by a weathered embankment, the composition of which is described in section 2.6. Beyond the northern site perimeter the land rises steeply by approx. 3-5m. An electricity pylon is located on top of this bank with associated power lines running sub-parallel to the eastern and northern site perimeters.

The site was originally described as allotments on OS plans, but now mainly comprises bare ground slightly vegetated with grass and weeds. There was no evidence of discolouration, contamination or old tanks.

The site is bounded to the west and north by mature trees which form the site boundary. To the south, the area is bounded by Burton Road back lane and terraced properties (nos.76-86). The eastern perimeter comprises a relatively recent built property.

The site inspection identified no obvious signs of a mine entry or relic shaft features.

No services were evident on the site inspection, however it should be stressed that the presence or absence of services does not form part of this report. Should further works be commissioned that require ground investigations, a services search will need to be undertaken to identify gas/electricity/telephone etc.

2.3 Historical Site Use

Information relating to historical land use of the site and surrounding area has been reviewed on the internet using Ordnance Survey (OS) 1:2500 maps (where available) and 1:10560/1:10000 maps (when large scale maps were not available). It is important to note that the dates referred to are the date the feature appears on the map and not necessarily the date the actual feature was first present.

On site/Immediately Adjacent to the Site: Original OS plans (1854/1855) show the review area to be green field, located at the foot of Burton Bank, Barnsley. This remained unchanged until 1938, when the site is described as allotment gardens lying immediately north of a row of terraced properties bounding the southern perimeter of the site. The review area continued to be described as allotments until the 1966.

1955/1956 plans show the presence of an overhead power line out-with and adjacent to the eastern and northern perimeters of the site. This feature remained on all subsequent plans (the most recent of which is 1993 and it was present at the time of the site inspection.

Out-with the Site: Earliest OS plans show that Burton Bank, which comprises the Wooley Rock sandstone, was being mined in the mid nineteenth century at three quarries east and northwest of the site, although by 1892 only Burton Bank Quarry was still working. Burton Bank Quarry itself had ceased production by 1938.

A tip, located south of Burton Road, circa 50m distant from the southern perimeter of the review area is first recorded on 1973/1974 OS plans and remained on all subsequent plans, the most recent of which is the 1993 OS plan. More recently the tip has been reworked and grassed as part of the new road network that was established post 1993.

Earliest plans (1854/1855) show the presence of Old Mill, approximately 400m west/south-west of the review area. By 1892, gasworks (with gasometers) are recorded at Old Mill and also at Dearne Works 400m south south-west of the site. By 1894 a tannery was located in the Old Mill industrial area, followed by paper mills, saw mills and glassworks in this vicinity on 1906/1907 plans. Industrial activities at Old Mill were still present on the most recent plan (1993), but most activities have ceased to exist since.

Originally the Fleets, a standing body of water 600m west of the review area, appears to have had no industrial activities associated with it. However, by 1894 the Smithies Sewage Works was located on the eastern bank and utilising the Fleets in its activities. This continued until the 1938 OS plan which describes Smithies Sewage Works as old (disused). It is now utilised for leisure activities including fishing and walking.

2.4 Visual Evidence of Mining Activity

The Mottram Wood Colliery Drift (adit) and disused shaft are shown approx. 300m south east of the review area on the 1938 plan (adjacent to Bayldon Bridge). Otherwise there is no further evidence shown on OS plans. Mottram Wood Colliery is described as disused on 1955/1956 and succeeding plans.

There is no visual evidence of former mining activity on the site at the time of the site inspection.

2.5 Historical Opencast (Surface) Mining Activity (Figure 2)

Information relating to opencast mining of the site was gained from data obtained in the CON29M Mining Report (CMR), which was obtained from the Coal Authority as part of this remit and is provided in Appendix B.

The CMR indicates that the site is not within the boundary of a past surface mine from which coal has been removed by opencast methods, nor does it lie within 200 metres of a currently operating opencast site. Furthermore, there are no outstanding licence requests to extract coal by opencast methods within the site, nor does the property lie within 800m of an opencast site for which a licence has been granted.

It is therefore concluded that the site is unlikely to be affected by opencast mining activities.

2.6 Historical Sub Surface (Underground) Mining Activity

Information relating to the underground (sub surface) mining activity and the geology of the site has been gained from various sources and has been summarised in the table on the next page.

The CMR indicates that the site is located in an area that could be effected by past recorded underground mining in five seams of coal that lie at depths of between 140 and 440m and were last worked in 1986. Any movement of ground due to these workings should have stopped.

However, the Coal Authority also believes that the site lies within an area where other coal seams occur at shallow depths (the Meltonwood, Meltonfield and Two Foot seams) which may have been worked in the past, but not recorded. The Coal Authority considers that the potential presence of coal workings at or close to the surface should be considered prior to any future development activity.

Table 1: Geological Summary

Maps /Publications Referenced	The Geological Survey Map of Great Britain, Sheet 87, Barnsley, Solid and Drift, 1:50,000 scale. The Coal Authority Coal Mining Report. On-line web sites of the Coal Authority, British Geological Survey, Environment Agency and Ordnance Survey. Historical borehole records (BGS).
Drift Geology	The British Geological Survey shows no recorded superficial (drift) deposits within the review area. Alluvium/clay/silt deposits >50m out-with (south of) site associated with River Dearne.
Made Ground	Historical Ordnance Survey (OS) show no recorded previous land usages on site. 1980's site investigations identified made ground within proposed site which varies from 3.4 to 3.8m in thickness. The Environment Agency on-line search shows no recorded landfill usage within or adjacent to the site.
Solid Geology	The British Geological Survey records show the strata on site is coal measures strata of late Carboniferous (Duckmantian/Westphalian B) age, comprising strata immediately below the Wooley Rock sandstone which makes up most of Burton Bank.
Dip of Solid Strata	Not recorded within or adjacent to the site.
Faults	No recorded geological faults cross the site, although small fractures associated with shallow underground mine workings could occur.
Coal Seams	The following coal seams are anticipated below the site by the Coal Authority: Meltonwood seam Meltonfield seam Two Foot seam 1980's site investigations indicate Meltonwood seam not present. Coal Authority records indicate the site is in an area that could be affected by underground mining in five seams (described in detail above).
Other economic minerals	OS plans show that three sandstone quarries worked the Wooley Rock which forms much of Burton Bank at Barnsley. These quarries were working in the mid nineteenth century and had ceased production by 1938.
Previous Site Investigations	1989 site investigations (Michael D Joyce Associates). 4 shallow boreholes and 2 trial pits identified within and immediately adjacent to site.

The Coal Authority records that the site does not lie in an area where it has granted or plans to grant a licence to work coal by underground methods, but concludes that coal reserves do exist locally which could be worked at some time in the future. Considering the economic, planning and political constraints currently affecting coal mining in the UK, SEL consider this to be a negligible risk.

There is one record of a coal mining subsidence claim within 50m of the review area, but this claim does not relate to land within the site boundary (claim at 26 Burton Road).

There are no recorded coal mine entries (shafts/adits) within, or within 20 metres of the proposed development. However, Coal Authority records are comprehensive but incomplete. The Coal Authority therefore acknowledges that mine entries may exist of which they have no knowledge. Any development in this area therefore could be potentially at risk from unrecorded mine entries.

A site investigation programme was undertaken by Michael D Joyce Associates in the late 1980's on land between Burton Road Primary School and 86 Burton Road. 22 shallow boreholes were drilled and 12 trial pits. The location plan identified 3 trial pits and 4 shallow boreholes (10-30m) within or immediately adjace0nt to the proposed development (figure 5). The results are summarised below in Table 2.

Table 2: Summary of 1980's Site Investigations (within review area only)

Bhole/Trial Pit	Unconsolidated Strata (thk)	Coal seams (thk/depth base)
Within Site:		
Bh146	Topsoil 0.3m	Coal (Meltonfield) 0.9 at 3.4m Coal (Two Foot) 0.4 at 16.5m
Trial pit 117	Made ground 3.8m	Not deep enough
Trial pit 118	Made ground 3.4m	Not deep enough
Adjacent to Site:		
Bh138	Topsoil 0.4m	Coal (Meltonfield) 0.8 at 6.8m Coal (Two Foot) 0.5 at 19.5m
Bh145	Soil 0.2m	Coal (Meltonfield) 0.9 at 13.4m Not deep enough for Two Foot seam
Trial pit 119	Made ground 2.1m	Not deep enough
Bh153	Topsoil 1.0m	Coal (Meltonfield) 0.8 at 8.6m

In summary, the 1980's site investigations showed:

- Made ground is likely to be present within the review area, especially in the upper part of the site. Trial pits indicate the made ground varies in thickness from 3.4 to 3.8m.
- 5 locations proved the presence of the Meltonfield seam which varied from 0.8 to 1.2m in thickness at depths of 3.4 to 13.4m. These thicknesses are considered by SEL to be typical of the unworked Meltonfield coal seam in this area. No old workings were interpreted in any of the boreholes.

- Two boreholes were deep enough to prove the Two Foot seam, which ranged in thickness from 0.4 to 0.5m at depths of 16.5 to 19.5m. These thicknesses are considered by SEL to be typical of the unworked Two Foot coal seam in this area. No old workings were interpreted in any of the boreholes.

- The eastern part of the site extends into the area defined by the Coal Authority as a Development High Risk Area, but has no SI coverage.

3. RISK ASSESSMENT

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the sources of information in the coal mining report augmented by internet information from the OS, British Geological Survey, the Environment Agency and The Coal Authority.

Table 2: SEL Summary of Potential Risks Associated With Coal Mining Legacy

Coal Mining Issue	Yes	No	Risk Assessment
Past underground coal mining recorded at shallow depths		✓	Recorded coal mining below the site in 5 seams at depths of 140-440m, last worked 1986. Any movement relating to these workings should have stopped.
Past unrecorded underground coal mining (probable at shallow depths)	✓		Meltonwood, Meltonfield and Two Foot coal seams considered by Coal Authority to potentially occur at shallow depths. 1989 SI indicate only the Meltonfioeld & Two Foot seams are present and coal potentially unworked. East and south part of site, which the Coal Authority defines as a Development High Risk Area, has no SI coverage.
Present underground coal mining.		✓	None.
Future underground coal mining		✓	Although The Coal Authority identifies the potential for underground coal mining, the potential is considered minimal under the current economic and environmental climate.
Mine entries (shafts and adits)		✓	No recorded shafts or adits. Potential for unrecorded shafts/adits. Risk to be eliminated by scraping site prior to development.
Coal mining geology (fissures)		✓	No known damage due to geological faults and fissures.
Past opencast (surface) coal mining		✓	No recorded past opencast mining within or adjacent to the site.
Present/future opencast coal mining		✓	No outstanding licence applications, nor current workings.
Coal mining subsidence claim		✓	One record within 50m of the site. Records show the claim area is not within the site boundary.
Record of past mine gas emissions		✓	No records of mine gas emissions.
Recorded surface hazards related to coal mining		✓	No remedial work carried out by The Coal Authority on site.
Withdrawal of support		✓	Notice to withdraw support given in 1981, not subsequently withdrawn. Underground planning issue not likely to affect ground stability.
Working facilities order		✓	
Former copyhold land		✓	
Cheshire Brine Subsidence		✓	

SEL have reviewed of all of the relevant information supplied by The Coal Authority and identifies the following factors as potential risks:

- The potential for past shallow underground workings (less than 30m deep) below the south and east part of the site where these is no SI coverage.
- The potential for unrecorded mine shafts or adits within the site.

Consideration is given to addressing these issues in Section 4 below.

4. CONCLUSIONS AND RECOMMENDATION

Based on information readily available and reviewed in this CMRA, past unrecorded shallow underground coal mine workings could potentially be present at shallow depths (up to 30m) below the site in the Meltonfield and Two Foot seams. The Coal Authority has therefore identified the site as lying within a "*Development High Risk Area*" (see figure 2), which has the potential for instability or a degree of risk at the surface from legacy coal mining issues.

As a statutory consultee in the planning process, the Coal Authority has the right to object to potential land developments which it considers pose potential risk that has not been addressed. Although 1989 site investigations proved no old workings in the Meltonfield (6 locations) and Two Foot (2 locations) seams across part of the review area, the south and eastern sides of the site have no coverage to confirm these trends continue to the east/southeast which lie within an area identified by the Coal Authority as high risk. It is recommended that two shallow boreholes be drilled on the eastern side of the site to a target depth of 30m to identify the presence/absence of the shallow old workings which the Coal Authority records as being potentially present on site. These holes should be drilled under a Coal Authority licence utilising water flush methods, with gas monitoring during drilling due to the close proximity of residential properties.

Whilst the Coal Authority has identified no recorded shafts or adits within the site, it recognises the potential for unrecorded mine entries to be present in the area due to the incomplete nature of their records. SEL consider the presence of unrecorded mine entries to be a relatively low, but valid risk. Should the proposed extra drilling prove no shallow mining has taken place in the south and east parts of the site, this risk would be considered negligible.

The property on the eastern margin of the review area appears to be a relatively new build. It is recommended that the client investigates whether any extra SI work was undertaken as part of the property's development. If so, it would be helpful to use the information to aid the modelling of the presence/absence of shallow old workings within the site.

The remit of this report is to provide on-site information on coal mining activity and to conduct a risk assessment of former mining activities likely to impact of on the proposed development. In addition to this CMRA, planning regulators may require additional site risk assessments to identify features such as contamination, which are not covered in this report. The 1989 site investigations proved that unconsolidated material in the form of made ground covers at least part of the site (see figure 5). It would be prudent to undertake further investigations to determine contamination status of the site and make recommendations on remediation where necessary. This would take the form of a one day programme of window sampling at the site and would usually be preceded by a Phase 1 Desk Study.

Prior to any site investigation or development work, records of services should be obtained to accurately locate the existing services on site and in the adjoining streets.

Should any development of the site commence, ongoing monitoring of any sub-surface materials exposed should take place. Should any unusual, oily, brightly coloured or odorous material, or unexpected tanks and containers be encountered, then the advice of a suitably qualified specialist should be sought.

APPENDIX A - FIGURES

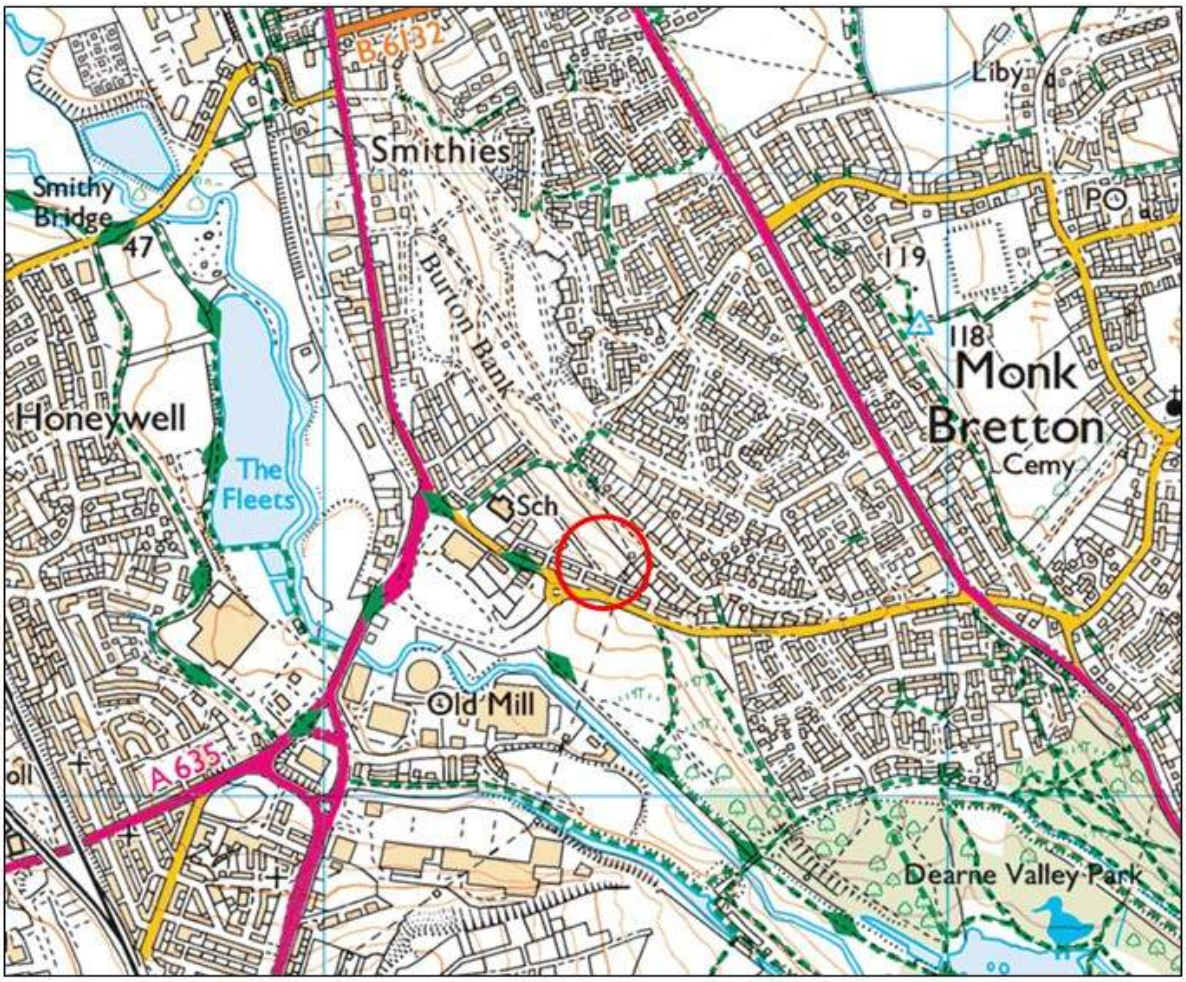
Figure 1: Site Location Plan

Figure 2: Coal Authority Development High Risk Areas

Figure 3: Shallow Underground Mine Workings.

Figure 4: Recorded Shafts and Adits.

Figure 5: British Geological Survey Borehole Information.





Site Location

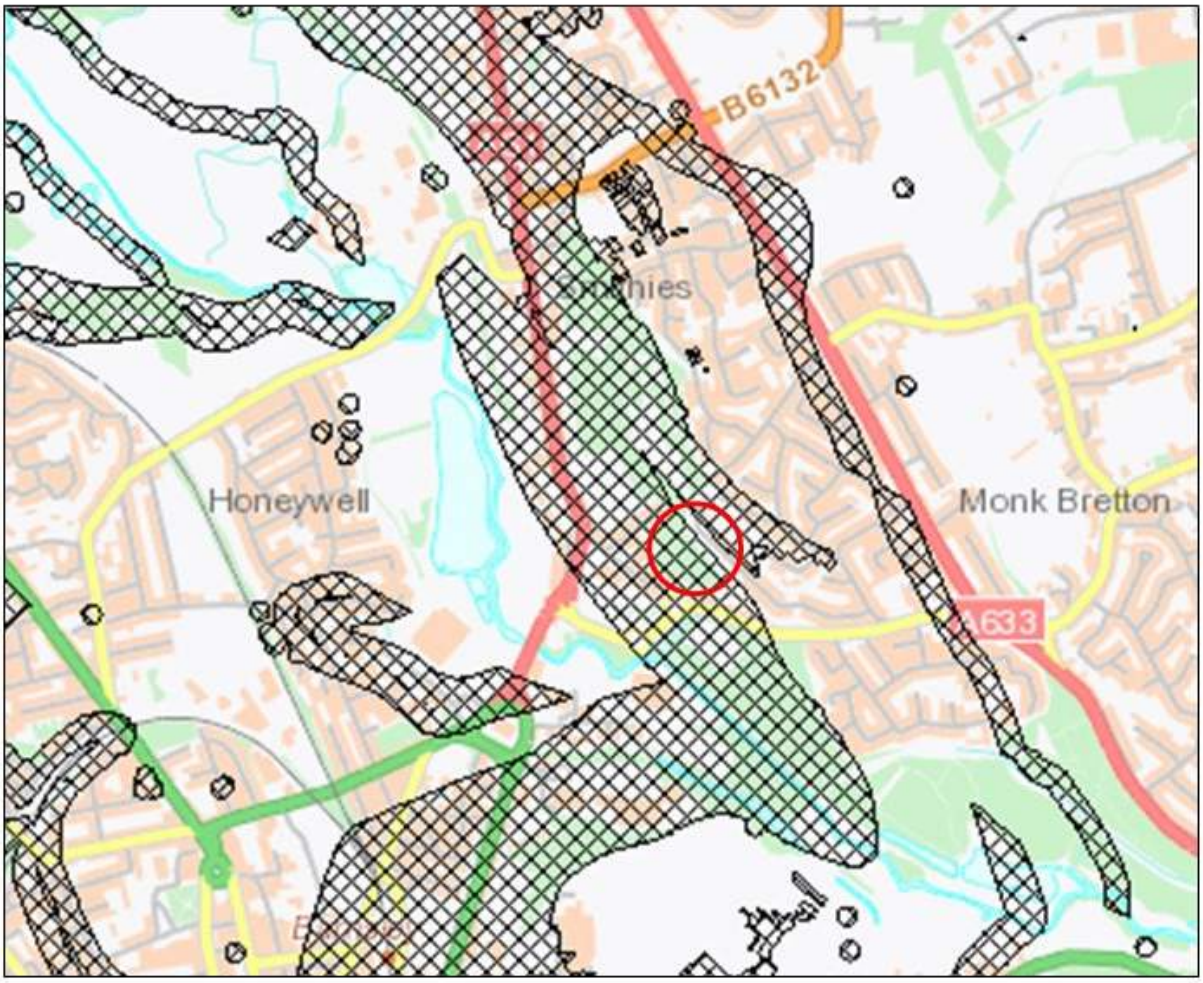
Ref No. 17121

86A Burton Road,
Barnsley,
South Yorkshire S71 2AA

FIGURE 1

SITE LOCATION PLAN

(NGR 435420, 407350)



Site Location

Development High Risk Area

The Coal Authority defines a Development High Risk Area as the part of a coal mining reporting area that has one or more recorded coal mining features which have the potential for instability, or a degree of risk, to the surface from the legacy of coal mining operations.

Ref No. 17121

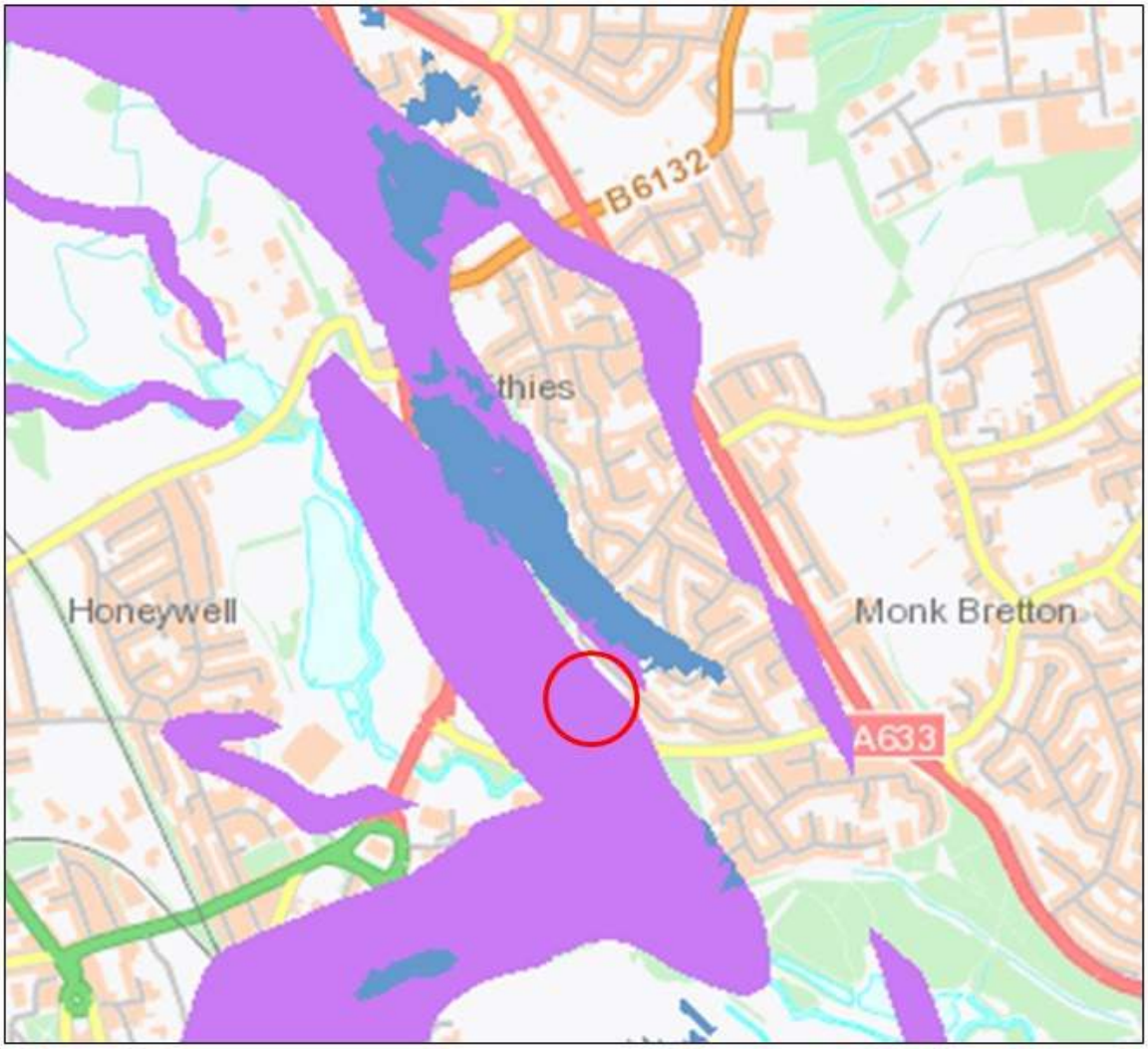
86A Burton Road,
Barnsley,
South Yorkshire S71 2AA

FIGURE 2

COAL AUTHORITY SEARCH

DEVELOPMENT HIGH RISK AREAS

(NGR 435420, 407350)



Site Location

Recorded Past Shallow Underground Coal Mining Activity

Probable Shallow Underground Coal Mining Activity

Probable shallow coal mine workings show the extent of probable shallow mine workings for which no records exist, but where it is likely that workable coal at shallow depths has been mined before records were kept.

Ref No. 17121

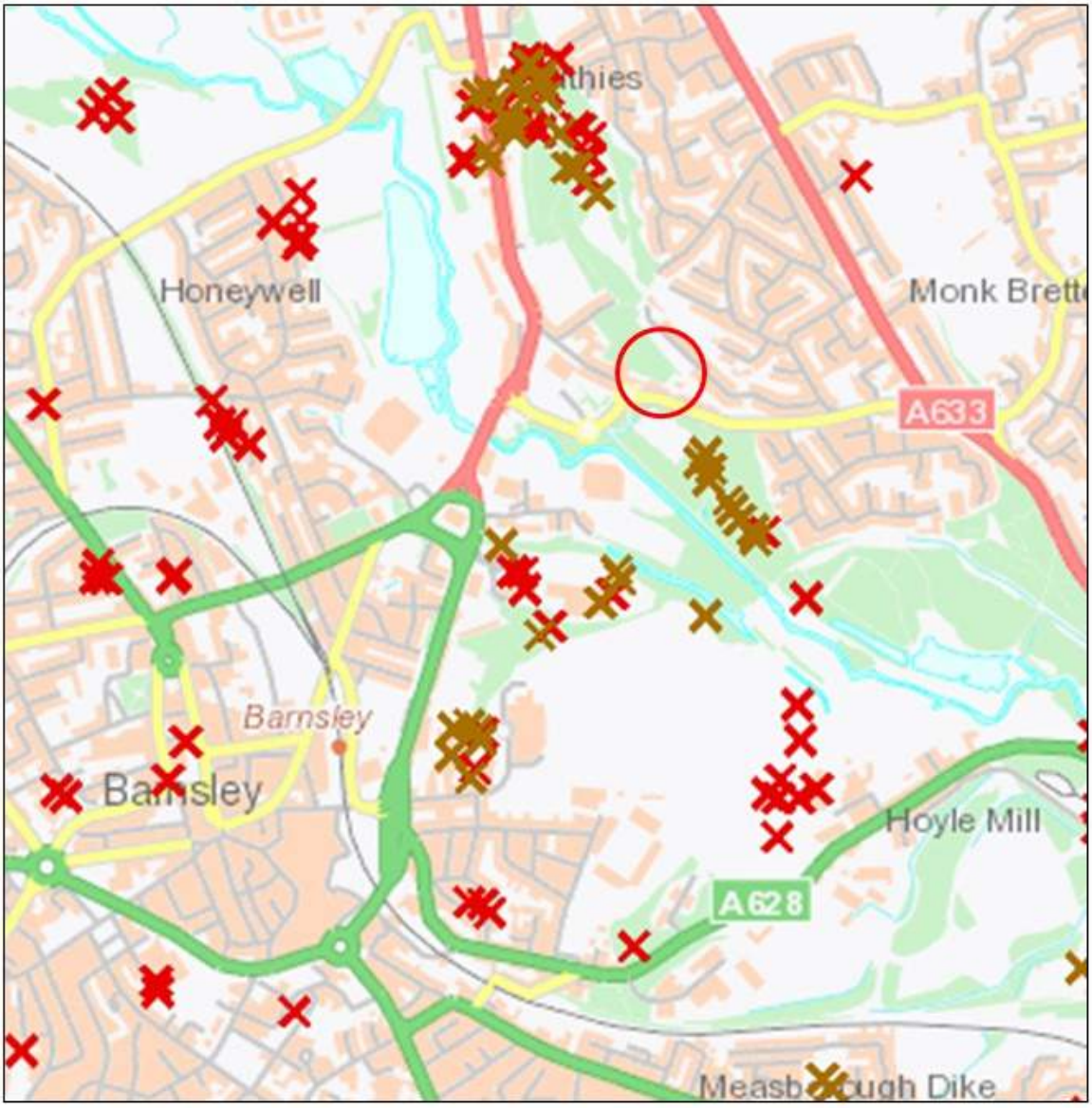
86A Burton Road,
Barnsley,
South Yorkshire S71 2AA

FIGURE 3

COAL AUTHORITY SEARCH

SHALLOW UNDERGROUND MINE WORKINGS

(NGR 435420, 407350)



Site Location

X Recorded Mine Entry (shafts & adits)

Ref No. 17121

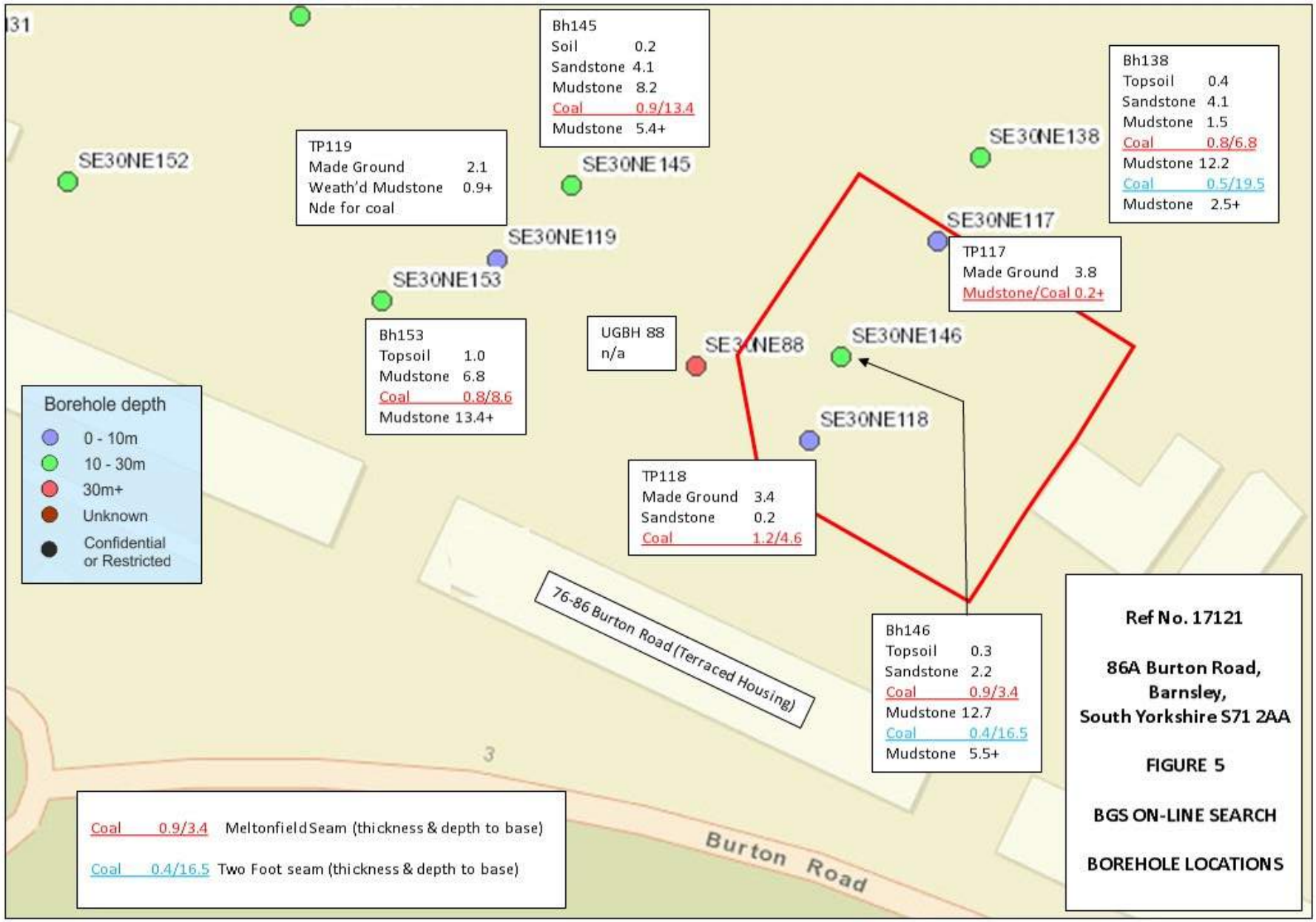
**86A Burton Road,
Barnsley,
South Yorkshire S71 2AA**

FIGURE 4

COAL AUTHORITY SEARCH

RECORDED MINE ENTRIES

(NGR 435420, 407350)


Bh145
Soil 0.2
Sandstone 4.1
Mudstone 8.2
Coal 0.9/13.4
Mudstone 5.4+
Bh138
Topsoil 0.4
Sandstone 4.1
Mudstone 1.5
Coal 0.8/6.8
Mudstone 12.2
Coal 0.5/19.5
Mudstone 2.5+
TP119
Made Ground 2.1
Weath'd Mudstone 0.9+
Nde for coal
TP117
Made Ground 3.8
Mudstone/Coal 0.2+
Bh153
Topsoil 1.0
Mudstone 6.8
Coal 0.8/8.6
Mudstone 13.4+
UGBH 88
n/a
TP118
Made Ground 3.4
Sandstone 0.2
Coal 1.2/4.6
Bh146
Topsoil 0.3
Sandstone 2.2
Coal 0.9/3.4
Mudstone 12.7
Coal 0.4/16.5
Mudstone 5.5+
SE30NE152
SE30NE145
SE30NE138
SE30NE119
SE30NE117
SE30NE153
SE30NE88
SE30NE146
SE30NE118
Borehole depth
0 - 10m
10 - 30m
30m+
Unknown
Confidential or Restricted
76-86 Burton Road (Terraced Housing)
Burton Road
Coal 0.9/3.4 Meltonfield Seam (thickness & depth to base)
Coal 0.4/16.5 Two Foot seam (thickness & depth to base)
Ref No. 17121
86A Burton Road,
Barnsley,
South Yorkshire S71 2AA
FIGURE 5
BGS ON-LINE SEARCH
BOREHOLE LOCATIONS

APPENDIX B

(i) Coal Authority – CON29M Non-Residential Mining Report, 86A Burton Road, Barnsley (Number 51001457901001).

The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report







86A BURTON ROAD
BARNSLEY
S71 2AA

Date of enquiry:	17 May 2017
Date enquiry received:	17 May 2017
Issue date:	17 May 2017
Our reference:	51001457901001
Your reference:	17121

CON29M Non-Residential Mining Report

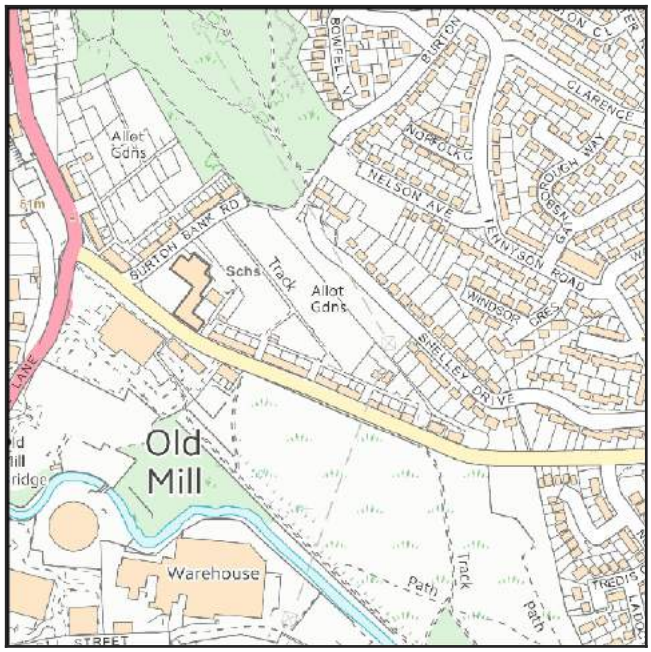
This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

Alan Ashburn

Enquiry address

86A BURTON ROAD, BARNSLEY, S71 2AA



Approximate position of property

Map data

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Nottinghamshire
NG18 4RG

www.groundstability.com

/company/the-coal-authority
/thecoalauthority
/coalauthority

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 5 seams of coal at 140m to 440m depth, and last worked in 1986.

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 1981.

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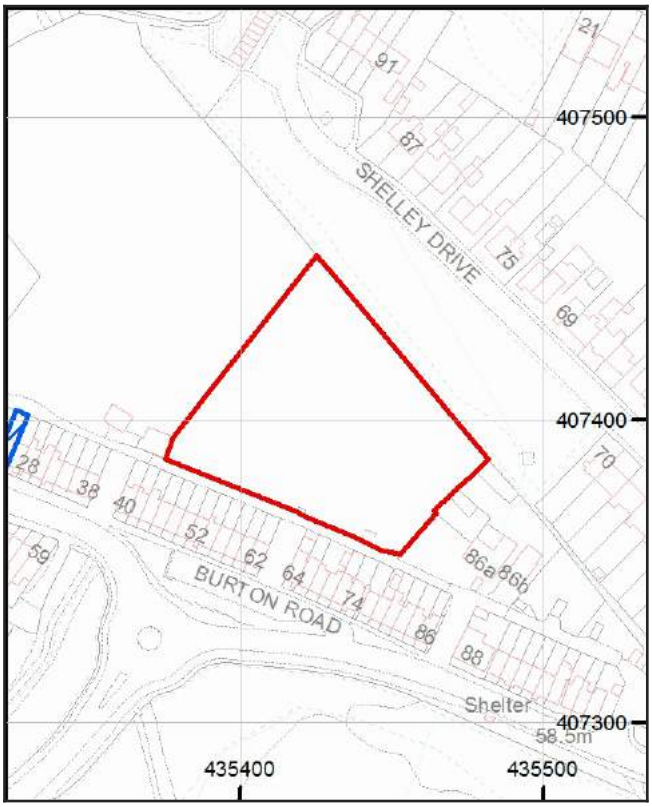
If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown

Coal claims



Map data

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VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	17 May 2017
Issued to	ALAN ASHBURN HALL ANNEX 7 NEWTON CHAMBERS ROAD THORNCLIFFE PARK CHAPELTOWN SOUTH YORKSHIRE S352PH
Property search for	86A BURTON ROAD BARNSLEY S71 2AA
Reference number	51001457901001
Date of issue	17 May 2017
Cost	£78.30
VAT @ 20%	£15.66
Total received	£93.96
VAT registration	598 5850 68

APPENDIX C

(i) Photographic Record

Photo Reference	Description
A	Site Location Plan
B	Southern Perimeter. The review area lies behind properties on Burton Road, Barnsley
C	Access to review area.
D	Southern perimeter. Back lane adjacent to review area.
E	Embankment within southern part of the review area. The site is split into a southern lower area and a northern higher area
F	The upper part of the site is accessed by a ramp approx. 1 in 4 gradient.
G	The upper part of the site slopes towards the terraced houses at a 1 in 5/1in 6 gradient
H	The lower part of the site is relatively flat and lies adjacent to the back lane.
I	View of embankment from top of access ramp.
J	Eastern perimeter of review area
K	The upper part of the site comprises partly vegetated top soil.
L	The embankment comprises weathered shaley rock.
M	View of the northern perimeter from higher up Burton Bank. The site Lies in the lower ground below the foot of the pylon.
N	Close up of the upper site from near the foot of the pylon.
O	Area of burnt ground at foot of access ramp.

PHOTO 'A': Site Location Plan



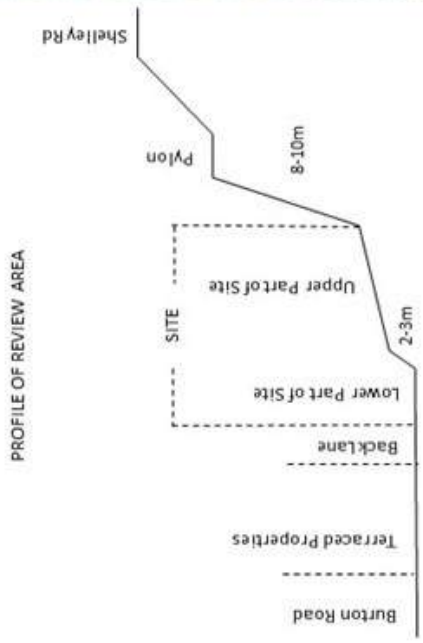


Photo "A": Site Location Plan

PHOTO ‘B’: Southern Perimeter. The review area lies behind properties on Burton Road, Barnsley



PHOTO ‘C’: Access to review area.



PHOTO 'D': Southern perimeter. Back lane adjacent to review area.



PHOTO 'E': Embankment within southern part of the review area. The site is split into a southern lower area and a northern higher area.



PHOTO ‘F’: The upper site is accessed by a ramp approx. 1 in 4 gradient.



PHOTO ‘G’: The upper (northern) part of the site slopes towards the terraced houses at a 1 in 5/1in 6 gradient.



PHOTO ‘H’: The lower part of the site is level and lies adjacent to the back lane.



PHOTO ‘I’: View of embankment from top of access ramp.



PHOTO ‘J’: Eastern perimeter of review area.



PHOTO ‘K’: The upper part of the site comprises partly vegetated top soil..



PHOTO ‘L’: The embankment comprises weathered shaley rock.



PHOTO ‘M’: View of the northern perimeter from higher up Burton Bank. The site lies in the lower ground below the foot of the pylon.



PHOTO ‘N’: Close up of the upper site from near the foot of the pylon.



PHOTO ‘O’: Area of burnt ground at foot of access ramp.

