

004/5471/AG/cc

13<sup>th</sup> June 2025



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Mr A Swann  
12 Staincross Common  
Staincross  
Mapplewell  
S75 6JD

Dear Adam

## 12 Staincross Common - Mining risk assessment

Further to your recent instruction, Lithos Consulting have completed a mining risk assessment in accordance with Mining Remediation Authority<sup>1</sup> requirements, in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

As of July 2011, the Mining Remediation Authority (MRA) formalised their requirements in relation to planning applications and introduced some new terminology relating to Coal Mining Development Areas.

The MRA have defined specific Coal Mining Development High Risk and Low Risk Areas. The former are areas, based upon MRA records, where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. They include, for example, areas of known or suspected shallow coal mining, recorded mine entries and areas of former surface mining. The MRA is now a statutory consultee for any planning application within a High Risk Area. Areas of land that lie within the coalfield, but are considered lesser risk, are now described as Low Risk areas.

### Introduction

The site is situated about 4.4km northwest of Barnsley town centre (NGR SE 331 106). The site is currently occupied by a bungalow and associated garden, and occupies an area of about 950m<sup>2</sup>.

It is understood that the applicant is considering redeveloping the site with a single residential dwelling roughly within the footprint of the existing bungalow, whilst retaining the existing detached garage building.

The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development; and
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

<sup>1</sup> On 28<sup>th</sup> November 2024, the Coal Authority changed their name to the Mining Remediation Authority.



## Sources of information

This risk assessment is based on a review of the following:

- A review of the MRA's interactive viewer, including Development Areas
- The 1:10,000 BGS geological map (SE31SW)
- BGS Memoir No. 87, Geology of the country around Barnsley
- A MRA Mining Report

## Data review

It is apparent from the plan showing MRA Development Areas that the site lies within a Development High Risk Area.

The 1:10,000 BGS geological map shows the site to be underlain by Wooley Edge Rock (sandstone). According to the BGS Memoir, the Woolley Edge Rock is up to **40m thick** within the district and comprises a cross bedded coarse grained sandstone.

There are no geological faults within the site boundary, with the nearest c. 180m to the north.

Given the absence of drift deposits, rockhead is likely to lie at relatively shallow depth (c. 1m – 2m depth).

The MRA Mining Report states that:

- There is no past underground shallow mineworkings recorded beneath the site at shallow depth (<30m). The shallowest recorded worked seam is the Barnsley coal, worked a **162m** depth in 1900.
- There are **probable unrecorded** shallow workings. This likely refers to possible workings within the **Meltonfield coal**, which outcrops c. 160m south of the site boundary, is up to 1.0m thick, and dips north beneath the site.
- There are no spine roadways recorded at shallow depth.
- There are no mine entries recorded within 100m of the enquiry boundary.
- There are no faults, fissures or breaklines recorded.
- There are 3 coal mining **subsidence claims** within 50m of the property boundary. These relate to no.16 & no.18 Staincross Common.
- There are no instances of mine gas recorded within 500m of the boundary

As there are no recorded workings, there are no abandonment plans available for the Meltonfield Coal.

The location of the Meltonfield Coal outcrop, subsidence claims and site are shown on Drawing 5471/8 appended to this letter report.

## Identification and assessment of site specific coal mining risks

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from list sources of information.

Coal mining issue	Yes	No	Remarks
Coal outcrop(s)		x	Nearest is 160m south
Coal mining geology (fissures)		x	None recorded
Record of past mine gas emissions or potential		x	
Mine entries (shafts and adits)		x	
Underground coal mining ( <b>recorded</b> at shallow depths)		x	

Coal mining issue	Yes	No	Remarks
Underground coal mining ( <b>probable</b> at shallow depths)	x		Possible shallow workings within the Meltonfield coal
Surface mining (opencast workings)		x	None recorded
Recorded coal mining surface hazard		x	

For those issues identified as “yes” a more detailed discussion and assessment of the risks, both individually and cumulatively, to the application site and the proposed development is provided below.

### Risk assessment – unrecorded workings

There is no record of the angle of dip of the Meltonfield coal on the geological maps, however, in Coal Measures strata, stratigraphy tends to generally dip in the same direction where faulting and folding is not present, which is the case for this site.

Therefore, using the recorded dip (minimum 5°) of coal seams beneath the Meltonfield included within the attached Coal Authority Mining Report, any unrecorded shallow mineworkings in the Meltonfield coal seam are likely present beneath the site from a depth of **around 14m bgl**.

If extracted, coal will likely have been mined via ‘pillar and stall’ methods. Ground stability problems above such workings can arise as the roof collapses, pillars fail and/or the floor heaves. Progressive deterioration means that there may be a subsidence delay of over 100 years. The mechanism of roof collapse involves progressive upward migration of a void until it is either choked by the spalled roof debris, or reaches the surface as a crown hole.

CIRIA758D (‘Abandoned Mine workings manual’ 2019) suggest a thickness of solid rock through which a void can migrate as 7.5h to 10h above the roof of the workings, where h is the height of the workings (generally assumed to be similar to the seam thickness). The lower end of this range (7h) is generally only applicable where the overlying strata are predominantly thickly bedded sandstones.

No drift is recorded above the Wooley Edge sandstone bedrock, therefore it is anticipated that bedrock will lie at between 1.0m and 2.0m depth beneath the site. Given the Meltonfield coal likely lies at around 14m depth (at its shallowest point), and becomes deeper across the site, there should be sufficient competent rock cover (**at least 12h**) above any unrecorded workings.

In addition, the geological succession here is likely to predominantly comprise thickly bedded sandstones (as recorded by the BGS) and it therefore could be considered appropriate to use a figure of 7.5h for void migration calculations; i.e. around 7.5m using the recorded seam thickness of 1.0m which would further reduce the amount of sufficient rock cover needed above any unrecorded workings.

### Risk assessment – subsidence claims

The Mining Report stated that there had been 3 subsidence claims for properties within 50m of the site boundary (none within the site boundary). Consequently, Lithos obtained a Subsidence Buffer Report to gain further information regarding these claims.

The claims are associated with no.16 & no.18 Staincross Common, with both **claims rejected** after inspection.

### Mitigation strategy & conclusions

Risks posed by the potential for collapse of shallow mineworkings should not require mitigation (e.g. grouting or coal extraction) prior to construction of the new dwelling.

Furthermore, given that any unrecorded workings within the Meltonfield Coal will have sufficient competent rock cover (>10h) above, it is **not** considered necessary to investigate potential mineworkings via rotary probeholes either.

Should you require any further information, please contact the undersigned.

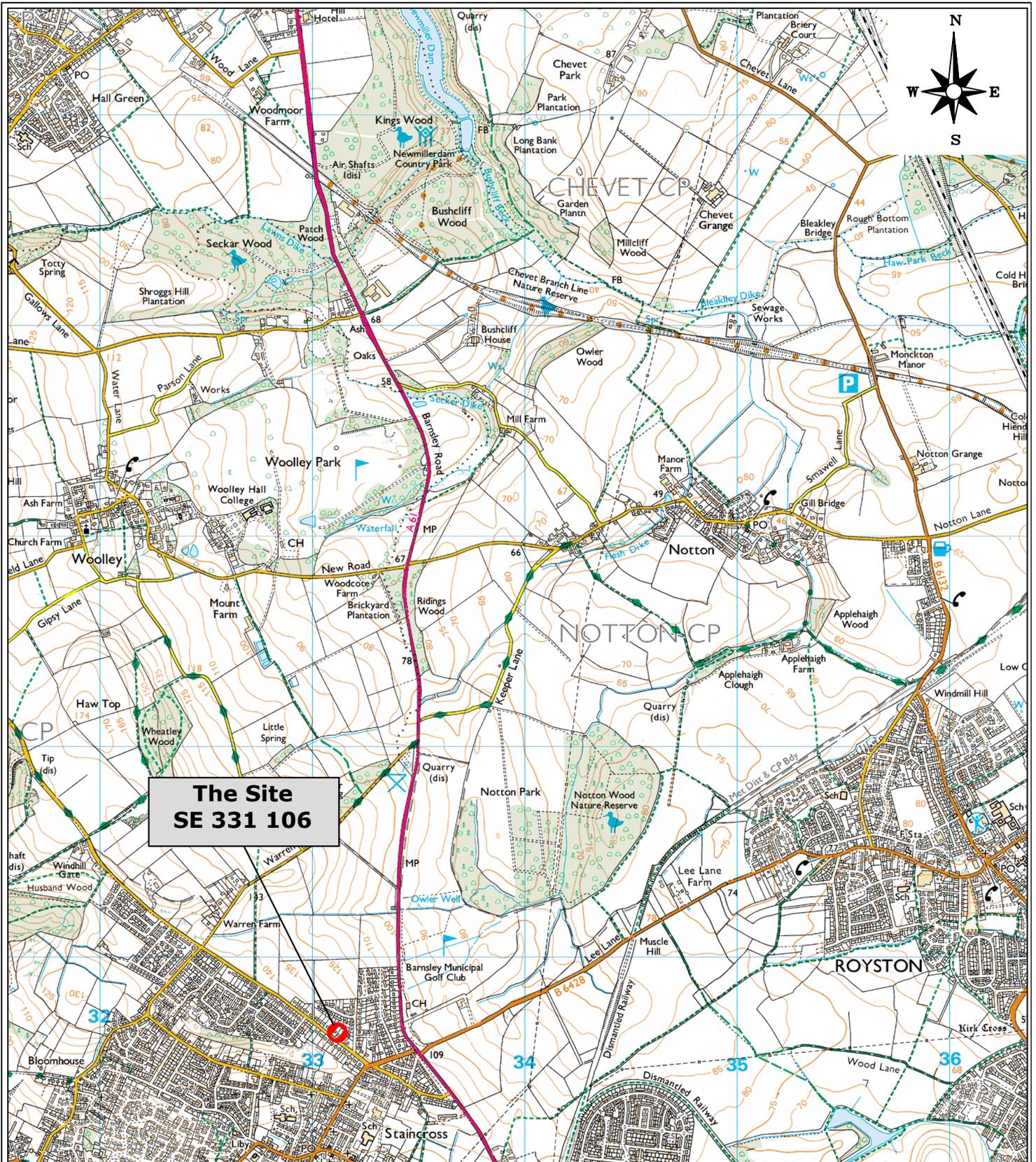
Yours sincerely

A handwritten signature in black ink, appearing to read "AG", with a long horizontal flourish underneath.

Adam Gombocz  
Director  
**for and on behalf of**  
**LITHOS CONSULTING LIMITED**

*Enc*

*5471/1 – Site Location Plan*  
*5471/3 – Site Features Plan*  
*5471/8 – Geology & Mining Plan*  
*Consultants Coal Mining Report*  
*Subsidence Buffer Report*



**The Site  
SE 331 106**

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info@lithos.co.uk  
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Tel 01937 545330

CLIENT

MR A SWANN

JOB TITLE

12 STAINCROSS  
COMMON

DRAWING TITLE

SITE LOCATION  
PLAN

DRAWN

CC

DATE

10 06 2025

CHECKED

AG

DATE

10 06 2025

STATUS

FOR COMMENT

DRAFT

FOR APPROVAL

FINAL

SCALE

1:25,000

SHEET

A4

DRAWING NO.

5471/1

REVISION



NOTES

- GARDEN AREAS
- EXISTING BUILDING
- APPROXIMATE SITE BOUNDARY

REV.	DESCRIPTION	DATE



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 www.lithos.co.uk  
 Tel 01937 545330

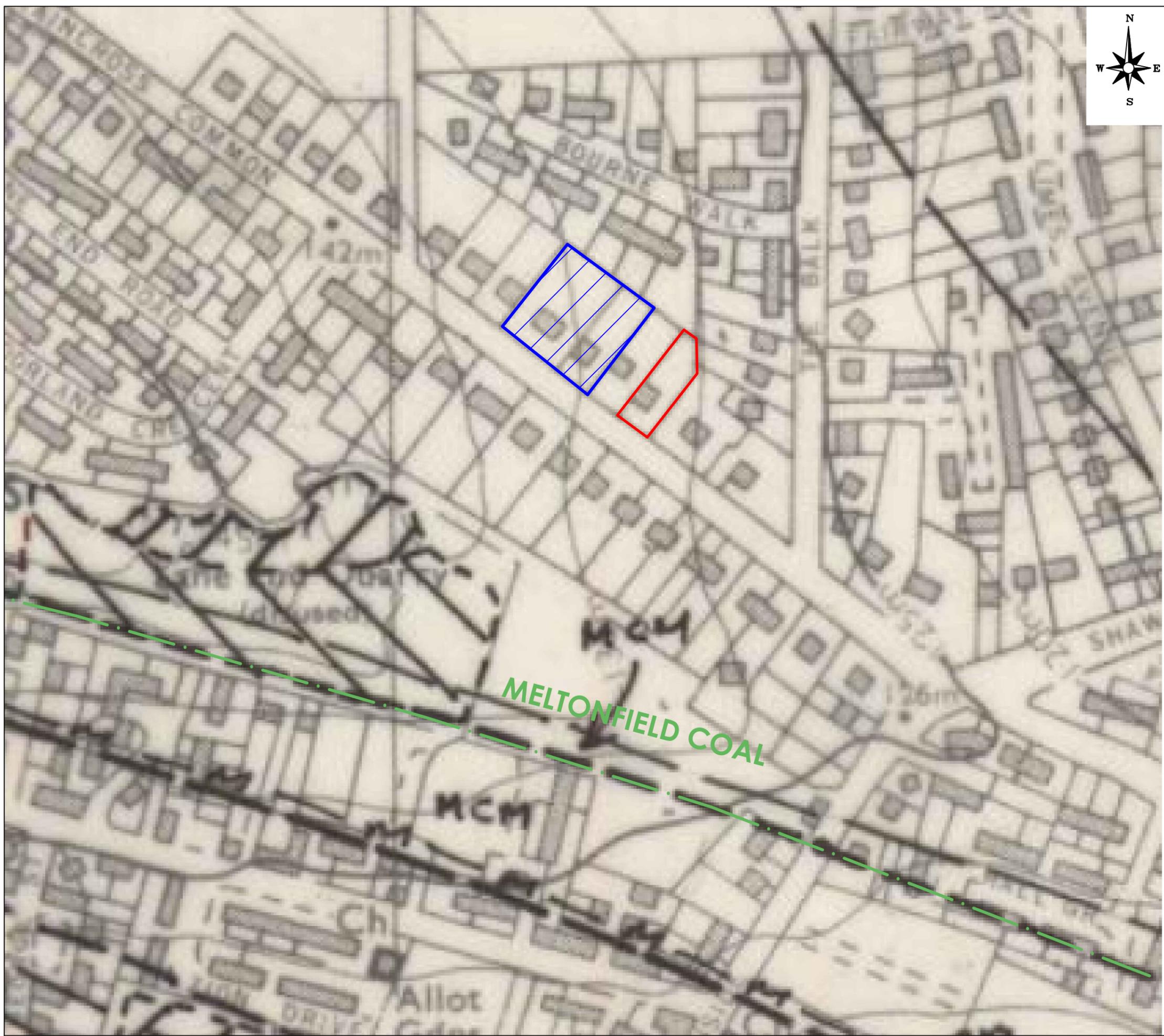
CLIENT  
 MR A SWANN

JOB TITLE  
 12 STAINCROSS COMMON

DRAWING TITLE  
 SITE FEATURES

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CHECKED AG	DATE 10 06 2025	

SCALE 1:250	SHEET A3	DRAWING NO. 5471/3	REVISION
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- NOTES
- APPROXIMATE SITE BOUNDARY
  - ▨ SUBSIDENCE CLAIMS BOUNDARY
  - - - MELTONFIELD COAL OUTCROP

REV.	DESCRIPTION	DATE



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 www.lithos.co.uk  
 Tel 01937 545330

CLIENT  
 MR A SWANN

JOB TITLE  
 12 STAINCROSS COMMON

DRAWING TITLE  
 GEOLOGY & MINING

DRAWN CC	DATE 10 06 2025	STATUS FOR COMMENT <input type="checkbox"/> FOR APPROVAL <input type="checkbox"/> DRAFT <input type="checkbox"/> FINAL <input checked="" type="checkbox"/>
CHECKED AG	DATE 10 06 2025	

SCALE 1:1000	SHEET A3	DRAWING NO. 5471/6	REVISION
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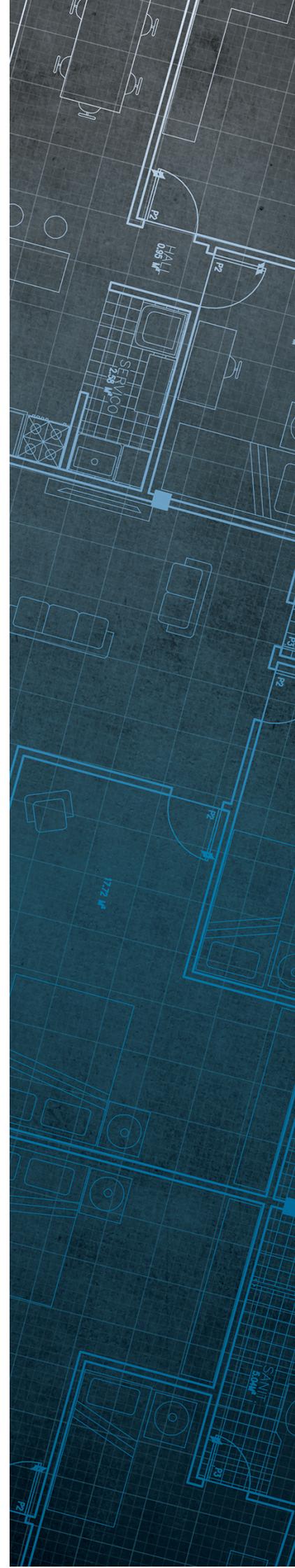
The Coal  
Authority

# Consultants Coal Mining Report

12 Staincross Common  
Staincross  
Barnsley  
S75 6JD

Date of enquiry: 9 June 2025  
Date enquiry received: 9 June 2025  
Issue date: 9 June 2025

Our reference: 51003503900001  
Your reference: PO24347/5471



# Consultants

# Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

## Client name

LITHOS CONSULTING

## Enquiry address

12 Staincross Common  
Staincross  
Barnsley  
S75 6JD

## How to contact us

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Mansfield  
Nottinghamshire  
NG18 4RG

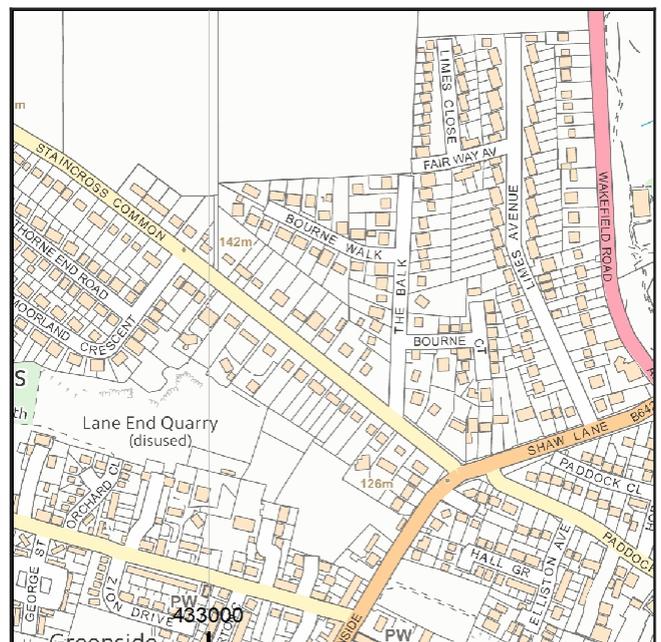
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Approximate position of property



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# Section 1 – Mining activity and geology

## Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	BARNSLEY	Coal	6Y52	162	Beneath Property	5.3	North-East	332	1900
unnamed	TOP HAIGH MOOR	Coal	6Y82	223	Beneath Property	5.6	North-East	99	1950
unnamed	LOW HAIGH MOOR	Coal	6Y04	227	Beneath Property	5.1	North-East	69	1940
unnamed	LIDGETT	Coal	6Y43	264	Beneath Property	5.5	North-East	76	1932
unnamed	FENTON	Coal	6Y83	362	South-West	5.9	North-East	210	1967
unnamed	MIDDLETON MAIN	Coal	6Y05	411	Beneath Property	5.0	North-East	126	1958
unnamed	WHEATLEY LIME	Coal	6Y44	436	South-East	6.2	North-East	74	1973
WOOLLEY	SILKSTONE	Coal	X06	458	Beneath Property	5.4	North-East	118	1984

## Probable unrecorded shallow workings

Yes.

## Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

## Mine entries

None recorded within 100 metres of the enquiry boundary.

### Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

BE29	SCC12	BE26
NE1033	NE868	NE816
NE158	PO0	NE1036

Our records show we have more plans than those shown above which could affect the enquiry boundary.

**Please contact us on 0345 762 6848** to determine the exact abandoned mine plans you require based on your needs.

### Outcrops

No outcrops recorded.

### Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

### Opencast mines

None recorded within 500 metres of the enquiry boundary.

### Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

## Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

### Site investigations

None recorded within 50 metres of the enquiry boundary.

### Remediated sites

None recorded within 50 metres of the enquiry boundary.

### Coal mining subsidence

There are 3 claims 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](http://www.groundstability.com).

See Section 4 for further information.

### Mine gas

None recorded within 500 metres of the enquiry boundary.

### Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

## Section 3 – Licensing and future mining activity

### Future underground mining

None recorded.

### Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

### Court orders

None recorded.

### Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

### Withdrawal of support notices

The property is in an area where a notice to withdraw support was given in 1982.

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.

### 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.

## Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

### 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.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. 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. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

### Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

### Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

**For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk).**

## Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)**.

### Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

### Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

### Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

### Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

### Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

### Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

### Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

### **Opencast mines**

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

### **Coal Authority managed tips**

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

### **Site investigations**

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

### **Remediated sites**

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

### **Coal mining subsidence**

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

### **Mine gas**

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

### **Mine water treatment schemes**

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

### **Future underground mining**

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

### **Coal mining licensing**

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

### **Court orders**

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

### **Section 46 notices**

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

### **Withdrawal of support notices**

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

### **Payment to owners of former copyhold land**

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

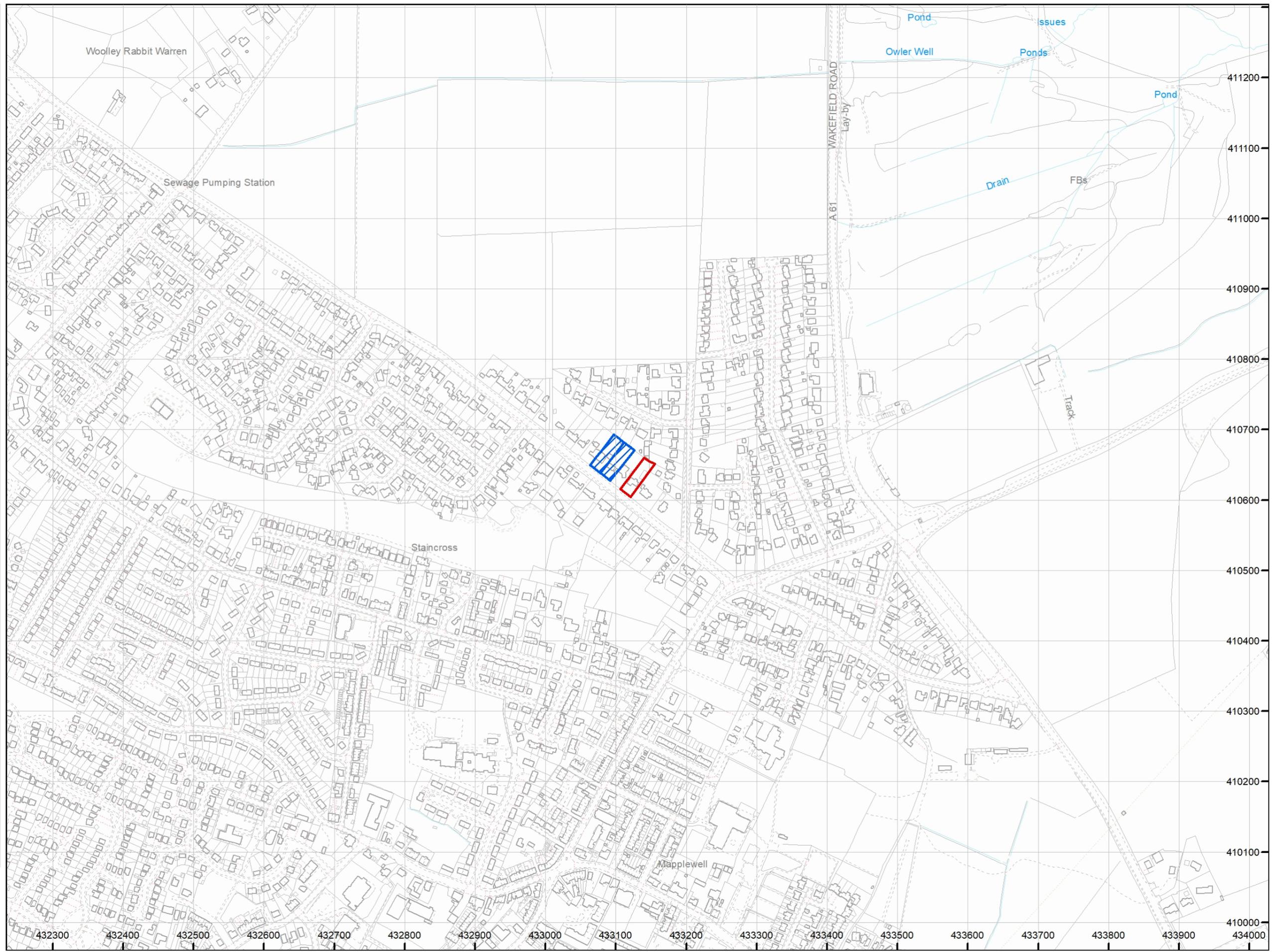
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

**Key**

Approximate position of the enquiry boundary shown 

Coal claim 

**How to contact us**  
0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)  
[www.groundstability.com](http://www.groundstability.com)

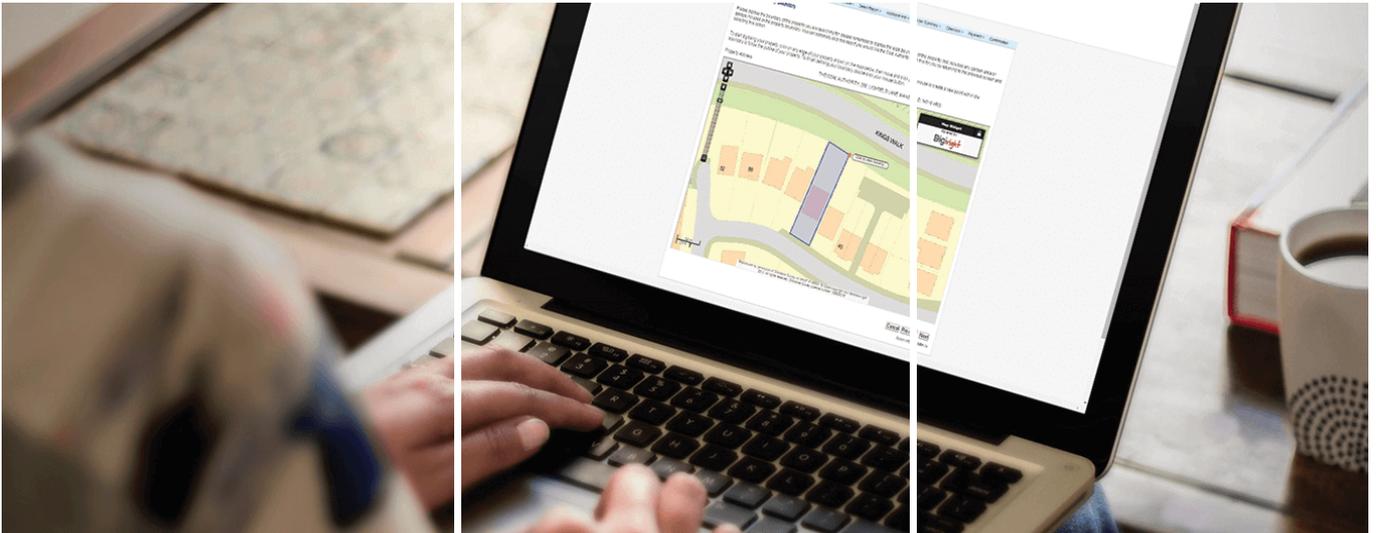




The Coal  
Authority

Resolving the **impacts** of mining

# Subsidence Buffer Report



12 STAINCROSS COMMON, STAINCROSS, BARNSELY,  
S75 6JD

Date of enquiry: 10 June 2025  
Date enquiry received: 10 June 2025  
Issue date: 11 June 2025

Our reference: 71009823301001  
Your reference: PO24359/5471

# Subsidence Buffer Report

This report is based on and limited to the records held by the Coal Authority at the time we answer the search. This report does not contain any details of damage notices or claims that are specific to the enquiry boundary.

## Client name

LITHOS CONSULTING

## Enquiry address

12 STAINCROSS COMMON, STAINCROSS,  
BARNSELY, S75 6JD

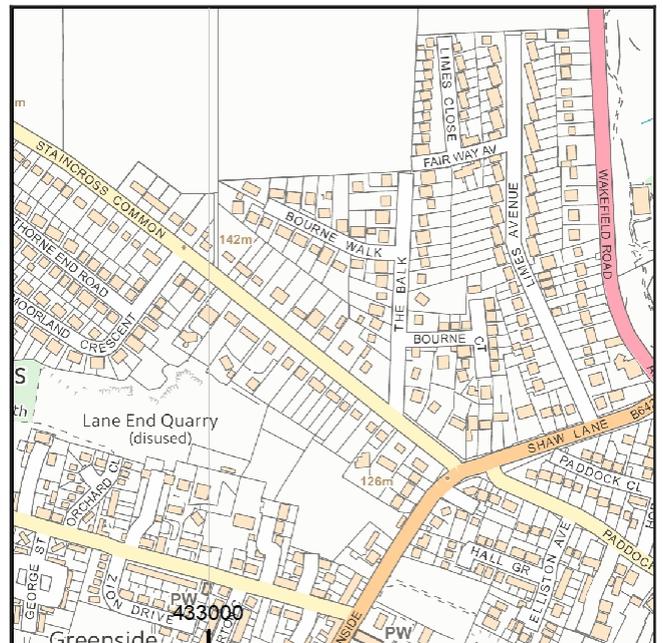
## How to contact us

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200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

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



Approximate position of property



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# Claim information

There are 3 claims within 50 metres of the enquiry boundary that have been received since 31 October 1994. These are shown on the plan and detailed within this report.

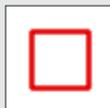
This report does not contain any details of damage notices or claims that are specific to the enquiry boundary.

Claim reference	Claim type	Date claim received	Claim status	Claim value (£)	Address of claim	Distance from subject boundary (m)
S75343-Cl	Coal Authority claim	20 June 2001	Rejected - After Inspection		18 STAINCROSS COMMON, MAPPLEWELL, BARNESLEY, SOUTH YORKSHIRE, S75 6JF	36.0
S74895-Cl	Coal Authority claim	08 May 2001	Rejected - After Inspection		16 STAINCROSS COMMON, MAPPLEWELL, BARNESLEY, SOUTH YORKSHIRE, S75 6JF	17.8
S64556-Cl	Coal Authority claim	26 October 1999	Rejected - After Inspection		18 STAINCROSS COMMON, MAPPLEWELL, BARNESLEY, SOUTH YORKSHIRE, S75 6JF	36.0

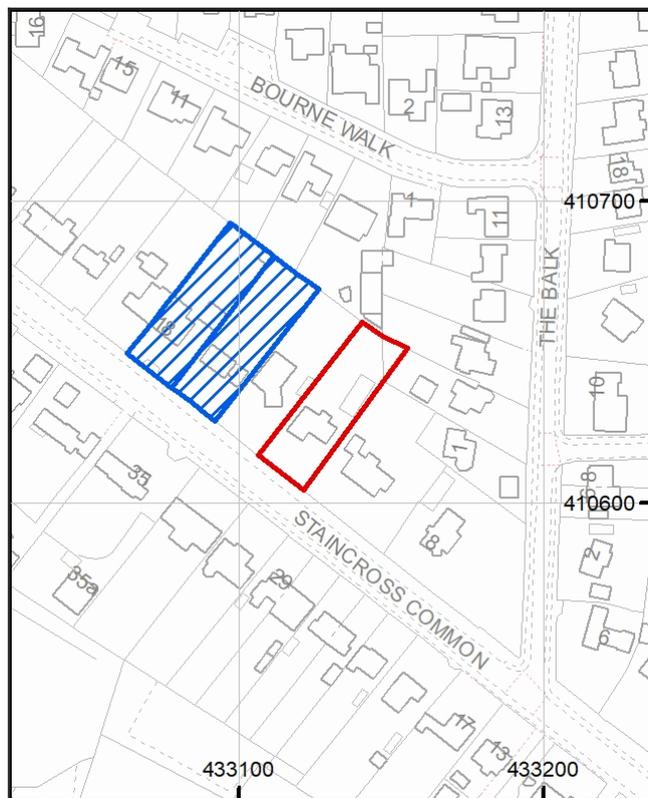
# Enquiry boundary

## 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](http://www.groundstability.com)

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