

**Proposed Development,
Plot 4B Ashroyd Business Park, Ashroyd Way, Hoyland
Coal Mining Risk Assessment.**

Introduction

William Saunders are appointed by The Harris Partnership Ltd in connection with the proposed development at Plot 4B Ashroyd Business Park, Ashroyd Way, Hoyland.

This report has been requested by The Coal Authority as part of their Development Management process, and follows their published requirements.

Stage 1: Obtain Coal Mining Information

A Coal Mining Report was obtained from The Coal Authority on 19th January 2018, ref 51001774121001.

Stage 2: Identify what risks Coal Mining poses to the proposed Development

The Mining Report notes that: -

- The site is in the likely zone of influence of workings in 9 seams of coal, at 120m to 470m depth, last worked in 1976.
- The Coal Authority state that the site is in an area where the CA believe there is coal at or close to the surface which may have been worked at some time in the past.
- The site is not in the likely zone of influence of current underground coal workings.
- The Coal Authority has not granted, nor is currently considering any license to remove coal by underground methods.
- There are no known mine entries in, or within 20m of, the site, although records may be incomplete and entries may exist that the CA are not aware of.
- There are no known faults or lines of weakness due to coal mining at the site.
- The site is not reported to lie within the boundary of an historic opencast site.
- The site is not within 200m of current opencast operations. The site is not within 800m of presently proposed opencast mining.

- There have not been any subsidence claims within 50 metres of the property boundary since 31 October 1994.
- The CA have no record of mine gas emissions within the site.
- The site has not been subject to remedial works by or on behalf of The Coal Authority under its Surface Hazard call out procedures.
- The property is not in an area where a notice to withdraw support has been given.
- The property is not in an area where an order has been made, under the provisions of the Mines Act 1923 and 1966 or any statutory modification or amendment thereof.

Stage 3: Identify how Coal Mining issues have influenced the proposed Development and whether any other mitigation measures are required.

Relevant Coal Mining issues noted at Stage 2 are: -

- The Coal Authority believe that there is coal at or close to the surface.
- There may be coal at shallow depth which may have been worked historically.

These are to be addressed as follows: -

- For the initial redevelopment of the site in 1998, the South Yorkshire Mining Advisory Service (SYMAS) had indicated that there was an outcrop near to the site. During the redevelopment and reshaping of the site which William Saunders oversaw no coal was encountered at the surface. A number of boreholes were sunk within the area of the assumed shallow seam to a depth of 10m below ground level, no coal was encountered supporting that there is evidence that there is no shallow coal which would have an effect on the development within Plot 4B.
- Additional boreholes are proposed on site to further validate near surface condition.

Prepared by: - C. Melton EngTech MICE MCIHT MIHE

Job No: 11716

01 February 2018



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

PLOT 4B & PLOT 5 ASHROYD BUSINESS
PARK
ASHROYDS WAY
HOYLAND
BARNSELY
SOUTH YORKSHIRE

Date of enquiry: 19 January 2018
Date enquiry received: 19 January 2018
Issue date: 19 January 2018

Our reference: 51001774121001
Your reference: 153589816_1 |



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

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

PLOT 4B & PLOT 5 ASHROYD BUSINESS PARK,
ASHROYDS WAY, HOYLAND, BARNSELY, SOUTH
YORKSHIRE

How to contact us

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

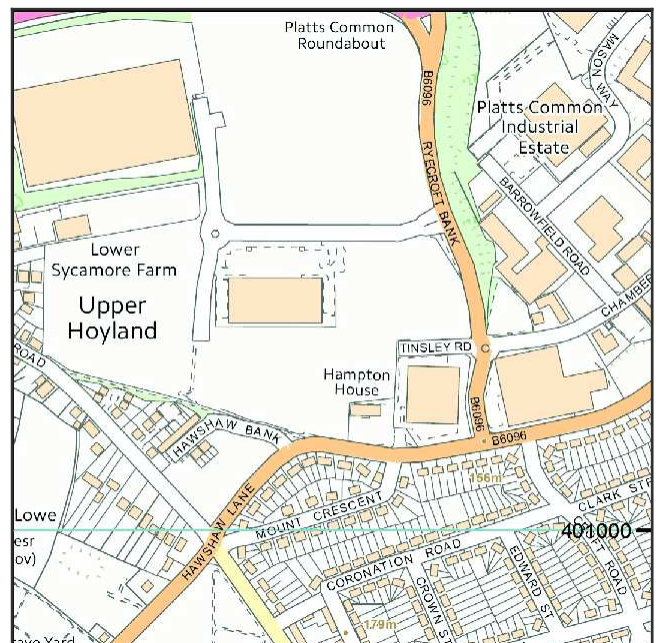
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

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 /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	No
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	No
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

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 9 seams of coal at 120m to 470m depth, and last worked in 1976.

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.

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

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 31st 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 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 1975.

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

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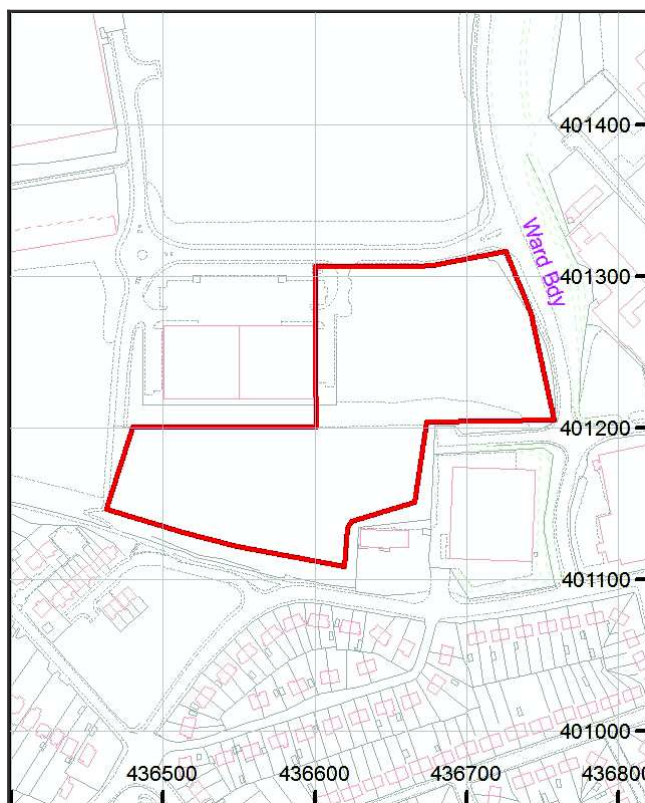
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Enquiry boundary

Key

Approximate position of enquiry boundary shown



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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