



**Site Details:**

Tankersley, S75 3BG

**Client Ref:** 8521  
**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** Provisional

**Map date:** 1951

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1951  
Revised 1951  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1951  
Revised 1951  
Edition N/A  
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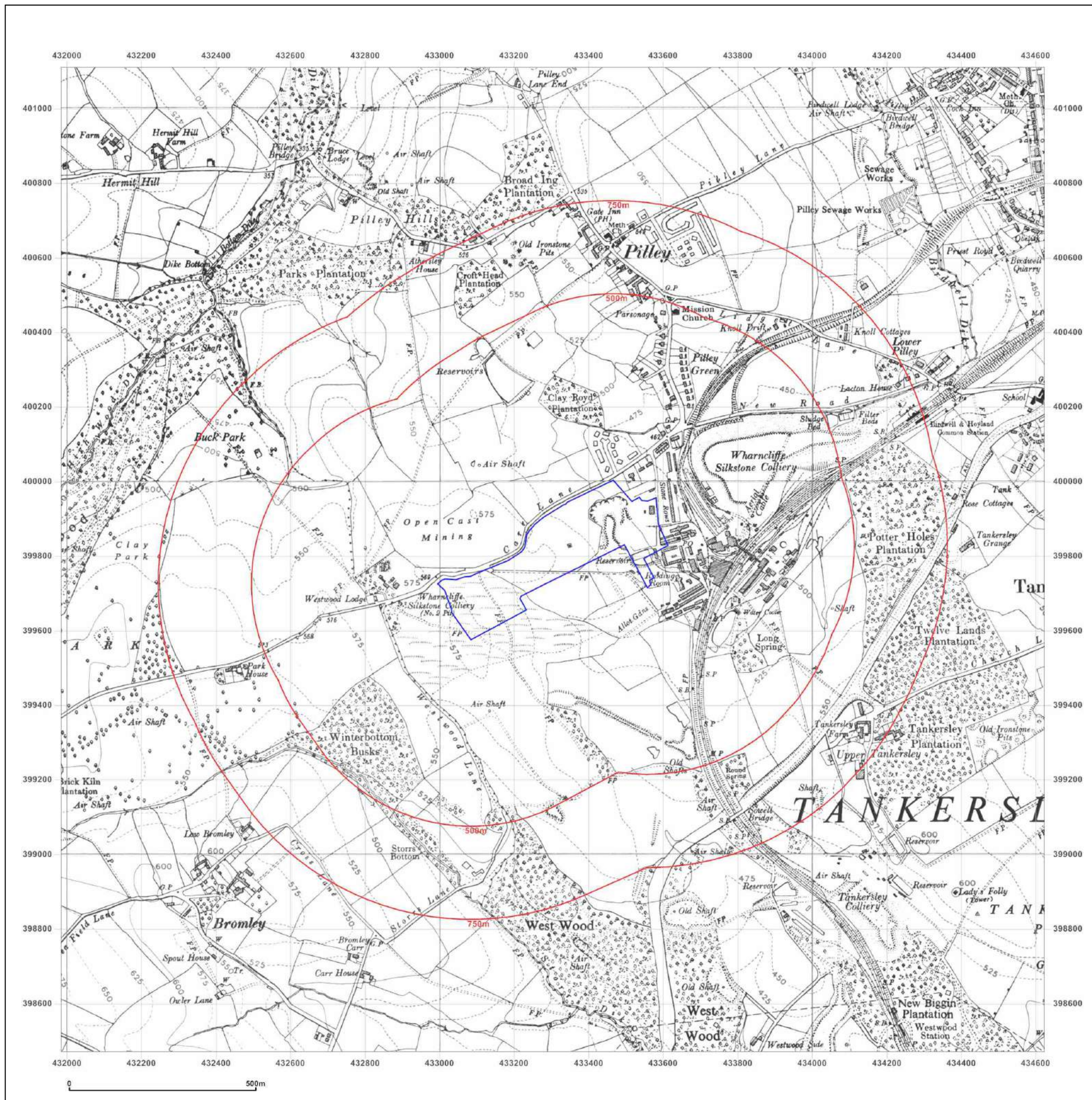


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**Client Ref:** 8521  
**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** Provisional

**Map date:** 1965-1966

**Scale:** 1:10,560

**Printed at:** 1:10,560



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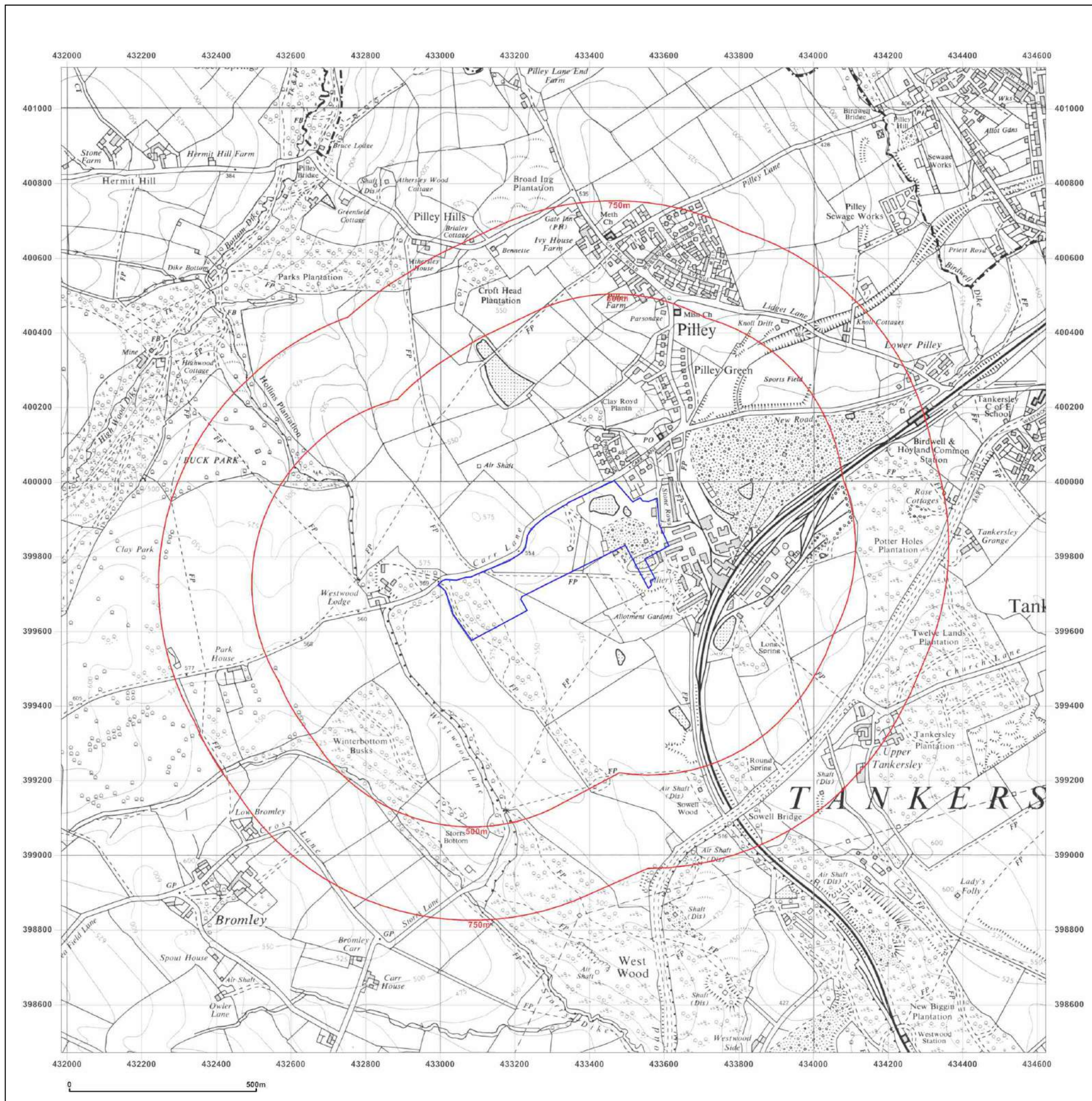


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**Site Details:**

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**Client Ref:** 8521  
**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** National Grid

**Map date:** 1977-1980

**Scale:** 1:10,000

**Printed at:** 1:10,000



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Revised 1980  
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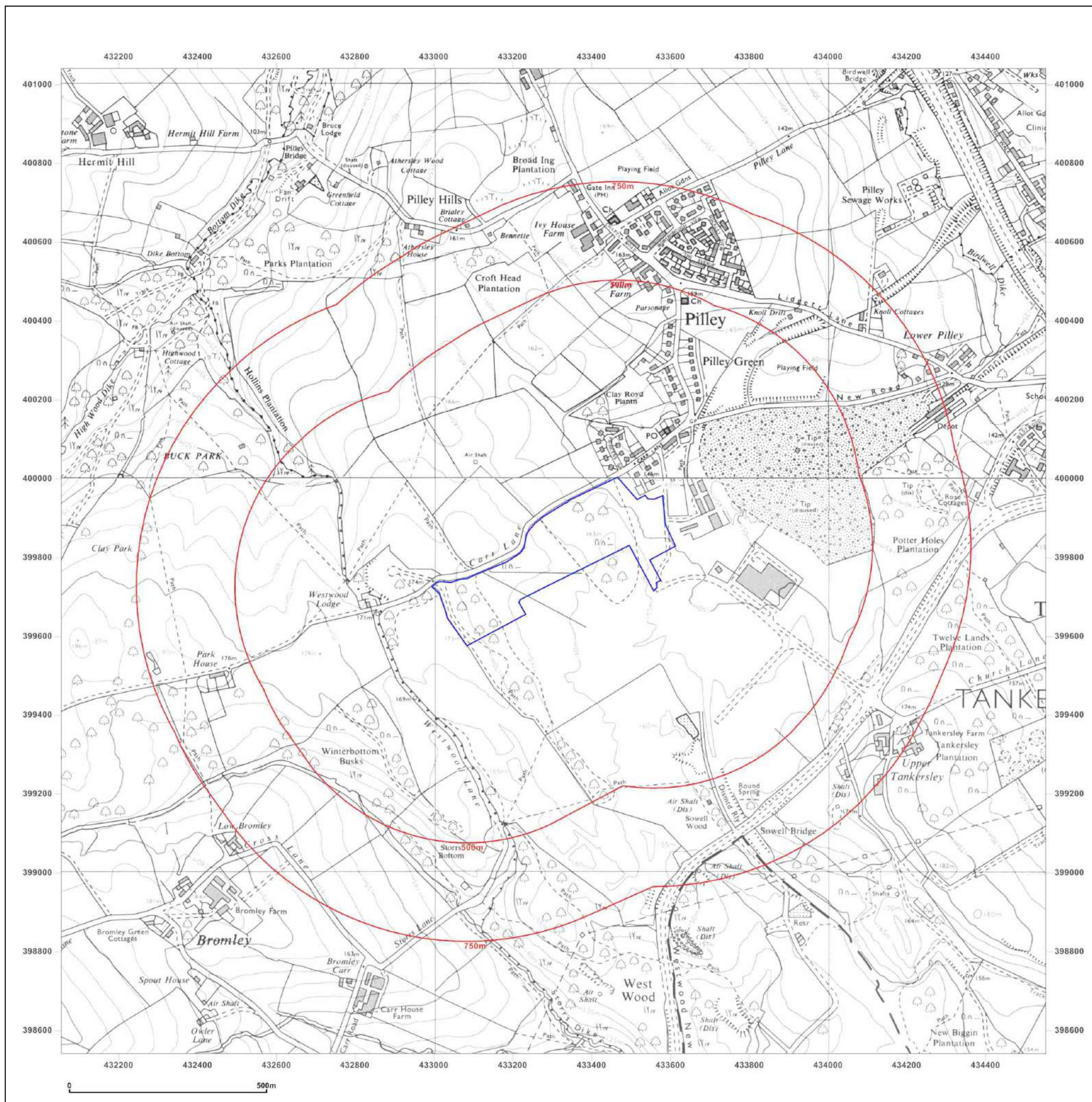


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**Site Details:**

Tankersley, S75 3BG

**Client Ref:** 8521  
**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** National Grid

**Map date:** 1992

**Scale:** 1:10,000

**Printed at:** 1:10,000



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Revised 1992  
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**Site Details:**

Tankersley, S75 3BG

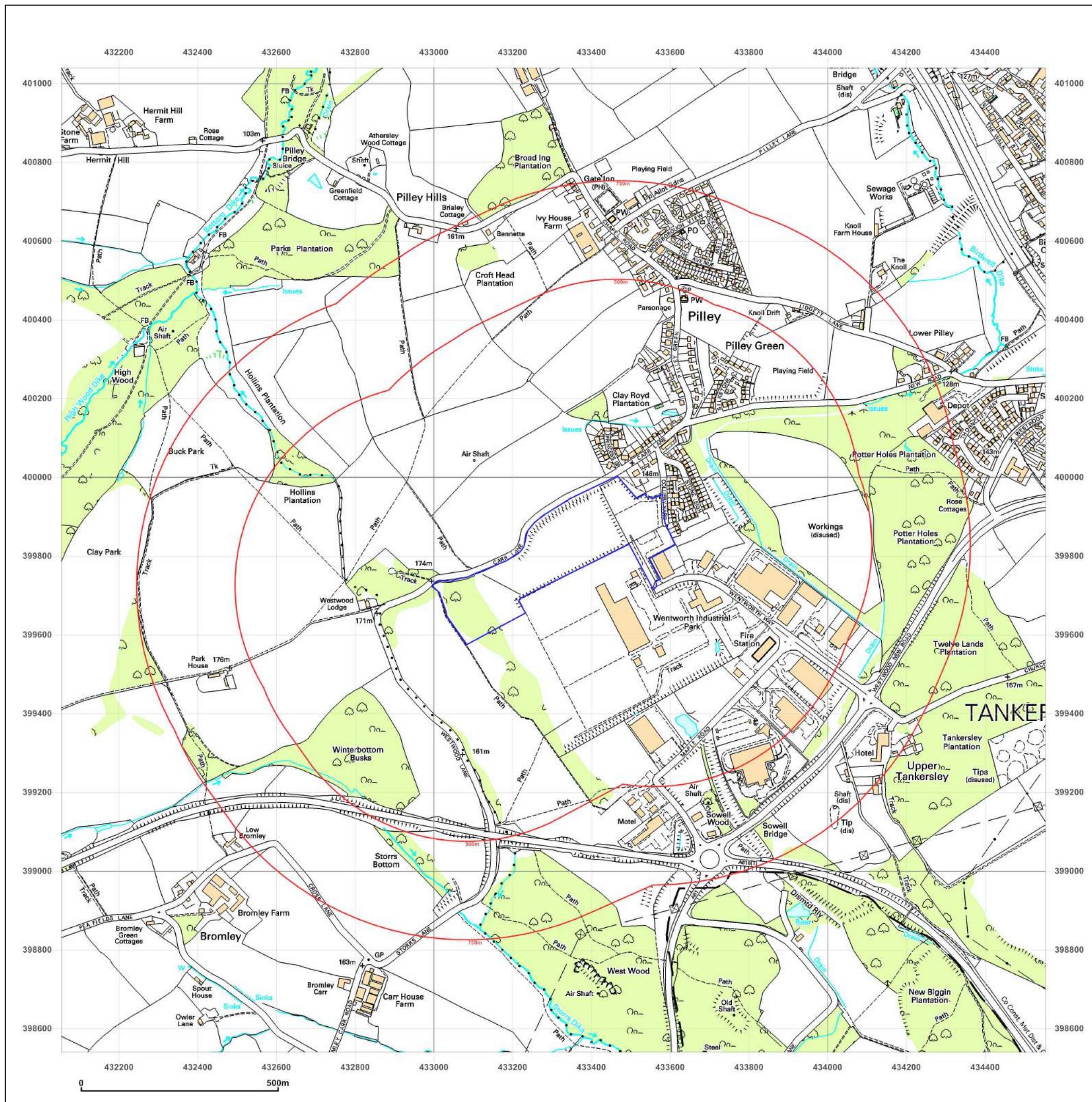
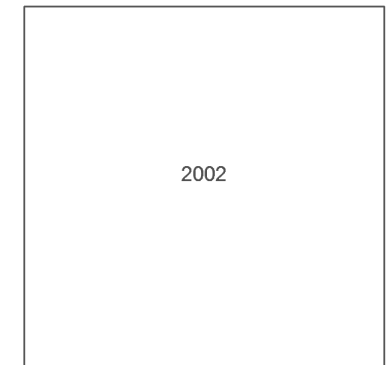
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**Grid Ref:** 433303, 399790

**Map Name:** 1:10,000 Raster

**Map date:** 2002

**Scale:** 1:10,000

**Printed at:** 1:10,000



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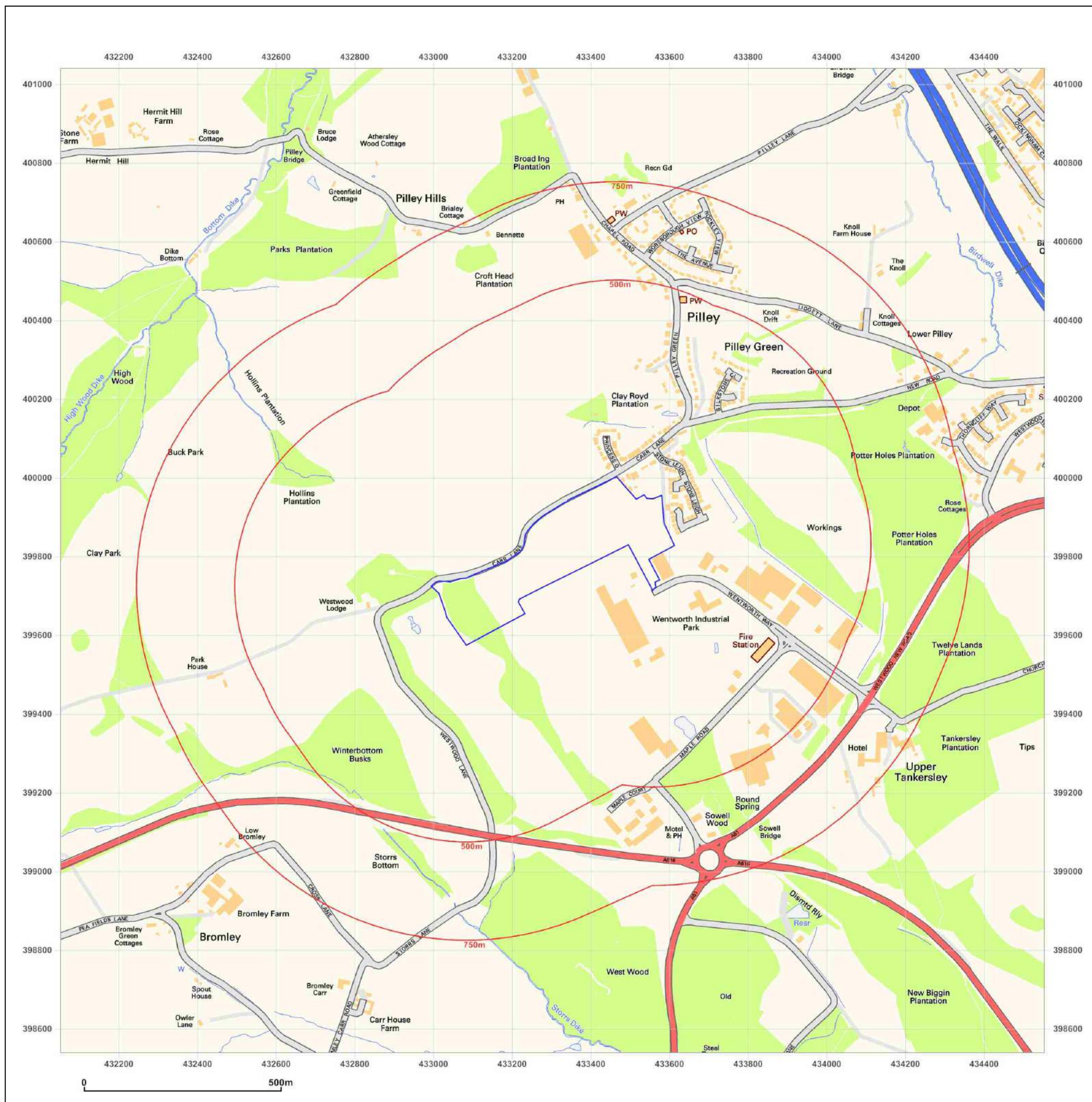


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**Site Details:**

Tankersley, S75 3BG

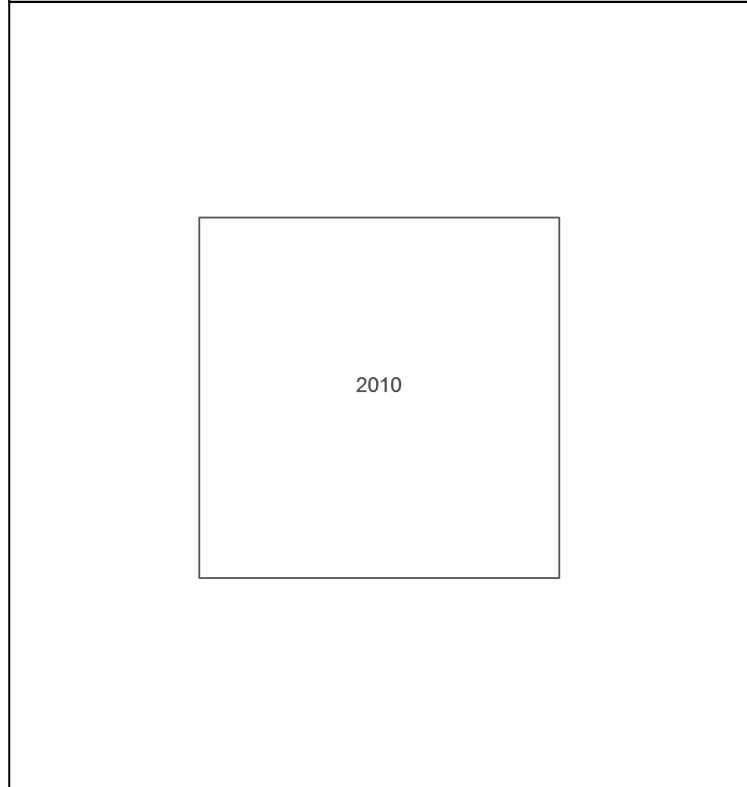
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**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000



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**Site Details:**

Tankersley, S75 3BG

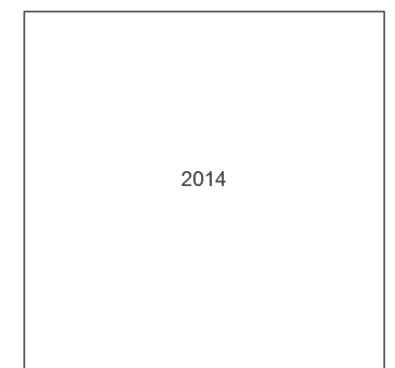
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**Report Ref:** CMAPS-CM-472637-8521-201015HIS  
**Grid Ref:** 433303, 399790

**Map Name:** National Grid

**Map date:** 2014

**Scale:** 1:10,000

**Printed at:** 1:10,000



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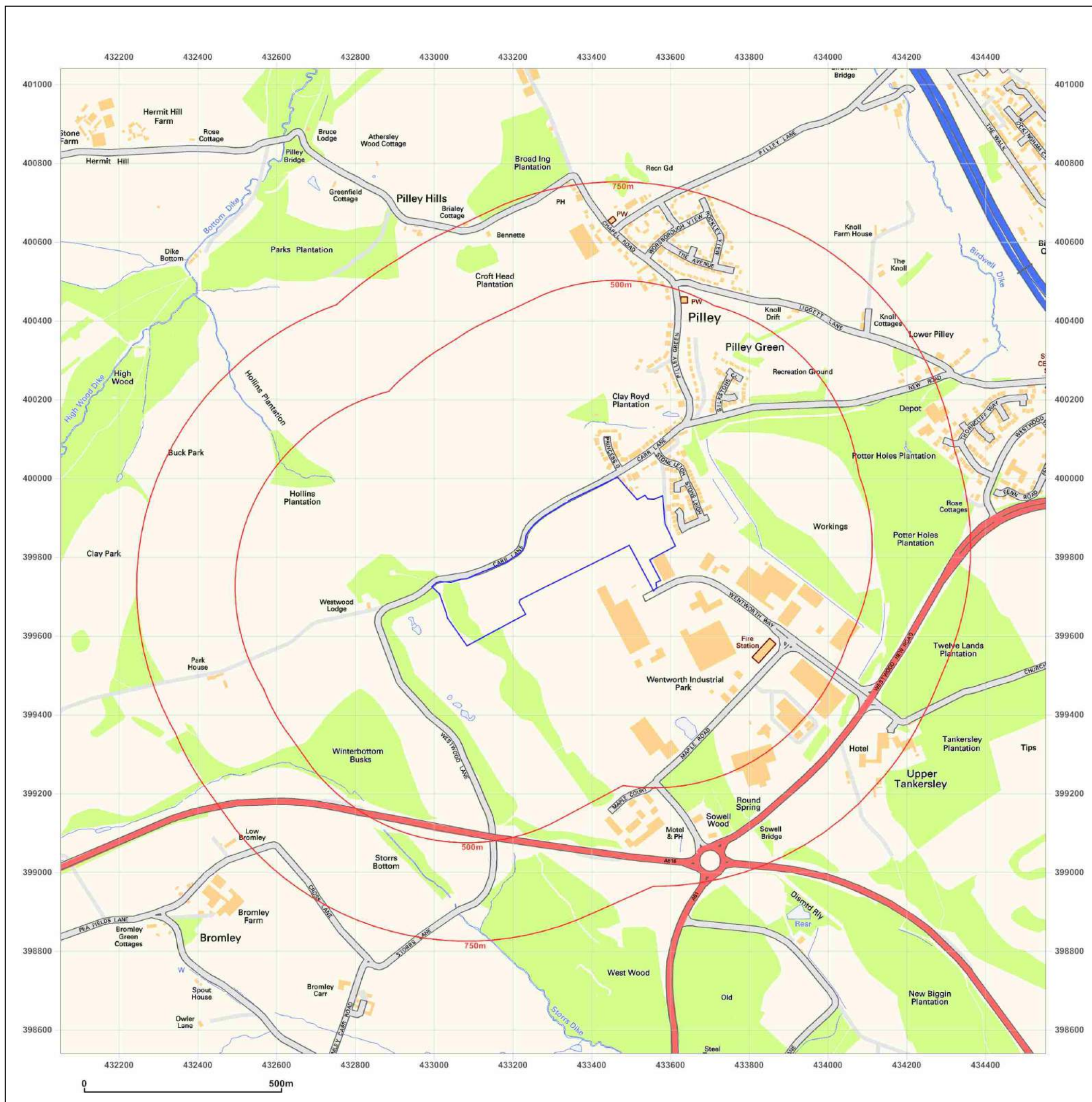


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## **Appendix D Coal Mining Report**



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**JPG (LEEDS) LIMITED  
BREMNER HOUSE  
5 JOHN CHARLES WAY  
LEEDS  
WEST YORKSHIRE  
LS12 6QA**

Our reference: **51001029913002**  
Your reference: **4776**  
Date of your enquiry: **03 November 2015**  
Date we received your enquiry: **03 November 2015**  
Date of issue: **03 November 2015**

This report is for the property described in the address below and the attached plan.

**Non-Residential Coal Authority Mining Report**

**TANKERSLEY, SOUTH YORKSHIRE, S75 3BG**

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.

Coal mining	See comments below
Brine Compensation District	No

**Information from the Coal Authority**

**Underground coal mining**

**Past**

The property is in the likely zone of influence from workings in 5 seams of coal at shallow to 190m depth, and last worked in 1962.

**Present**

The property is not in the likely zone of influence of any present underground coal workings.

**Future**

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

## **Mine entries**

Within, or within 20 metres of, the boundary of the property there are 2 mine entries, the approximate positions of which are shown on the attached plan.

Our records disclose the following information:

433399-057. was found filled and subsequently drilled and grouted to full depth by Hydrock Consultants for Gladman Developments in 2008.

433399-058. was found filled and subsequently drilled and grouted to full depth by Hydrock Consultants for Gladman Developments in 2008. It was proposed that the shaft would be capped but we cannot confirm whether or not this was done.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit [www.groundstability.com](http://www.groundstability.com) or telephone 0345 7626 848.

## **Coal mining geology**

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

## **Opencast coal mining**

### **Past**

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

### **Present**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

### **Future**

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

## **Coal mining subsidence**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

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

The 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.

## **Mine gas**

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

## **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.

## **Withdrawal of support**

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

## **Working facilities orders**

The property is not in an area for which 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.

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

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

## **Comments on Coal Authority information**

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991\*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637225. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

\*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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.

A site investigation was carried out in January 2008 by Hydrock Consultants. 3 Hawthorn Park, Holdenby Road, Spratton, Northampton, NN6 8LD on behalf of Gladman Developments.

A site investigation was carried out in January 2008 by Hydrock Consultants. 3 Hawthorn Park, Holdenby Road, Spratton, Northampton, NN6 8LD on behalf of Gladman Developments.

A site investigation was carried out in January 2008 by Hydrock Consultants. 3 Hawthorn Park, Holdenby Road, Spratton, Northampton, NN6 8LD on behalf of Gladman Developments.

A site investigation was carried out in January 2008 by Hydrock Consultants. 3 Hawthorn Park, Holdenby Road, Spratton, Northampton, NN6 8LD on behalf of Gladman Developments.

***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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**Location map**



Approximate position of property



**Enquiry boundary**

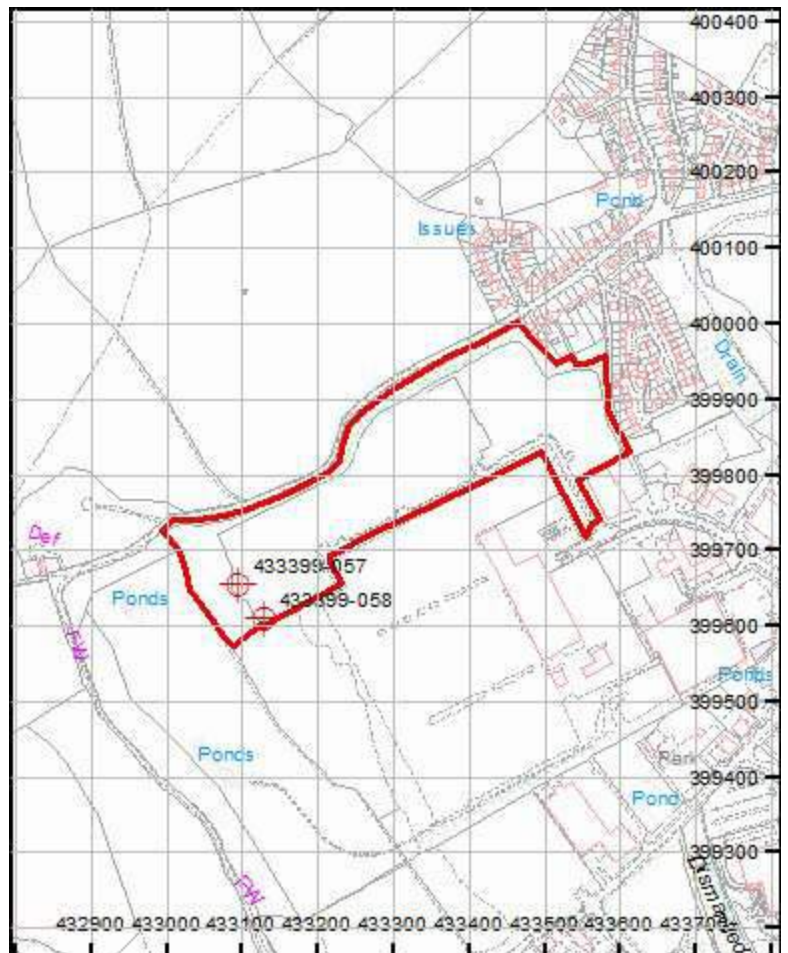
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**Key**

Approximate position of enquiry boundary shown



Disused Adit or Mineshaft





## **Appendix E   Notes on Limitations**



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## GENERAL

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- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and
- b) this document to any third party with whom an agreement has not been executed.

### Phase I Desk Study Reports

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JPG (Leeds) Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

### Phase II Geo-Environmental Investigations

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics and ground and groundwater conditions to allow a reasonable assessment of the environmental risks together with engineering and development implications. The objectives of the investigation have been Ltd to establishing the risks associated with potential human targets, building materials, the environment (including adjacent land), and to surface and groundwater.

The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to the areas unoccupied by the building(s) on the site and by buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues may need to be resolved.

For these reasons if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

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LS12 6QA

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