



E23/8057/MD/L001

9 March 2023

Firth Buildings, 99 -101 Leeds Road, Dewsbury, WF12 7BU

t 01924 464342 f 01924 450662 e martin@haighhuddleston.co.uk

FAO Mr J Whipp

Martin Walsh Architectural
99-103 Leeds Road
Dewsbury
WF12 7BU

Dear Sir,

Re: Proposed Extensions at KMS Goldthorpe, Commercial Road, Barnsley

Further to instructions from Martin Walsh Architectural, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the proposed extensions at KMS Goldthorpe, Commercial Road, Barnsley. It is understood that extensions are to be constructed to both the west and east of the existing building under separate planning applications.

The purpose of the coal mining risk assessment is to review the current information available regarding the presence of coal and coal mining in the vicinity of the site and the potential for risks arising from this that would adversely affect the proposed development.

Once the information has been assessed, any further investigative works via intrusive methods can be specified if required and consideration of potential remedial and ground stabilisation works that may be needed. If no further works are required, justification will be made to the Local Planning Authority that the site is currently safe and stable with the regards to the proposed development.

The following sources of information have been used in the preparation of this report:

INFORMATION SOURCE	COMMENT
Coal Authority	Consultants Coal Mining Report
Coal Authority Online Services	Extracts from interactive map attached to rear of report.
Historic OS Plans	Historic OS Plans from 1850 to the present day have been consulted.
BGS Boreholes	N/A
OTHER	N/A

The Coal Authority Report states that the property is in an area where there has been historical mine workings in four coal seams at 247-657m depth and last worked in 1975. In addition to this, the property is in an area where the Coal Authority believe there is coal at or close to the surface.

Historical opencast coal mining is indicate approximately 200m west of the site, reference OP/96/0236/S Woodbine Ext Phase 1A. This is now used as farmland and isn't indicated as being an area of landfill.

There are no known coal mine entries within, or within 100 metres of, the boundary of the property.

The Coal Authority Online Resources indicate a coal outcrop approximately 45m south of the proposed extensions. Probable shallow working associated with this outcrop extends to the northeast to include the site, placing it in a high risk development area.

The historical plans from 1850 to 1950 show the development site as open field, with no developments in the immediate vicinity. By 2002, the current configuration of buildings is shown on site, with further commercial development to the east and south.

There are no deep recorded BGS boreholes in the immediate vicinity of the site.

To conclude, we would make the following comments:

From the above, there is potentially shallow coal beneath the site. Historically, shallow coal seams may have been worked by private individuals since such workings are not recorded by the Coal Authority.

The Coal Authority report states that the property is not in an area where there is an existing licence to remove coal using underground methods, or are currently determining whether to grant such a licence. Nor is the property in an area likely to be affected at the surface by any planned future workings. However, as reserves of coal exist in the local area which could be worked at some time in the future.

Recommendations

It is recommended that an intrusive ground investigation, including a minimum of three rotary boreholes to a minimum depth of 30m to the north and east of the proposed extension, is undertaken to determine the extent of possible shallow mine workings on site.

In addition to the above, it is recommended that a minimum of three boreholes are undertaken to shallow depth to allow for the installation of a gas monitoring station.

Finally, due to the proximity of the recorded coal outcrop, it is recommended that a watching brief is undertaken during site clearance works for any discolouration indicating surface features such as shafts/bellpits.

The findings of the ground investigations should be used to prepare an interpretive report specifying any remediation strategies required for the construction of the proposed development.

As the intrusive investigation works will intersect, disturb or enter coal seams, coal mine workings or mine entries, written permission and a permit should be sought from the Coal Authority prior to any investigative works taking place. Due to the proximity of the adjacent warehouse, which will remain in use throughout the investigation work, we would recommend that the drilling is undertaken using water flush methods.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

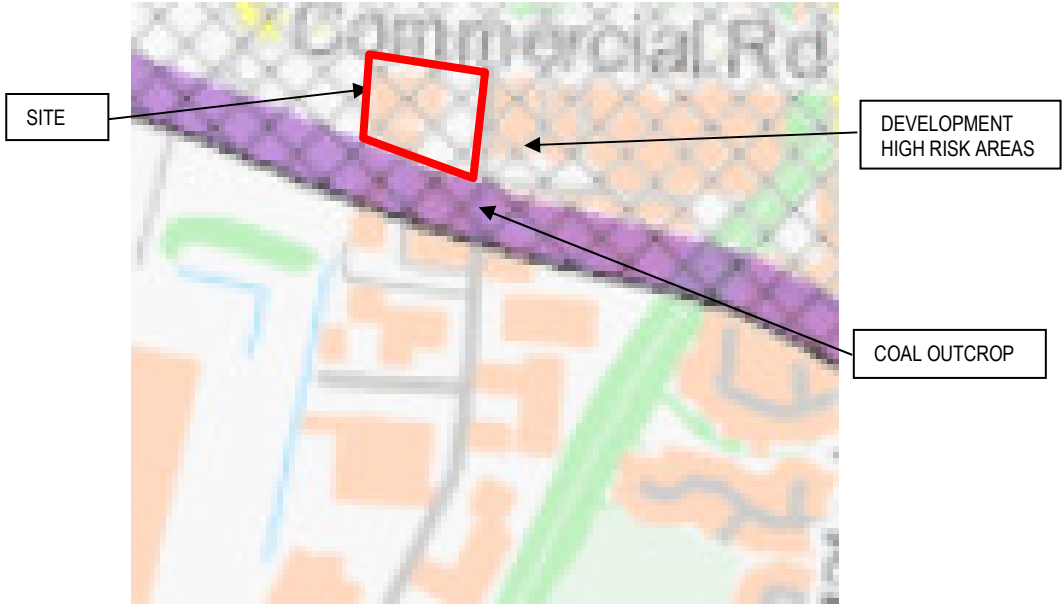
Yours faithfully

A handwritten signature in black ink, appearing to read 'M Dean', with a large, stylized initial 'M' and a long, sweeping underline.

MICHAEL DEAN BSc (Hons) HND
m.dean@haighhuddleston.co.uk



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING SURFACE MINING, PAST SHALLOW COAL MINING WORKINGS AND PROBABLE SHALLOW MINE WORKINGS AT KMS GOLDTHORPE, COMMERCIAL ROAD, BARNSELY.



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS AND DEVELOPMENT HIGH RISK AREAS AT KMS GOLDTHORPE, COMMERCIAL ROAD, BARNSELY.



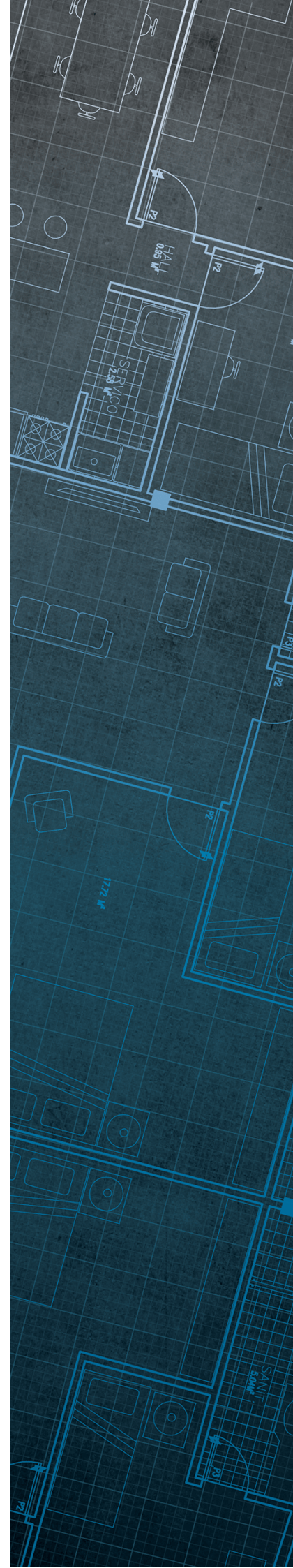
The Coal
Authority

Consultants Coal Mining Report

Ken Mallinson Transport And
Warehousing
Morgan House
Goldthorpe Industrial Estate
Goldthorpe Industrial Estate,
Commercial Road
Goldthorpe
Barnsley
S63 9BL

Date of enquiry: 2 March 2023
Date enquiry received: 2 March 2023
Issue date: 2 March 2023

Our reference: 51003341896001
Your reference: MWA 8057



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

HAIGH HUDDLESTON & ASSOCIATES

Enquiry address

Ken Mallinson Transport And Warehousing
Morgan House
Goldthorpe Industrial Estate
Goldthorpe Industrial Estate, Commercial Road
Goldthorpe
Barnsley
S63 9BL

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

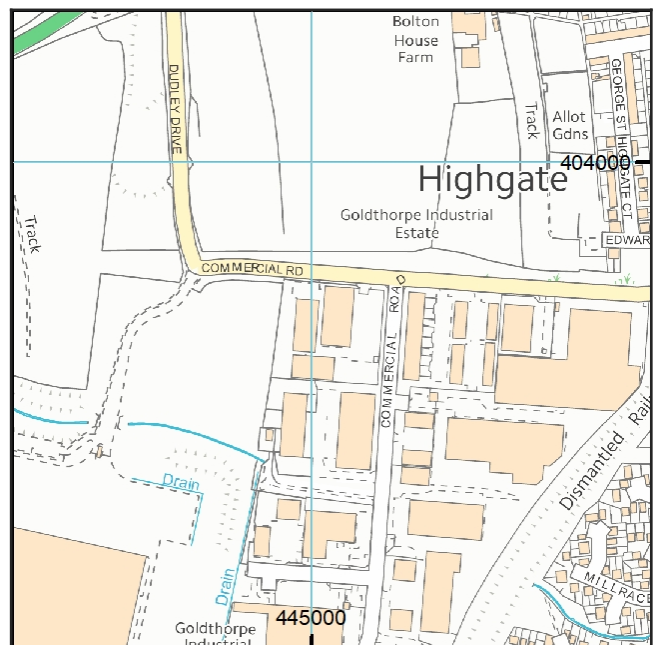
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: 100020315

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
MANVERS	NEWHILL	Coal	7NXN	247	Beneath Property	2.7	North-West	147	1975
WATH	NEWHILL	Coal	5R1H	256	North	4.2	North	152	1978
unnamed	MELTONFIE LD	Coal	5NPX	269	Beneath Property	2.4	North-West	110	1969
BARNBURGH	MELTONFIE LD	Coal	5RAG	281	North	4.0	North-West	116	1969
unnamed	TOP HARD BARNSELEY	Coal	5NPD	412	Beneath Property	5.8	North	183	1906
HOUGHTON MAIN	TOP HARD BARNSELEY	Coal	5R4H	427	North	4.0	North-West	183	1900
unnamed	PARKGATE	Coal	5NPG	657	Beneath Property	2.8	North-West	160	1946
HOUGHTON	PARKGATE	Coal	5R5H	662	North	4.2	North-West	198	1956
HOUGHTON / DARFIELD	SILKSTONE	Coal	X53	750	West	4.8	North-West	128	1990

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:

NE825	NE1065	NE999
16924	13930	NE672

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
SHAFTON	Coal	Yes	38.1	South	111

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas 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

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 31 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.

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 notices to withdraw support were given in 1946, 1980 and 1983.

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.

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.

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**.

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 
- Outcrop (Conjectured) 
- Opencast mine licence area 
- Unlicensed opencast site 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

