

**Coal Mining Risk Assessment**  
**at**  
**75, Huddersfield Road**  
**Barnsley S75 1AA**  
**For**  
**Mr A Patel**

Client:-

Mr A Patel

75, Huddersfield Road

Barnsley

S75 1AA

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## Executive Summary

<b>Proposal</b>	A single storey shop extension.
<b>Current land use</b>	Existing 3 storey shop premises and associated land lying at approximately 105.0m AOD, falling steeply to the north.
<b>Mining related site history</b>	<p>No historic mining features recorded on the site.</p> <p>Several former collieries are present locally.</p> <p>A former pit is recorded approximately 170m north.</p> <p>The site lies within an area significantly affected by historic mining activities.</p>
<b>Geology</b>	Directly underlain by an unnamed sandstone of the Middle Coal Measures. The Kent's Thick coal seam underlies the site at shallow depth.
<b>Mining history and context</b>	<p>There are six seams of worked coal recorded beneath the site at between 60m and 420m depth, last worked in 1982.</p> <p>There are two mining related subsidence claims within 50m of the site.</p> <p>No former mine entries are recorded on or within the vicinity of the site.</p> <p>The site lies within an area of past probable shallow coal mining and is within a Development High Risk Area as defined by the Coal Authority.</p>
<b>Mining related risks</b>	<p>Past probable shallow mining may be present beneath the site. However, the presence of competent sandstone rock cover would mitigate any potential for surface instability – <b>Low</b>.</p> <p>Unrecorded former mine entries may be present on the site – <b>Low</b>.</p> <p>Mine gases may be present on the site – <b>Low to Moderate</b>.</p>
<b>Mitigation of risks</b>	<p>Proof drilling is not warranted given the nature and extent of the proposed development with appropriate foundation design recommended to mitigate any potential risk.</p> <p>Vigilance during site enabling works to check for former unrecorded mine entries.</p> <p>Incorporation of protection measures for mine gases may be required within new development, subject to the advice of regulators.</p>

## **1. Introduction**

1.1 Concept Architecture and Structural Design Ltd (CDL) were appointed by Mr A Patel to undertake a Coal Mining Risk Assessment (CMRA) for a site at 75, Huddersfield Road, Barnsley, which is proposed for redevelopment. A planning application is to be submitted to Barnsley Metropolitan Borough Council (BMBC) and the site is identified as lying within a Coal Authority (CA) Development High Risk Area, thus there is a requirement for a CMRA in order to provide BMBC with information on historic coal mining and an assessment of its potential impact on land stability.

1.2 The purpose of this CMRA 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

1.3 To this end the study has included an inspection of published historical mapping, published geological data, publicly available planning information and a review of a CA CON29M coal mining report, together with other sources as indicated within the report.

1.4 This report presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the scope of works outlined above.

1.5 The comments and opinions presented in this report are based on the findings of the available desk study assessment carried out by CDL. Responsibility cannot be accepted for any

conditions not revealed by this desk study and which have not been taken into account by this assessment.

1.6 This report has been prepared for the sole use of Mr A Patel. No other third party may rely upon or reproduce the contents of this report without written approval of CDL. If any unauthorised third party comes into possession of this report, they rely on it entirely at their own risk and we do not owe them any Duty of Care or Skill.

## 2. Site location and description

2.1 The site is centred on National Grid Reference 433575mE 407590mN, on the north side of Huddersfield Road (A635) and within the district of Wilthorpe to the northwest of Barnsley town centre. A site location plan is included as **Appendix A**.

2.2 The overall site comprises a 3 storey shop premises with a basement and first floor accommodation with hardstanding to the front and associated land to the rear allowing vehicular access. Specifically, the area proposed for development is the land immediately in front of the building and to the south. The area of proposed development lies at approximately 105.0m AOD, however, levels fall steeply northwards and more gently to the northwest. Existing retail and commercial properties are present to the west, a park and mature trees bound the site to the north and east with Huddersfield Road and residential properties beyond to the south.

### ***Proposed development***

2.3 It is understood that it is proposed to redevelop the site with a single storey shop extension. Details of the proposed development layout are included as **Appendix A**.

### ***Site history***

2.4 Historical maps for the site and its surroundings, available from internet-based sources, have been reviewed and a summary of this information, specifically relating to mining related features, is provided below.

Date	On site features	Off site features (coal mining related)
1855 – 1894	Open fields.	Gawber Old colliery approximately 1km northwest, Gawber colliery approximately 500m north and Gawber New colliery approximately 1.1km east.  Barnsley New colliery approximately 575m southeast and Barnsley colliery approximately 900m southeast.

1894 – 1907	No change.	Wharnccliffe Carlton colliery approximately 1.4km northeast and Primrose Main colliery approximately 1.55km northeast. Unknown pit approximately 435m south.
1907 – 1932	No change.	Redbrook colliery approximately 750m northwest and Wallsend Main colliery approximately 1.55km northwest. Old shaft approximately 435m south. Unknown pit approximately 170m north.
1932 – present	Existing property.	No change.

### 3. Geological setting and historical mining context

3.1 Information obtained from various sources pertaining to the site's geology and historical mining perspective is summarised in the table below with information sources identified as appropriate.

<b>Information sources</b>	<p>British Geological Survey (BGS) 1:50,000 scale, sheet 87, Barnsley, bedrock and superficial.</p> <p>BGS 1:10,560 scale County Series 2<sup>nd</sup> Edition 1936, sheet 274NE, bedrock and superficial.</p> <p>BGS 1:10,000 scale, 2001, sheet SE30NW, bedrock and superficial.</p> <p>BGS online Borehole Database.</p> <p>Geological Survey memoir 'Geology of the Country around Barnsley', 1948.</p> <p>'Sections of Strata of the Coal Measures of Yorkshire', Wilcockson, 1950.</p> <p>BMBC online Planning Applications Search.</p> <p>CA online Interactive Viewer.</p> <p>CA CON29M coal mining report, Ref. 51003463983001, 18 November 2024 (included as <b>Appendix B</b>).</p> <p>Historic Ordnance Survey (OS) online mapping.</p>
<b>Made ground</b>	None present.
<b>Drift</b>	None present.
<b>Solid</b>	Unnamed sandstone of the Middle Coal Measures.
<b>Dip of strata</b>	Assumed 5° northeast.
<b>Faults</b>	No faults recorded on or near the site.
<b>Coal seams</b>	<p>The Kent's Thick coal seam is conjectured as outcropping approximately 50m west. The coal seam is considered to underlie the site at shallow depth. The next coal seam recorded beneath the Kent's Thick coal seam within the stratigraphic column is the Barnsley Rider coal seam, however, this is present at &gt;30m depth and does not lie at shallow depth beneath the site. The Kent's Thin coal seam is conjectured as outcropping to the east of the site, but does not lie beneath the site.</p> <p>Locally, BGS stratigraphic section thickness for the Kent's Thick coal seam is between 0.91m and 1.22m.</p>
<b>Shafts and collieries</b>	The CA Interactive Viewer indicates few former mine entries within the



	<p>locality of the site. There are numerous historic collieries indicated within a kilometre of the site.</p> <p>Shaft records for Gawber New colliery approximately 1.1km east indicate a thickness of approximately 1.2m for the Kent's Thick coal seam.</p>
<b>Nearby intrusive information</b>	<p>Earlier intrusive investigations at a site approximately 500m south of the site of interest have been reviewed from publicly available planning records. The Kent's Thick coal seam was proved intact at thicknesses of between 0.85m and 1.1m. Competent rockhead was considered to be between 2.9m and 5.25m, below firm clay soils.</p>
<b>Coal Authority CON29M coal mining report</b>	<p>The pertinent points presented in the CA CON29M coal mining report are:</p> <p>Six seams of worked coal are recorded beneath the site at between 60m and 420m, last worked in 1982. The depth of these seams is such that any surface movement associated with working of these seams should have ceased by now.</p> <p>The CA state the site is in an area where coal is present at or close to the surface that may have been worked in the past and for which no records are held.</p> <p>No present or future underground mining is recorded beneath the site.</p> <p>There are no known mine entries on or within 20m of the site.</p> <p>The site is unaffected by any past, present or future opencast coal mining.</p> <p>There are two records of mining related subsidence claims within 50m of the site, one northwest and one northeast of the site.</p> <p>There are no records of any mine gas emissions requiring action within influencing distance of the site.</p>
<b>Shallow mining</b>	<p>The CA Interactive Viewer indicates the site to lie within a Development High Risk Area. Additionally, the site lies within an area of probable past shallow coal mining associated with the Kent's Thick coal seam.</p>
<b>Surface mining</b>	<p>The CA Interactive Viewer does not record any nearby areas of past unlicensed surface coal mining.</p>

## 4. Risk assessment

4.1 The potential risks to the redevelopment of the site associated with the coal mining legacy of the locality are summarised in the following table.

Coal mining issue	Risk		Risk assessment (Risk rating)
	Yes	No	
Underground coal mining (recorded at shallow depths)	-	<b>No</b>	The Kent's Thick coal seam is present at shallow depth beneath the site and the site is in an area of past probable shallow mining. The site lies in an historic mining area and a DHRA – <b>Low</b>
Underground coal mining (probable at shallow depths)	<b>Yes</b>	-	The Kent's Thick coal seam is present at shallow depth beneath the site and may have been historically mined. The site lies within an area of past probable shallow mining and within a DHRA. Additionally, two mining related subsidence claims are recorded within 50m of the site – <b>High</b>
Mine entries (shafts and adits)	-	<b>No</b>	No mine entries recorded on site or within close proximity. However, unrecorded mine entries may be present – <b>Low</b>
Coal mining geology (fissures)	-	<b>No</b>	CA information and published geology do not indicate any faults or geological weaknesses recorded at the site as a consequence of mining related activities – <b>Low</b>
Record of past mine gas emissions	<b>Yes</b>	-	CA information states no mine gas related issues in the locality. However, as probable shallow mining is likely beneath the site, generation of mine gases is possible – <b>Low to Moderate</b>
Recorded coal mining surface hazard	-	<b>No</b>	CA information does not record the presence of any mining surface hazards on or close to the site – <b>Low</b>
Surface mining (opencast workings including clay pits)	-	<b>No</b>	CA information states the site to be unaffected by any past or current opencast workings. Historic mapping records a former clay pit approximately 170m north of the site – <b>Low</b>

## 5. Discussion

5.1 The risk assessment above highlights several potential risks posed to the site during redevelopment, namely probable former shallow coal mine workings, unrecorded past mine entries and associated mine gas emissions, cumulatively assessed as **low to high**. These risks are discussed in turn more fully below.

### *Probable shallow mine workings*

5.2 The Kent's Thick coal seam underlies the site at shallow depth and may have been historically mined beneath the site. Several nearby mining related subsidence claims support this. Given the location of the site relative to the recorded outcrop of the Kent's Thick coal seam and taking cognisance of the dip of the strata and the local topography (the site lies at an elevation approximately 2m higher than the coal seam outcrop), it is estimated that the coal seam is likely to be present beneath the site within approximately 8m of the surface. Nearby historic records indicate a maximum seam thickness of approximately 1.2m for the underlying Kent's Thick coal. Assuming competent rock head is present within 3m and that a minimum of 10 times (10t) intact coal seam thickness of competent rock strata is required to be present above the coal seam to maintain surface stability in the event of it having been historically exploited, then there is considered to be *insufficient* competent rock cover above the Kent's Thick coal seam beneath the site. However, the presence of competent sandstone beneath the site would afford greater protection to any potential mine workings beneath the site and a <10t cover ratio would still ensure surface stability. As such, there is therefore considered to be *sufficient* competent rock cover above the Kent's Thick coal seam. In addition, the footprint of the proposed development is of limited extent and would be relatively lightly loaded. Given the above conditions, the risk of any associated surface movement is therefore re-assessed as **low**. It is considered that the undertaking of intrusive investigation works to determine the presence and depth of the Kent's Thick coal seam is not warranted in this instance.

### *Mine entries*

5.3 Due to the proximity of the outcrop of the Kent's Thick coal seam present to the west of the site and the locality being an historically mined area, the presence of on-site unrecorded former mine entries associated with the exploitation of this coal seam and deeper coal seams cannot be discounted. Pre 1872, it was not a statutory requirement to record mine entries and mining plans. Such features are considered as presenting a potential risk to development by way of instability and potential collapse. The risk of any associated surface movement is therefore assessed as **low**.

### *Mine gas*

5.4 The potential for upward migration of mine gases beneath the site cannot be discounted. Such gases are particularly prevalent in former pillar and stall workings that remain open and allow them to build up over time. Mine gases pose a potential significant human health risk to the future occupants of dwellings and existing occupants of adjacent dwellings. The risk is assessed as **low to moderate**.

## 6. Proposed Mitigation Strategy

6.1 A review of geological and historical mining information at the site has shown that there is now a revised **low** risk to surface stability from past probable shallow mine workings that may be present beneath the site. Additionally, there is a **low** risk for the site to be affected by unrecorded mine entries and a **low to moderate** risk attributed to potential mine gas emissions.

### *Probable shallow mine workings*

6.2 Geological, historical and BGS mapping demonstrate there to be a potential risk presented by unrecorded shallow mine workings within the Kent's Thick coal seam present beneath the site. The risk assessment has demonstrated that any such risk is **low** as there is considered to be sufficient thickness of competent sandstone rock cover above the Kent's Thick coal seam to mitigate against any potential surface instability, should historic mining have occurred within the coal seam beneath the site. To further mitigate any potential risk, use of a reinforced raft foundation is recommended to spread imposed loadings of the new structure and span any potential loss of ground support, subject to local authority building control approval.

### *Mine entries*

6.3 The presence of unrecorded mine entries should be confirmed. During site enabling works and a site strip the exposed sub soils should be checked for the presence of disturbed and potentially unstable ground associated with backfilling of such features. If mine entries are identified on the site, then these will require treatment by grouting and capping at the surface and the siting of new development over these features should be avoided.

### *Mine gas*

6.4 The incorporation of robust gas protection measures during construction are considered likely within the new development. However, such measures are inherently incorporated within the construction of new buildings by way of use of a well-constructed suspended floor slab offering a

passively vented underfloor void, incorporation of a radon protection membrane (if appropriate) and a damp proof membrane together with the sealing of service entries. The requirement for a gas monitoring programme is not considered warranted. It is recommended that advice and approval is sought from regulators at an early stage with regard to the scope and specification of appropriate gas protection measures within the new development.

## **7. Conclusions**

7.1 There is a potential risk posed to the redevelopment of the site from shallow mine workings that may be present in the underlying Kent's Thick coal seam. Any such risks are mitigated by the presence of underlying competent sandstone rock cover and the incorporation of a reinforced raft foundation for the proposed development. Proof drilling is not warranted given the nature and extent of the proposal.

7.2 In addition, as there can never be total certainty with regard to unrecorded mine entries, the developer should be made aware of this possibility during site stripping and excavation for foundations. Any evidence of the suspected presence of former mine entries should be investigated further.

7.3 Advice should be sought from regulators as to adoption of appropriate measures to protect against ground (mine) gases within the new development.

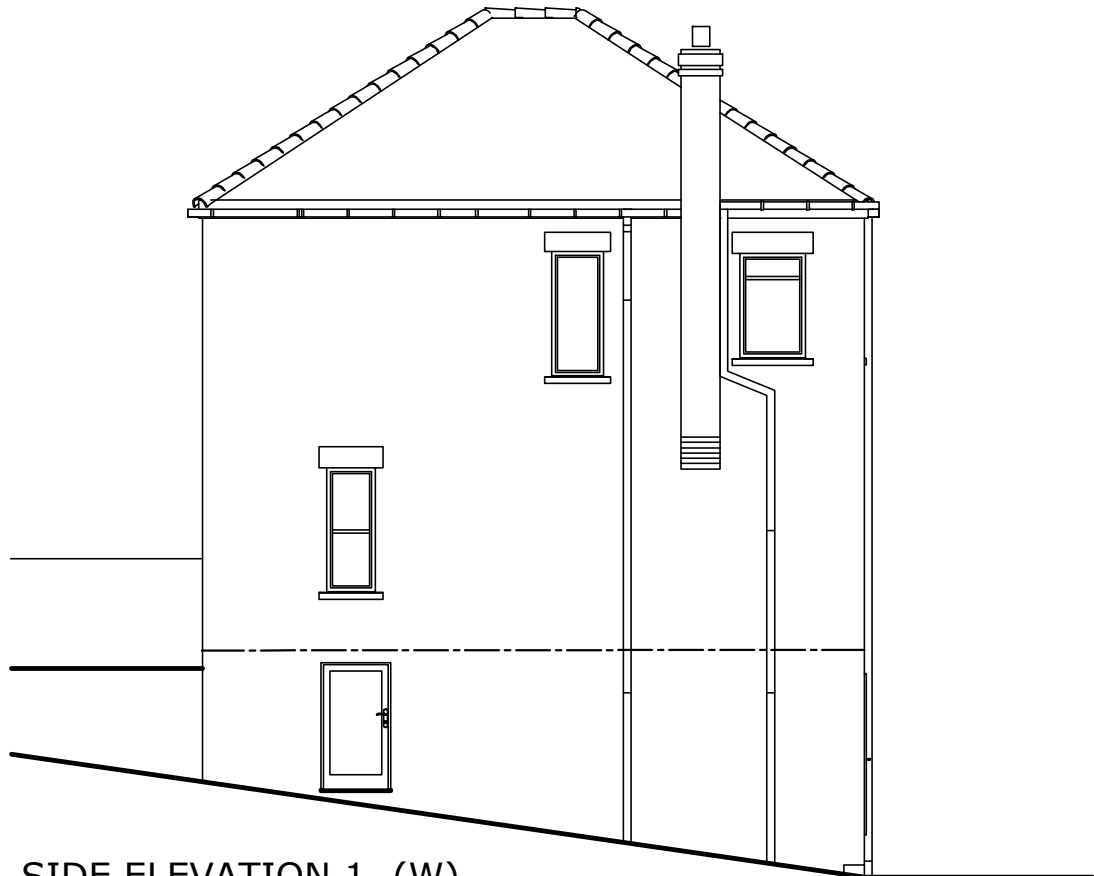
## **Appendix A**

### **Site location plan and development layout**

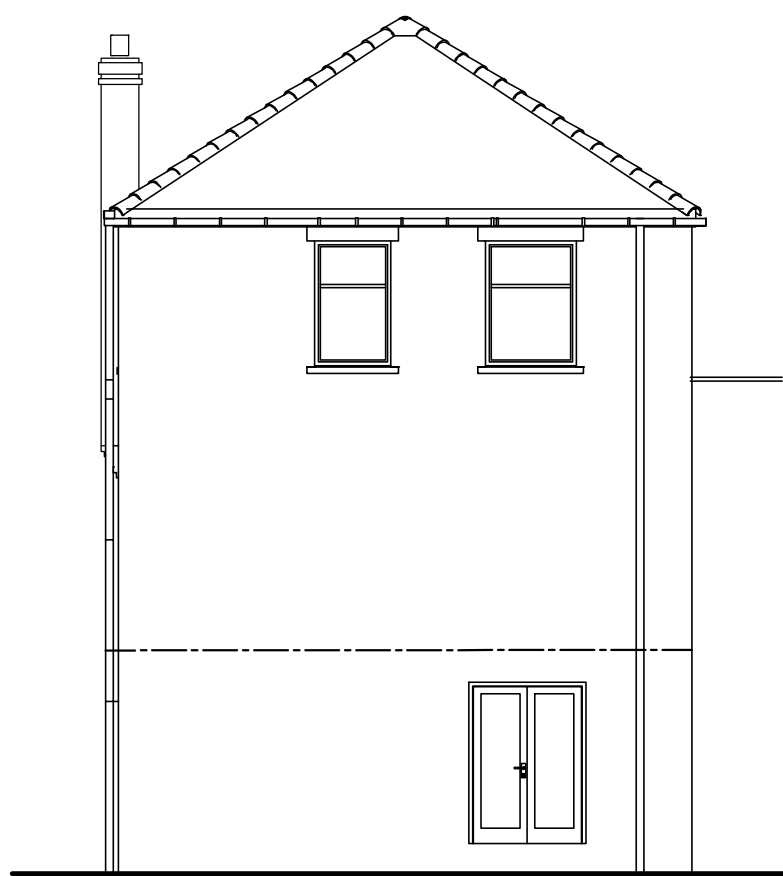




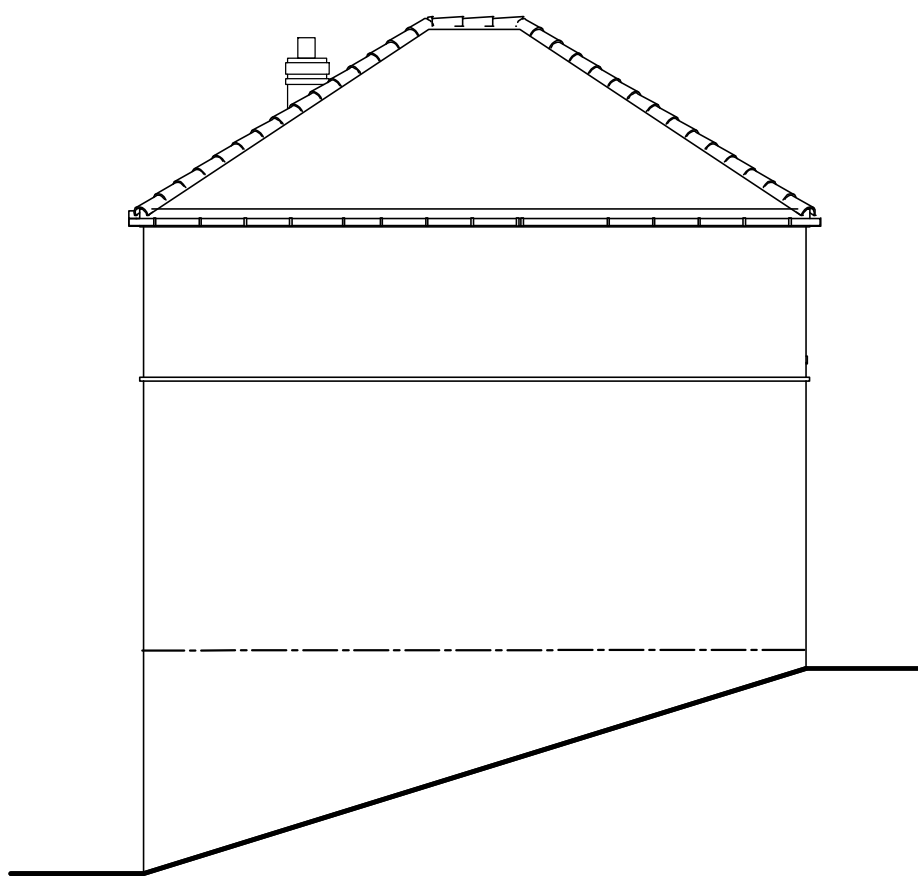
FRONT ELEVATION (S)  
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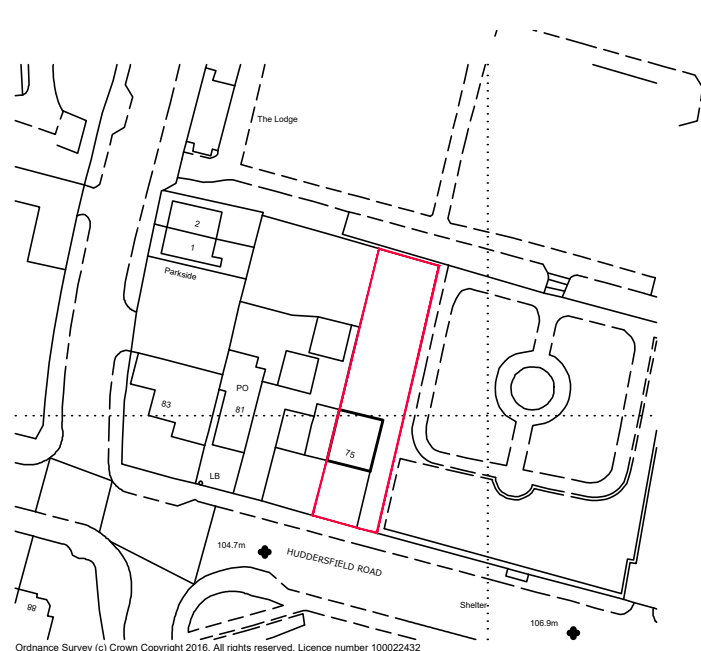
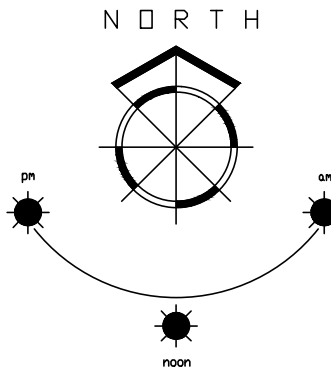
SIDE ELEVATION 1 (W)  
SCALE 1:100



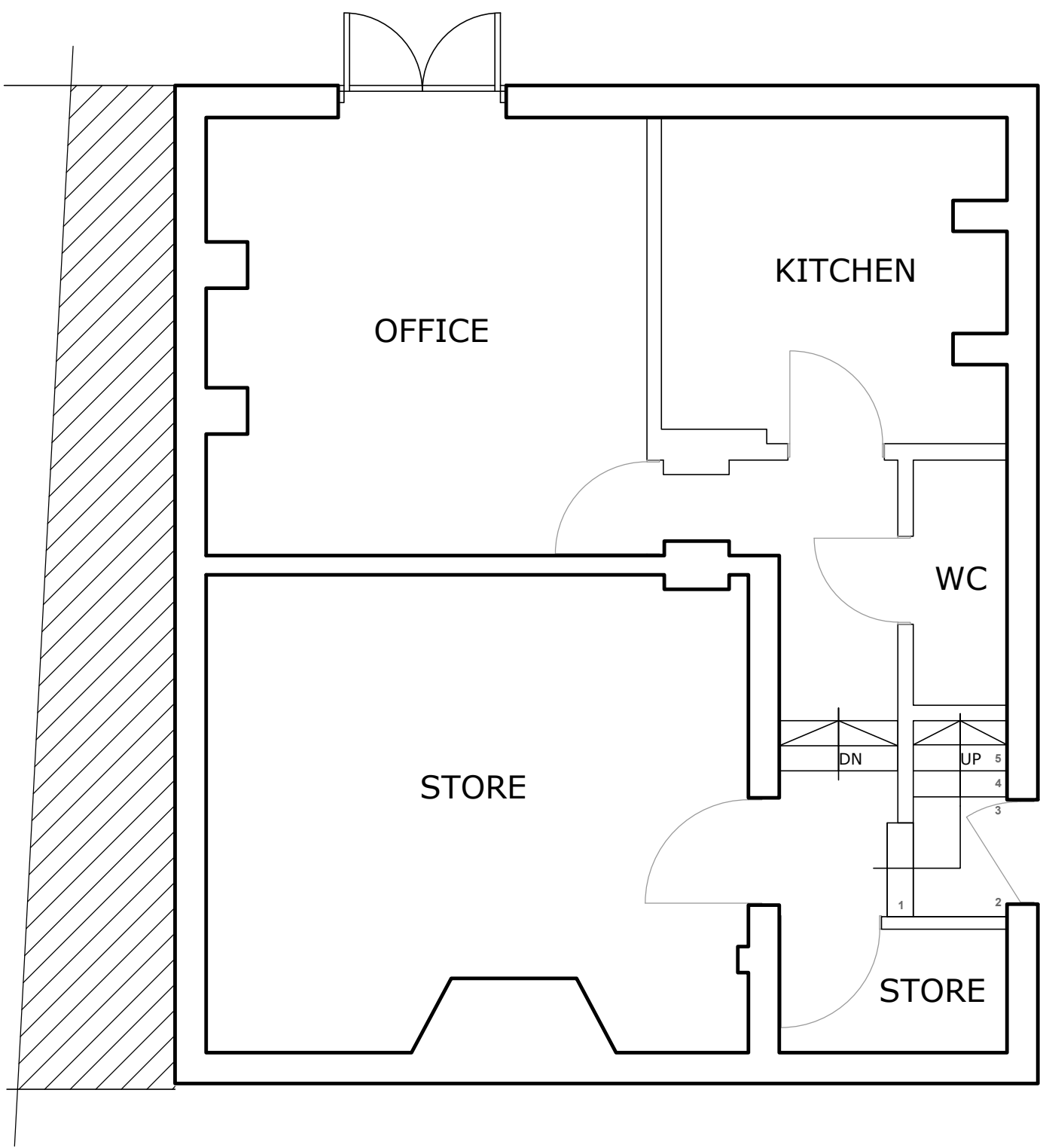
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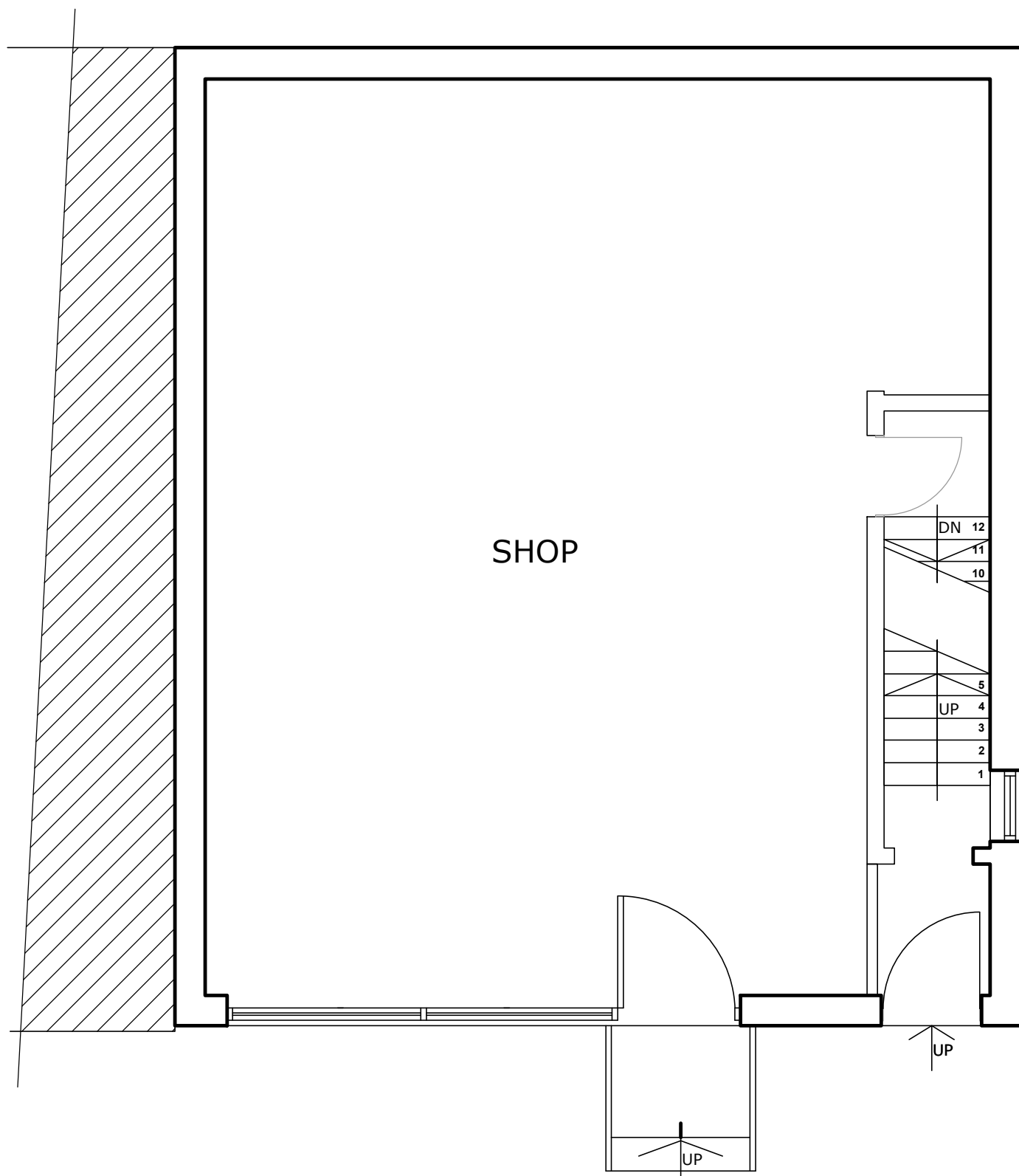
SIDE ELEVATION 2 (E)  
SCALE 1:100



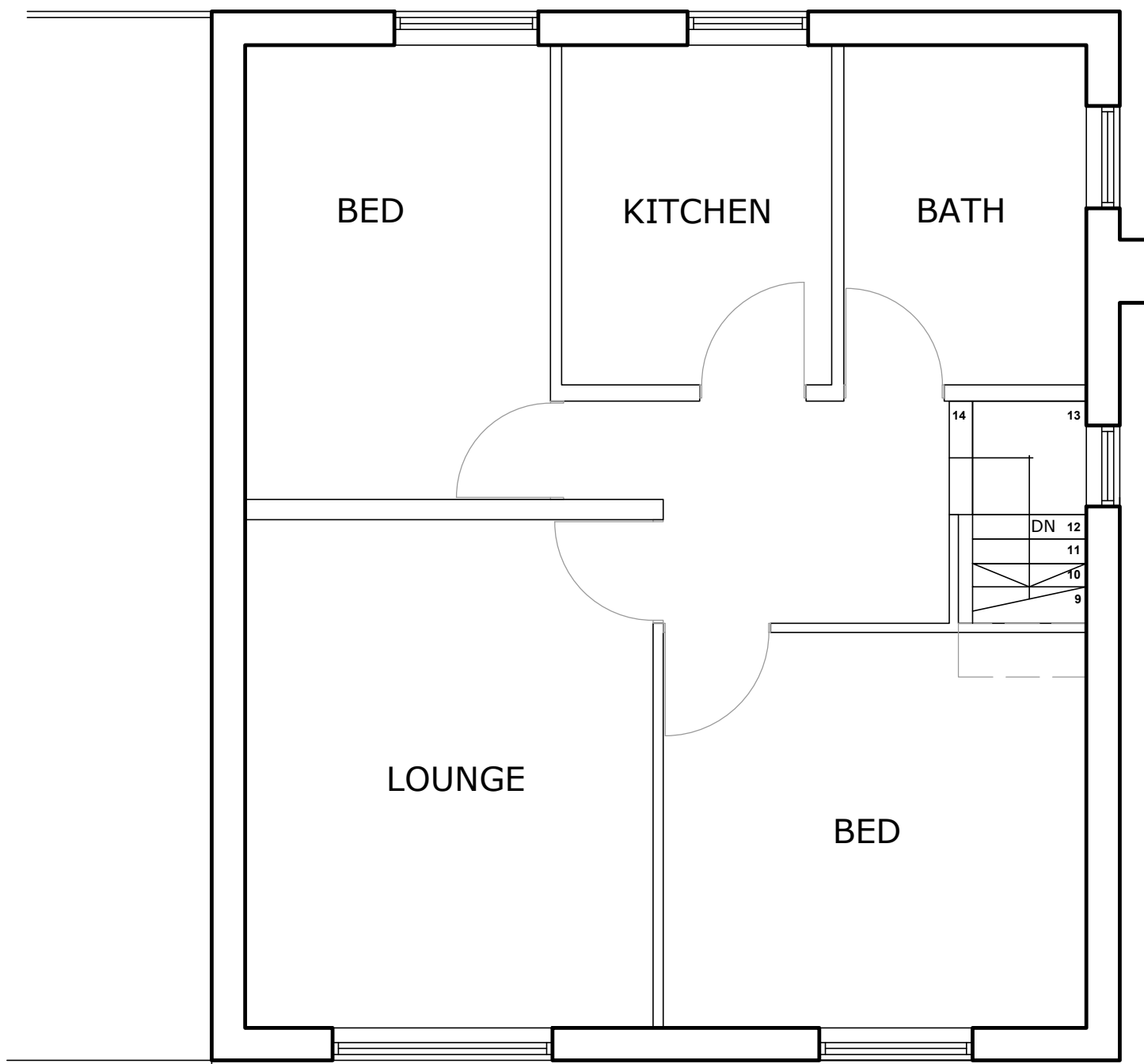
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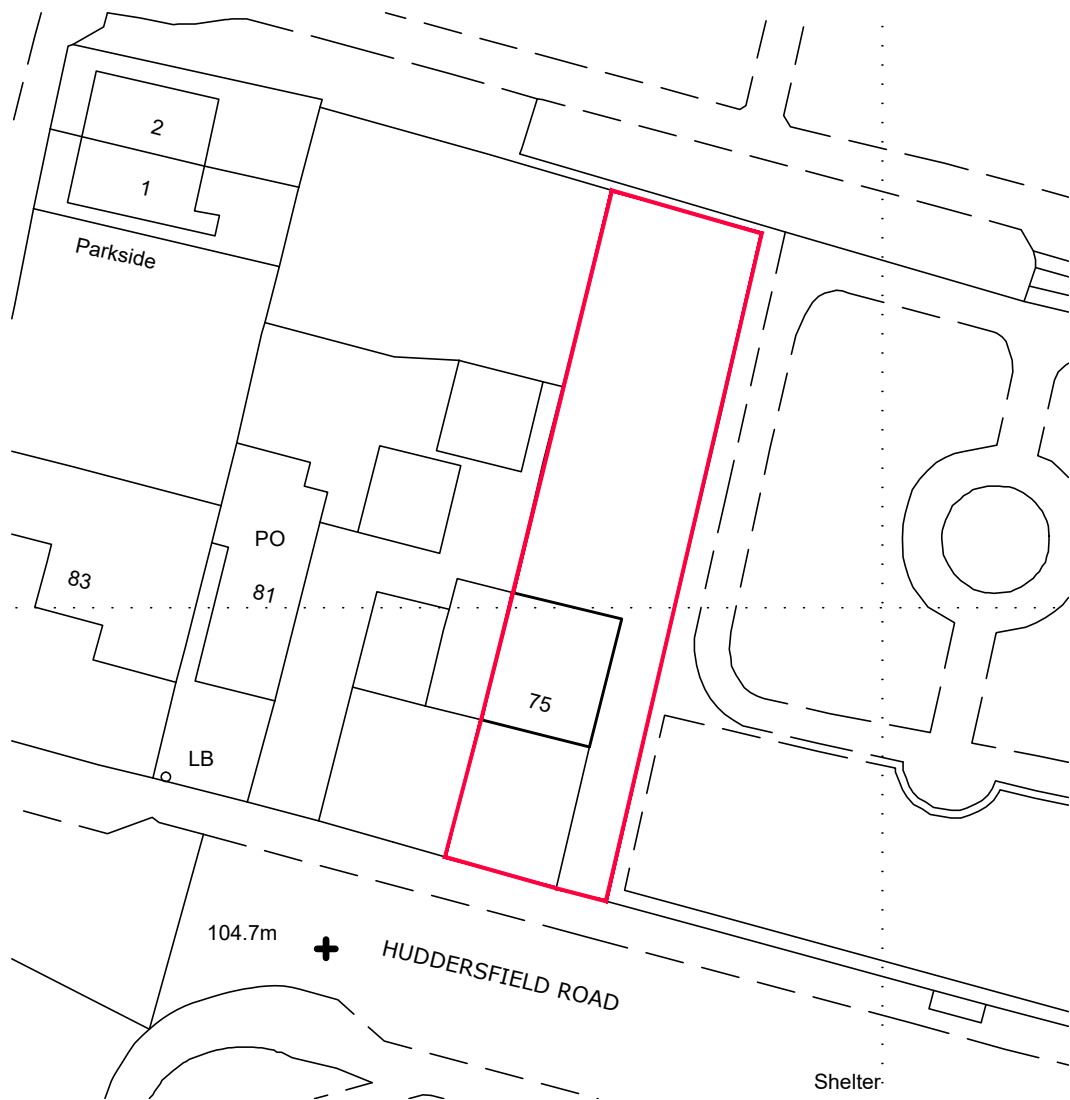
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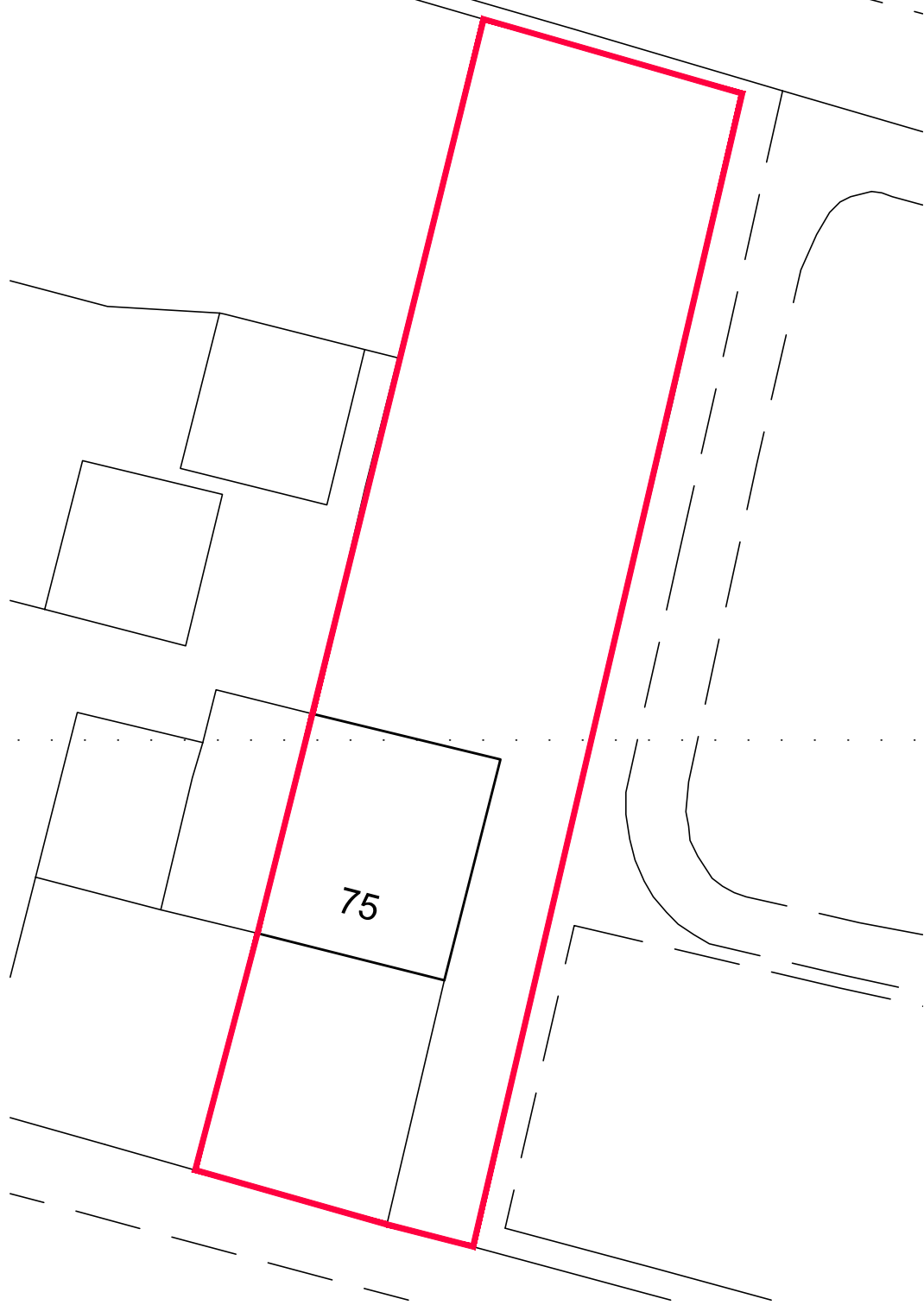
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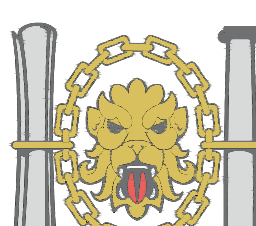
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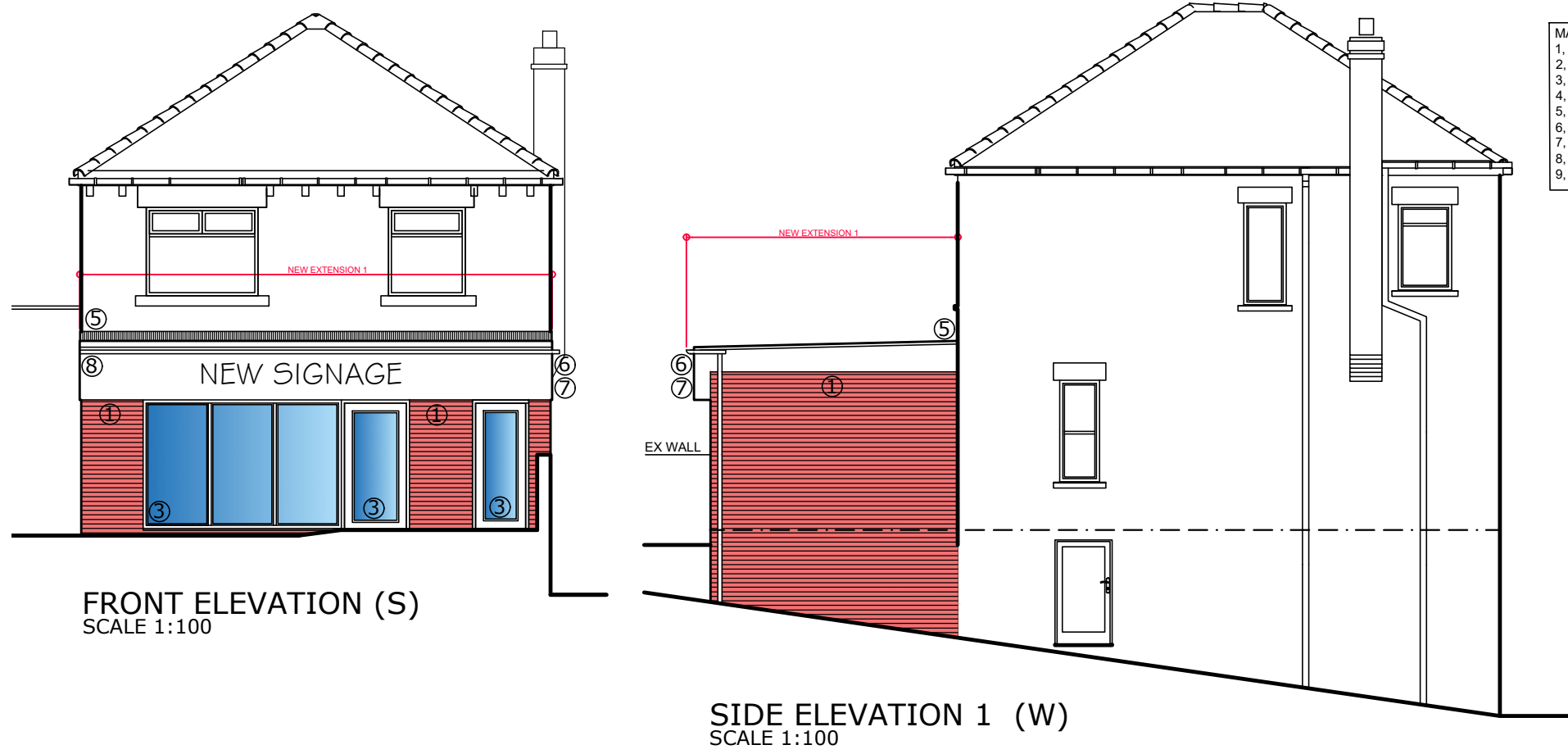


BLOCK PLAN SCALE 1:500

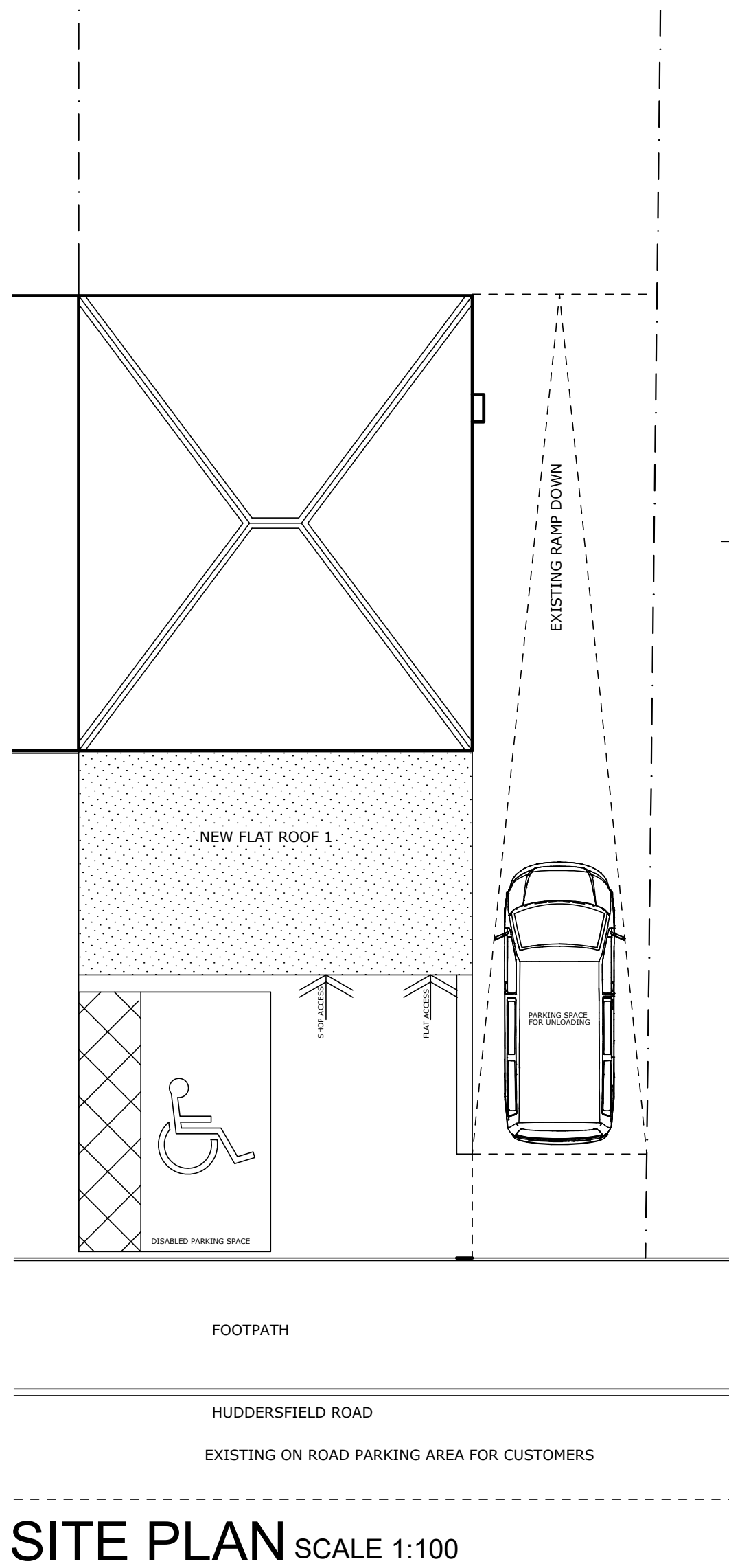
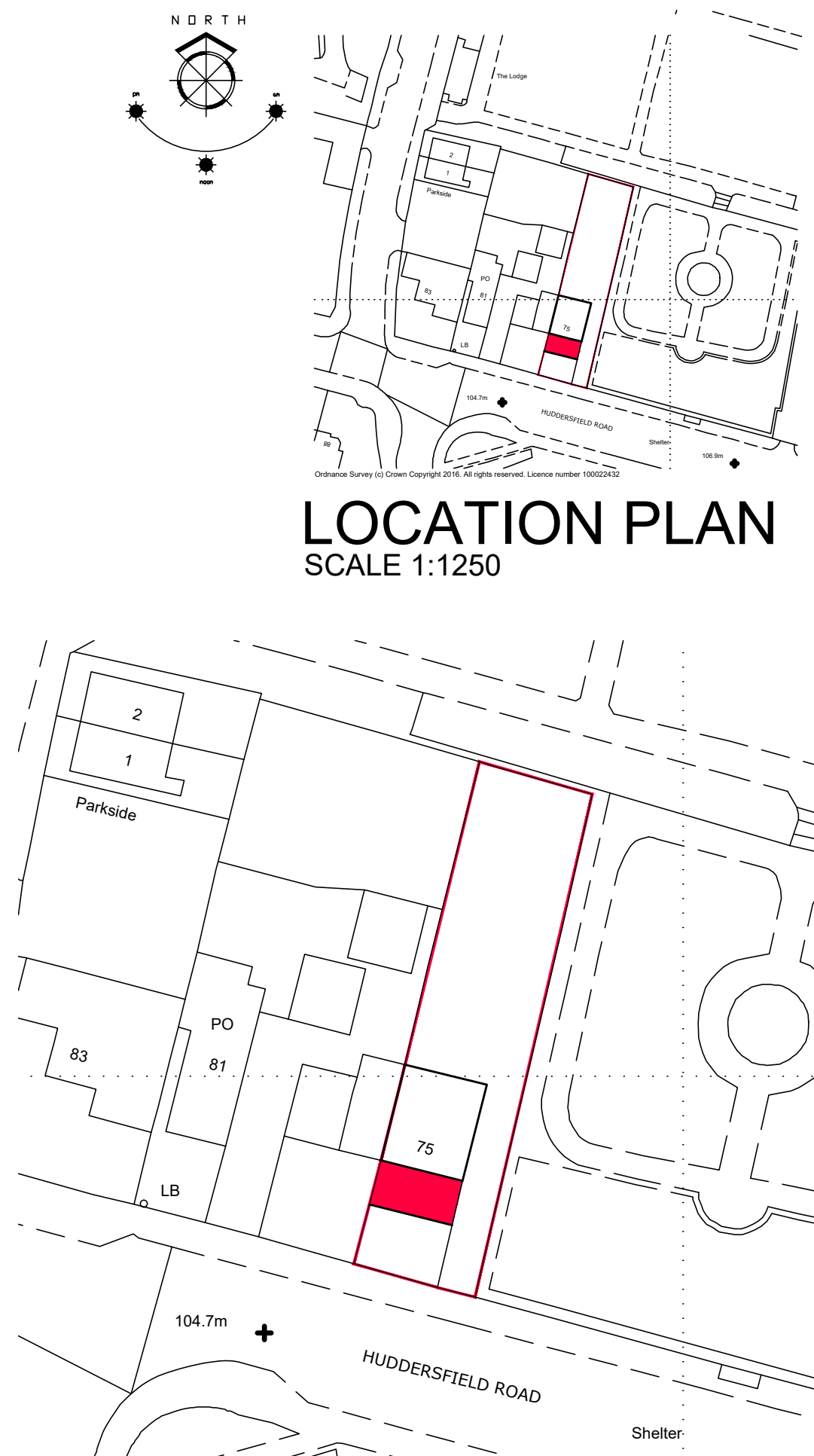
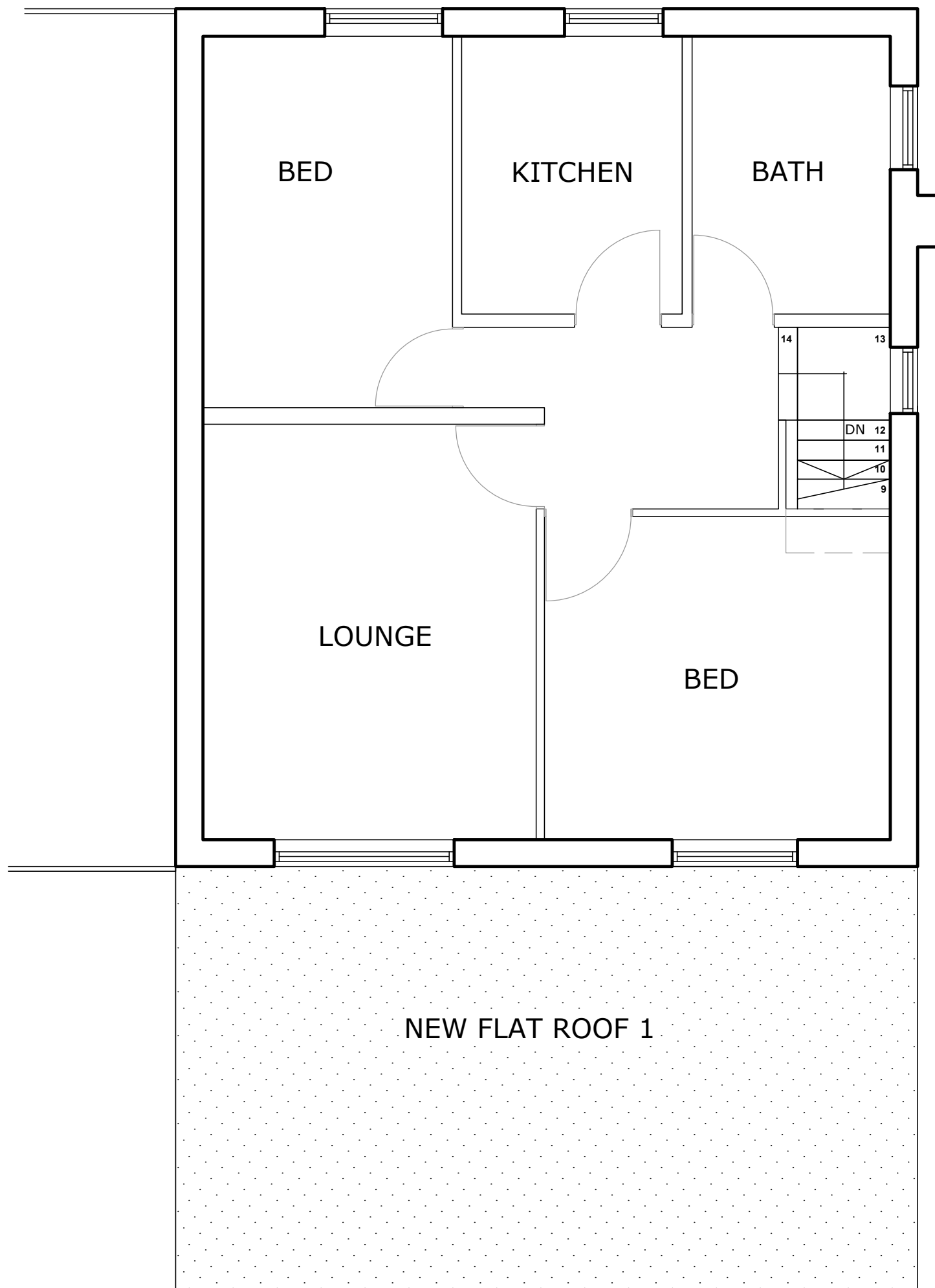
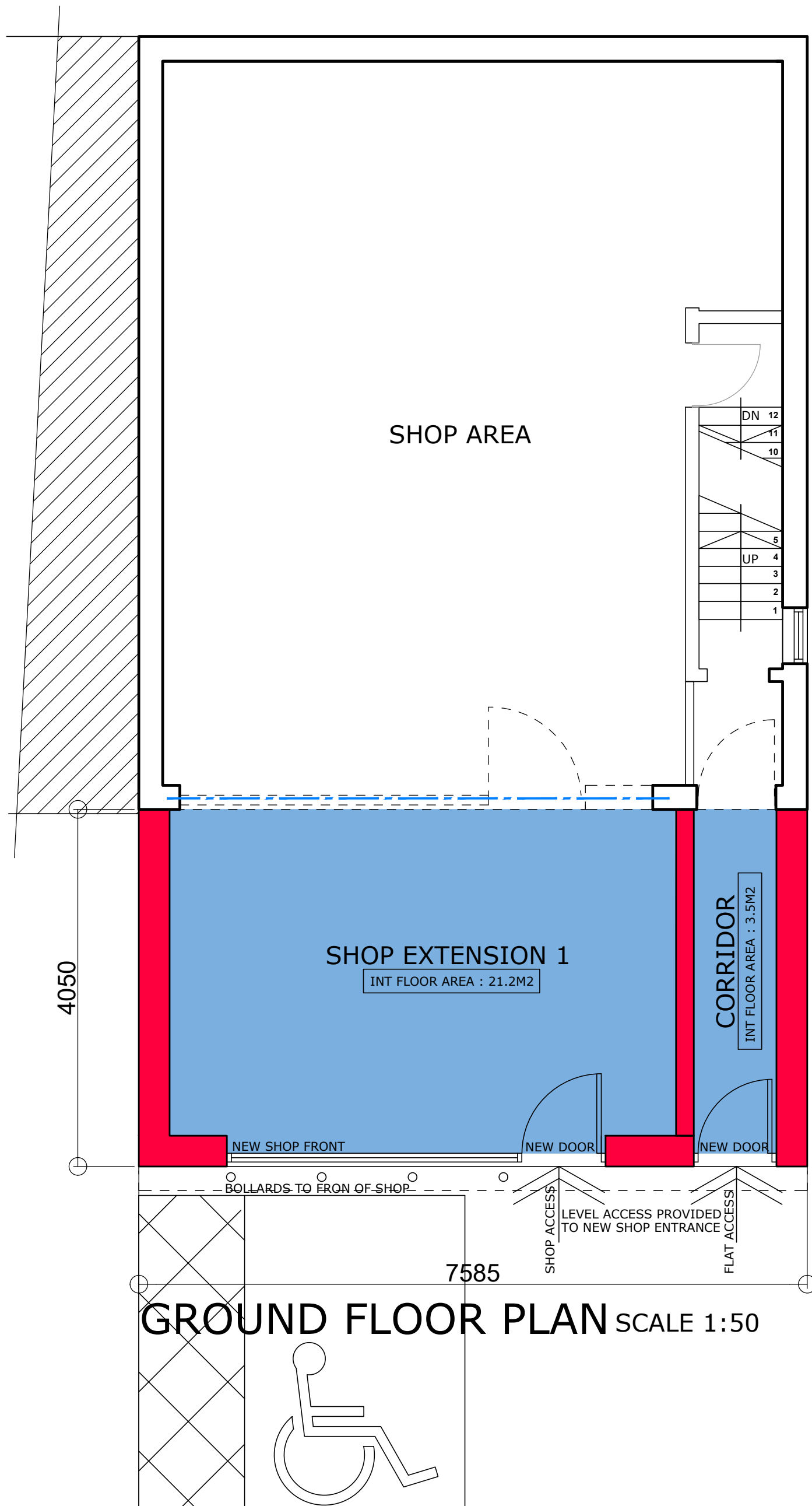
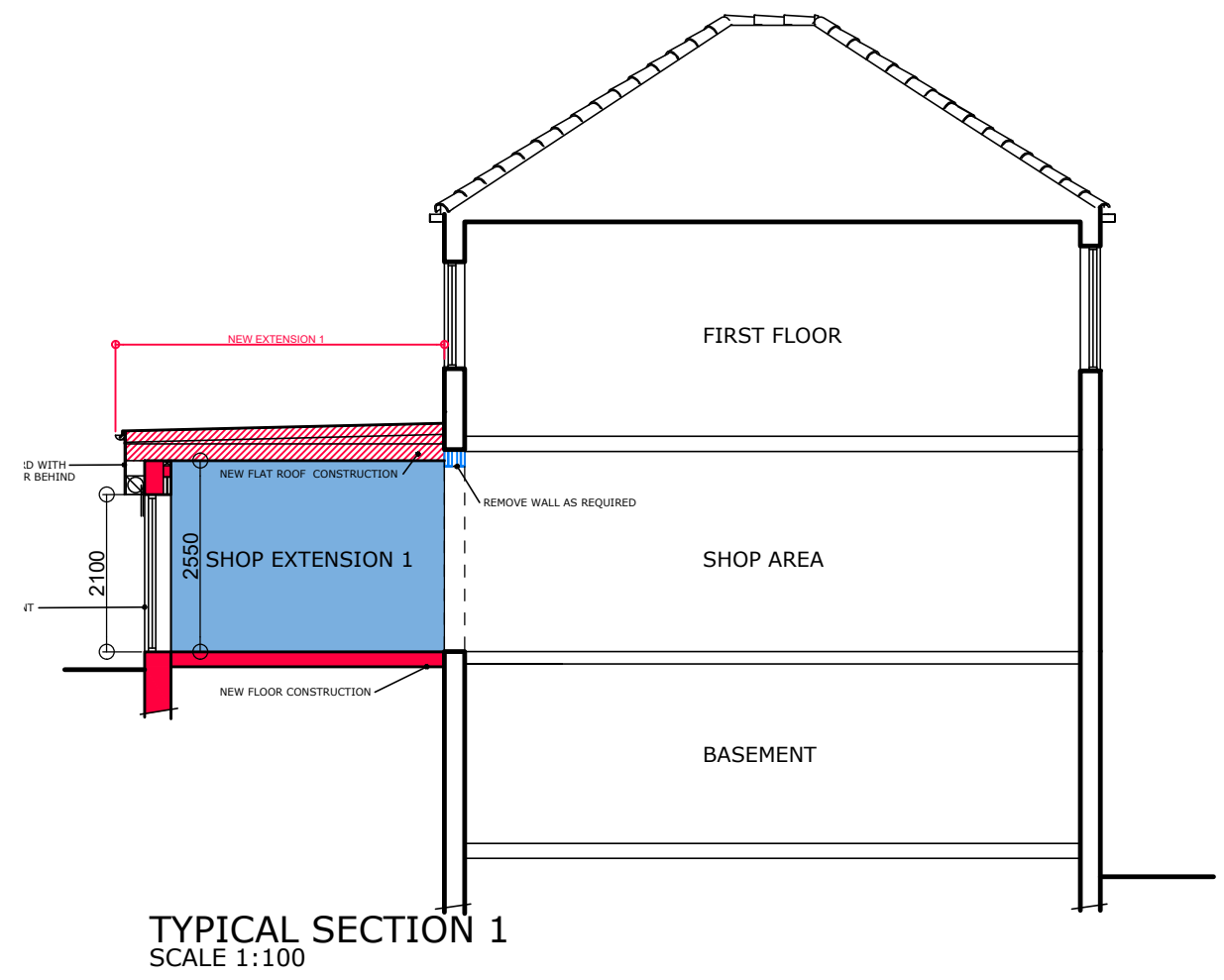
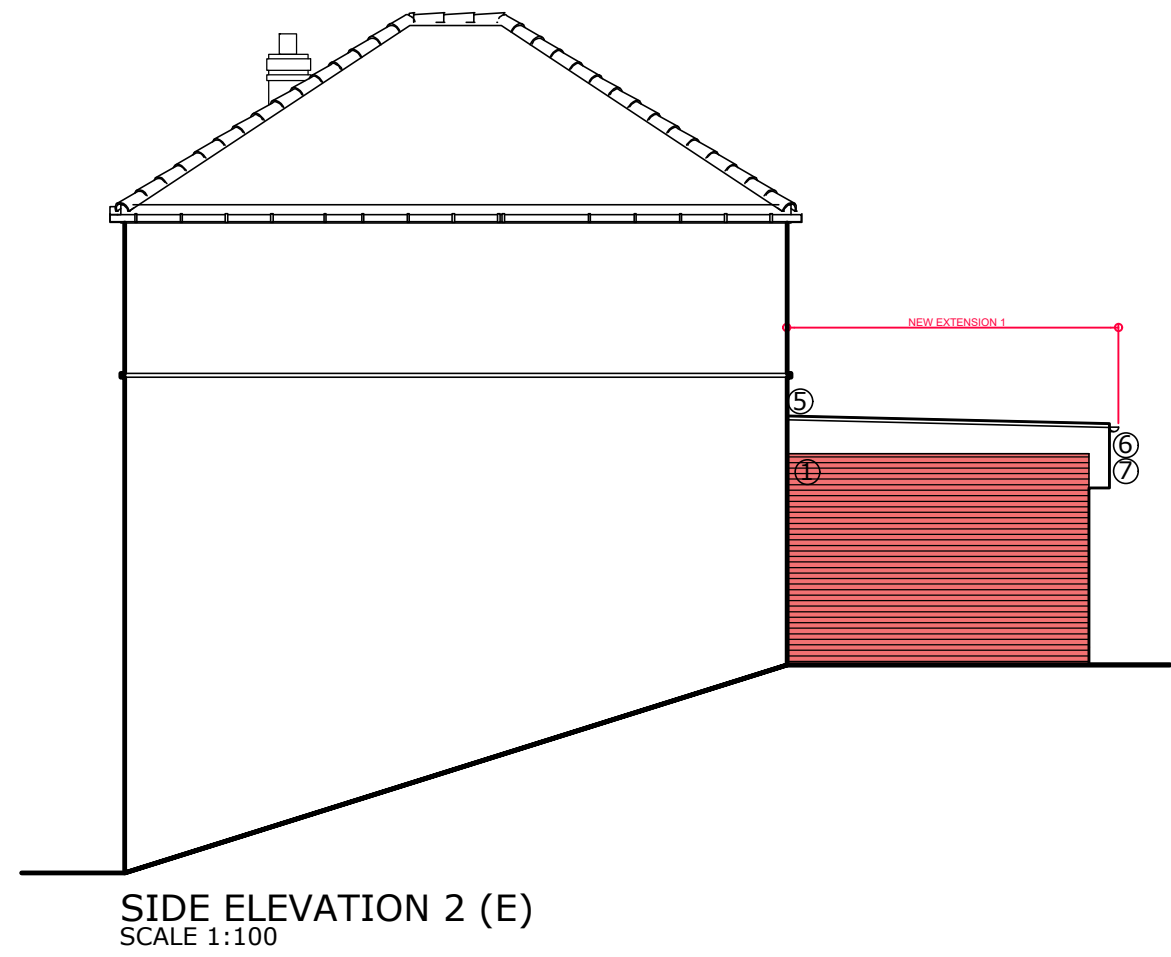
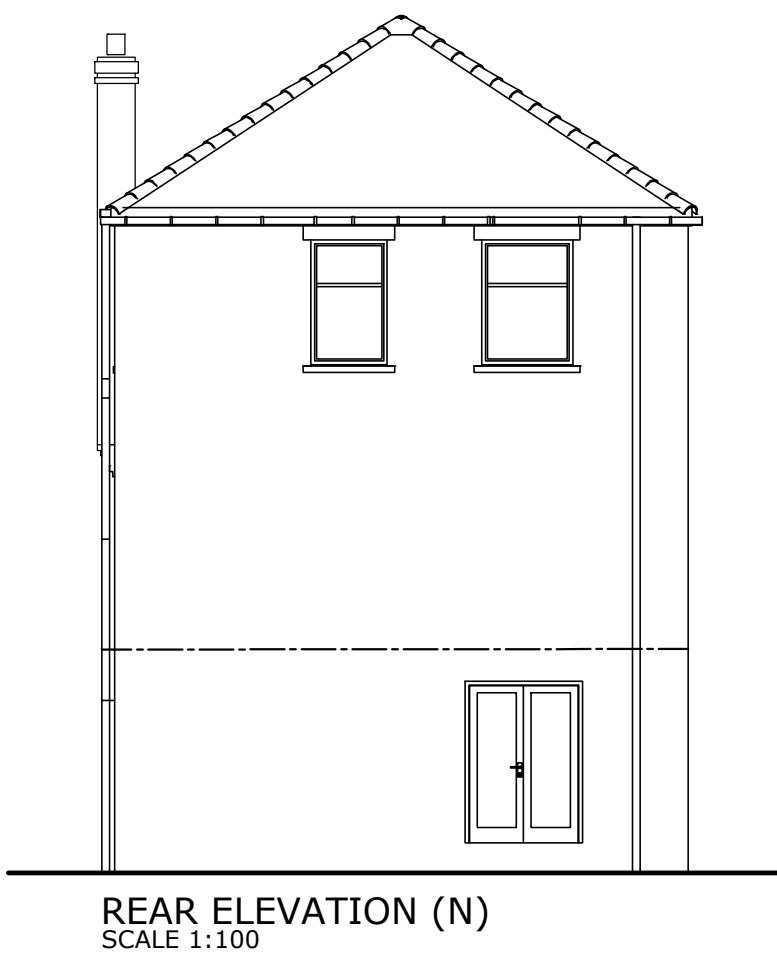




SITE PLAN SCALE 1:250

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				Drawing Title.			SURVEY															Date.			OCT 2024			Scale.			AS INDICATED			Ref.			105/95			Dwg. No.			01	



MATERIALS:-  
1. WALLS - BRICKWORK TO MATCH EXISTING  
2. NEW WINDOWS - UPVC TO MATCH EXISTING  
3. SHOP FRONT - ALUMINUM FRAME  
4. DOORS - UPVC WHITE  
5. ROOF - HIP-FLAT INSULATED ROOF (GREY)  
6. RW GOODS (BLACK)  
7. FASCIA & SOFFIT - UPVC WHITE  
8. SIGNAGE BOARD WITH RS BEHIND  
9. FIRE ESCAPE STAIR & LANDING (BLACK)



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				Date	Suffix	Description	Date	Suffix	Description	Project. <b>YOGI, 75 HUDDERSFIELD ROAD BARNLEY, S75-1AA</b>											
										Client. <b>MR A PATEL</b>											
				Drawing Title. <b>PLANNING DRAWING PLANS, ELEVATIONS, SECTIONS &amp; SITE PLANS</b>			Date. <b>OCT 2024</b>			Scale. <b>AS INDICATED</b>			Ref. <b>105/95</b>			Dwg. No. <b>02</b>			Rev. <b>E</b>		

**Appendix B**  
**Coal Authority CON29M coal mining report**



The Coal  
Authority

# CON29M

## coal mining report

YOGI CONVENIENCE STORE, 75 HUDDERSFIELD ROAD, BARNSELEY, BARNSELEY  
S75 1AA



### Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Coal mining subsidence	Page 5



### Further action

These additional reports can give further detail on the risks identified:

- Subsidence claims 50m buffer report

For more information please see our **Further action reports** on page 10



### Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **24-CS-072**  
Our reference: **51003463983001**  
Date: **18 November 2024**

Client name:  
**Ian Thorpe**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)



The Law  
Society



# Enquiry boundary

## Key

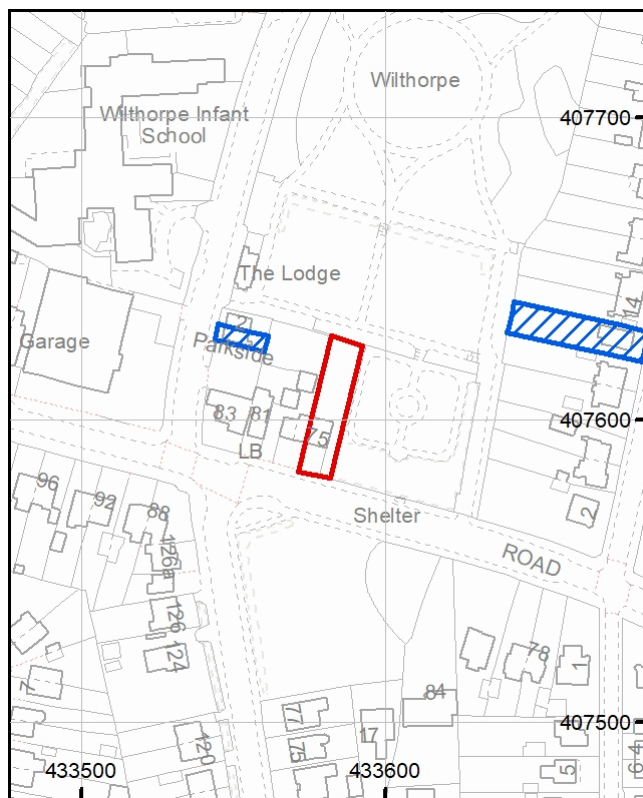
Approximate position of enquiry boundary shown



Coal claims



We can confirm that the location is  
**on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



## Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email [communications@coal.gov.uk](mailto:communications@coal.gov.uk).



## What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

# Professional opinion



## 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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

# Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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## 1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 6 seams of coal at 60m to 420m depth, and last worked in 1982.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes 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, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections 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 received an application for, and is currently considering whether to grant a licence to remove or work coal by 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 recorded coal mine entries known to the Coal Authority 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

There are 2 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).

## 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 Coal Authority, under its Emergency Surface Hazard Call Out procedures.

# Statutory cover



## Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

[www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form](https://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form)



## Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: [www.gov.uk/coalauthority](https://www.gov.uk/coalauthority).



On behalf of the insurer

# Coal Mining Report Insurance Policy Schedule

Policy number: 30426705

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2403841

Property: YOGI CONVENIENCE STORE, 75 HUDDERSFIELD ROAD, BARNSELEY, BARNSELEY, S75 1AA

Report reference number: 51003463983001

Limit of cover: £50,000.00

Dated: 18 November 2024

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com//insurance/terms/20190404/terms.html>

# Glossary



## Key terms

**adit** - horizontal or sloped entrance to a mine

**coal mining subsidence** - ground movement caused by the removal of coal by underground mining

**Coal Mining Subsidence Act 1991** - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

**coal mining subsidence damage** - damage to land, buildings or structures caused by the removal of coal by underground mining

**coal seams** - bed of coal of varying thickness

**future opencast coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

**future underground coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

**mine entries** - collective name for shafts and adits

**mine gas** - reports of alleged mine gas emissions received by the Coal Authority within 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

**payments to owners of former copyhold land** - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

**shaft** - vertical entry into a mine

**site investigation** - investigations of coal mining risks carried out with the Coal Authority's permission

**stop notice** - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

**subsidence claim** - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

**withdrawal of support** - a historic notice informing landowners that the coal beneath their property was going to be worked

**working facilities orders** - a court order which gave permission, restricted or prevented coal mine workings



## Further action reports

**Subsidence claims 50m buffer report** - gives information on coal mining subsidence claims within 50 metres of the property boundary. To order this report, use the same boundary as the CON29M mining report.

For more information and to order this report please visit:

<https://www2.groundstability.com/subsidence-50m-buffer>