OUTLINE TOWN & COUNTRY PLANING APPLICATION

FOR

RESIDENTIAL DEVELOPMENT

AT

HIGH STREET
SILKSTONE,
BARNSLEY

Coal Mining Risk Assessment

Prepared by

WHITE AGUS PARTNERSHIP

considered to have potential mining hazards and that an appropriate risk assessment is required.

Planning Policy Guidance 14 -Development on Unstable Land requires that it is demonstrated that the development will be safe, stable and appropriate.



2 GEOLOGY

The Coal Authority Report (Appendix A) indicates that the site lies within the defined Coal Mining Development Referral Area and potential issues may exist with regard to surface instability as a result of past, unrecorded, shallow mine workings.

The CA report indicates that there are 4 mine entries within 20m of the site.

Information obtained from SYMAS indicates that the Silkstone Seam is present below the site at shallow depth and the attached is an abandonment plan (Appendix B)which records "old workings" in the area (cross hatched roadways). These old roadways and further mine workings could extend beneath the land in question

3 CONCLUSION

On the basis of the information available potential mining hazards exist and these are:

- Emission of mine gases issues
- Potential for surface instability

The potential for surface instability as a consequence of past workings close to the surface will be addressed by intrusive investigation using rotary probe drilling techniques subject to Coal Authority permissions and approval. The aim of the investigation will be to determine, over the area of the development:

- The presence and depth of the coal seam(s)
- Integrity of the coal seam (evidence of past working)

Details of the investigation to be agreed with SYMAS/CA, including position and depth of bore holes.

To address the possible presence of mine gases a ground gas risk assessment will be required. Gas monitoring wells would be required in the area of the proposed buildings followed by 24 monitoring visits over a twelve month period. However to eliminate the potential for gas risk protective measures could be incorporated into the construction of the dwellings to allow development to commence. Typically this would be a gas resistant membrane within the floor construction over a vented void.

APPENDIX A

The Coal Authority

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

WHITE AGUS PARTNERSHIP
PROVIDENCE VILLA
42 SACKVILLE STREET
BARNSLEY
SOUTH YORKSHIRE
S70 2DB

Our reference:	**51000528148001**
Your reference:	**HIGH STREET**
Date of your enquiry:	**06 May 2014**
Date we received your enquiry:	**06 May 2014**
Date of issue:	**07 May 2014**

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

Non-Residential Coal Authority Mining Report

HIGH STREET SILKSTONE, HIGH STREET, SILKSTONE, BARNSLEY, SOUTH YORKSHIRE,

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 1 seam of coal at shallow depth, and last worked in 1871.

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.

All rights reserved. You must not reproduce, store or transmit any part of this document unless you have our written permission.
© The Coal Authority

Mine entries

Within, or within 20 metres of, the boundary of the property there are 4 mine entries, the approximate positions of which are shown on the attached plan.

There is no record of what steps, if any, have been taken to treat the mine entries.

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 or telephone 0845 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 not 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.

© The Coal Authority

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 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

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 637235. 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.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

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 2006.

The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	06 May 2014
Issued to:	WHITE AGUS PARTNERSHIP PROVIDENCE VILLA 42 SACKVILLE STREET BARNSLEY SOUTH YORKSHIRE S70 2DB
Property Search for:	HIGH STREET SILKSTONE, HIGH STREET, SILKSTONE, BARNSLEY, SOUTH YORKSHIRE,
Reference Number:	51000528148001
Date of Issue:	07 May 2014
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

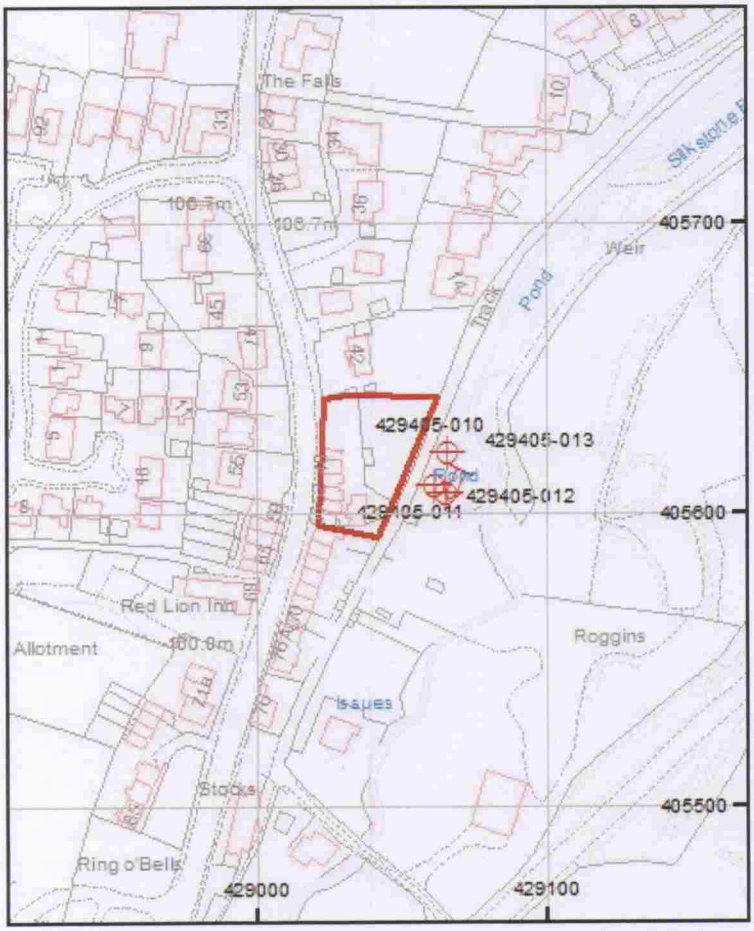
Location map

Approximate position of property



Enquiry boundary

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. All rights reserved. Ordnance Survey Licence number: 100020315



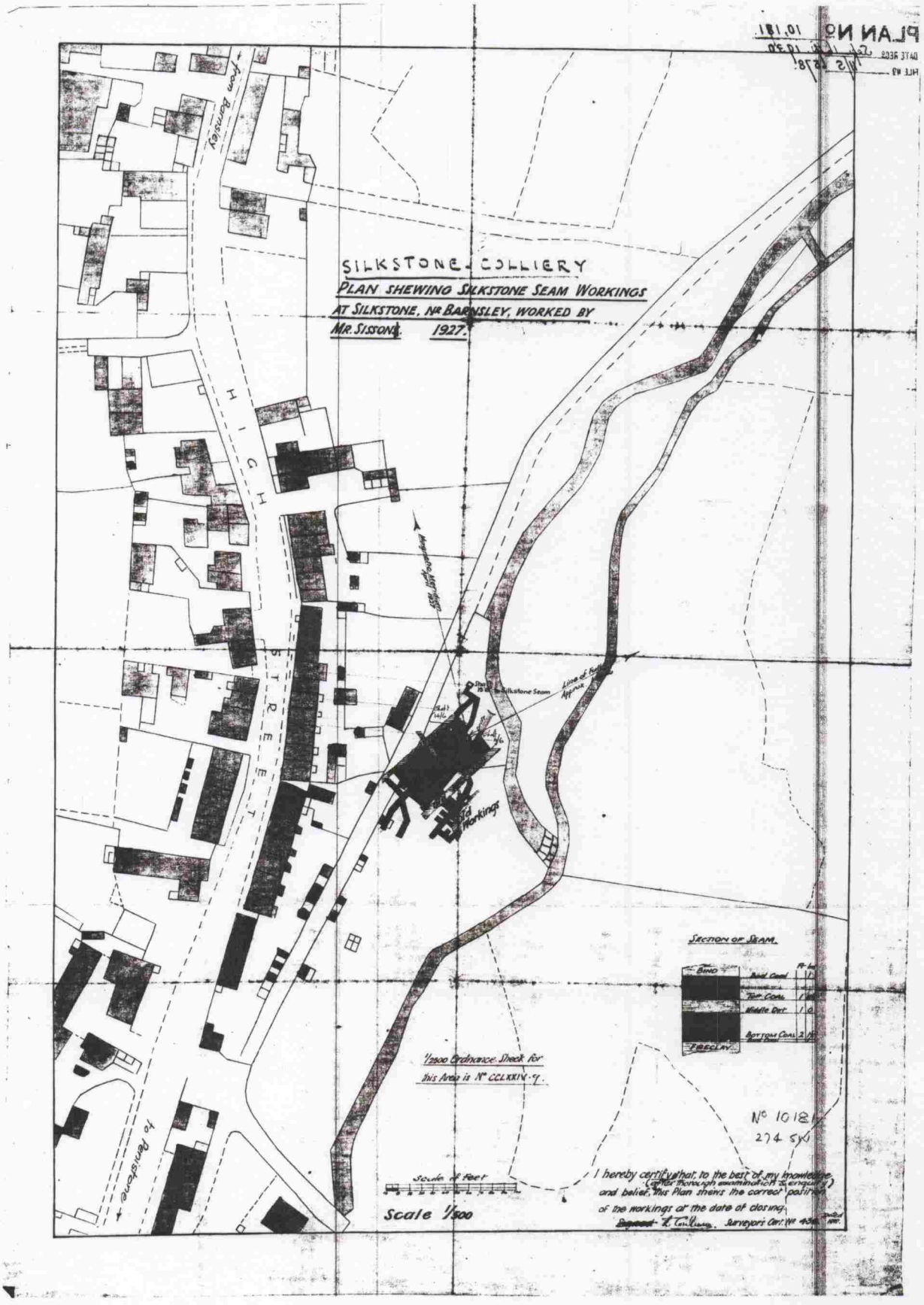
Key

Approximate position of enquiry boundary shown

Disused Adit or Mineshaft

Mapping sourced from Ordnance Survey

APPENDIX B


SILKSTONE COLLIERY
PLAN SHEWING SILKSTONE SEAM WORKINGS
AT SILKSTONE, NR BARNSLEY, WORKED BY
MR. SISSONS. 1927.
HIGH STREET
From Barnsley
To Penistone
Silkstone Seam
Old workings
SECTION OF SEAM.
Bind
Band Coal
Top Coal
Middle Dirt
Bottom Coal
Fireclay
1/2500 Ordnance Sheet for
this Area is N° CCLXXIV-9.
Scale of Feet
Scale 1/500
I hereby certify that, to the best of my knowledge,
and belief, this Plan shews the correct position
of the workings at the date of closing.
Surveyor's Cert. No 450
N° 10181
274 SW