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PHASE 1 DESK TOP STUDY AND COAL MINING RISK ASSESSMENT REPORT

OLDHAM ACCESS SERVICES

LAND OFF HIGH STREET

SHAFTON

BARNSLEY

S72 8NG

Project No: 15-204

Prepared By:

Ben Smallwood 

Date: 3rd June 2015

Approved By:

Kevin Moir 

Date: 3rd June 2015

The information and/or advice contained in this Phase 1: Desk Top Study Report is based solely on, and is limited to, the boundaries of the site, the immediate area around the site, and the historical use(s) unless otherwise stated. This 'Report' has been prepared in order to collate information relating to the physical, environmental and industrial setting of the site, and to highlight, where possible, the likely problems that might be encountered when considering the future development of this site for the proposed end use. All comments, opinions, diagrams, cross sections and/or sketches contained within the report, and/or any configuration of the findings is conjectural and given for guidance only and confirmation of the anticipated ground conditions should be considered before development proceeds. Agreement for the use or copying of this report by any Third Party must be obtained in writing from Arc Environmental Limited (ARC). If a change in the proposed land use is envisaged, then a reassessment of the site should be carried out.

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Appendix II	Coal Authority Mining Report, Shallow Coal Mining Risk Assessment & Coal Recovery Report & Geological Sketch Plan.
Appendix III	Landmark Envirocheck Report
Appendix IV	Conceptual Site Model (CSM)

1.0 Introduction June 2015

As requested by Oldham Access Services, a Phase 1 Desk Top Study Report and Coal Mining Risk Assessment Risk Assessment Report has been undertaken for a parcel of land, located off High Street, within the town of Shafton. There are currently proposed plans for the development of 38 no. residential properties.

The primary objectives of the report are to assess the geological and land contamination conditions on and beneath the surface, and a preliminary Conceptual Site Model (CSM) has been developed to define the scope and extent of investigation works deemed necessary, prior to commencing with any future developments.

A site reconnaissance (walkover) survey was undertaken as part of this report which involved an inspection of the site and its vicinity. Site photographs were taken during the survey and these can be seen attached in Appendix I, with all relevant observations noted in Section 2.1.

2.0 Physical Setting

2.1 Site Details:-

Table 2.1 N = North, E = East, S = South, W = West

Site Name & Address:	Land off High Street, Shafton, Barnsley, S72 8NG.
National Grid Reference:	439370, 410870 – representative for the central part of the site.
Description of Location:	The site is located on High Street, in the centre of Shafton town. And northeast of Barnsley.
Site Boundaries:	N = Residential Properties, E = Residential properties and recreational ground, S = Residential properties and Shafton Primary School, W = Residential Properties.
Site Shape & Area:	Rectangular shaped site occupying an area of c.1.4Ha.
Proposed Development Details:	There are proposed plans for the development of 38 no. residential properties.
General Topography:	The approximate levels range from 73.4m AOD to the northeast and 80.4m AOD to the west, dipping towards the northeast generally.
Site Surfacing:	Typically the surfacing is predominantly unmanaged grass with trees present of site.
Above Ground Structures:	Noted on site are garden walls, derelict temporary structures, a chicken coup and a caravan.
Sub-surface Structures & Services:	Potential services and/or structures i.e. foundations from pre-existing structures. Service information should be obtained prior to undertaking any intrusive investigation works.
Summary of Recorded Historical Features & Walkover:	Between c.1854 to c.1919 the site was used as agricultural land. By c.1933 the site is recorded as "allotment gardens" and some structures were shown. By c.1977 the previous structures had been demolished and new structures had been built. By c.2015 the majority of structures had been demolished although several temporary structures are still evident and then left as a heavily overgrown unmanaged area. There is evidence of some minor fly tipping and burning, although this is not pervasive. Some brick rubble was noted to west of the site from a collapsed wall. Concrete obstructions were noted at site access points.

3.0 Environmental Setting

3.1 Site Geology:-

The geological assessment for this site has been based on records produced by the British Geological Survey (BGS):-

- BGS Geological England and Wales Sheet 87, Barnsley, 1:50,000 scale, Solid & Drift Edition.

3.0 Environmental Setting (Cont'd)

3.1 Site Geology (Cont'd):-

3.1.1 Made Ground:-

According to published BGS data the site is not recorded to be underlain by a significant thickness of made ground deposits.

3.1.2 Drift Deposits:-

According to the BGS Geology Viewer as well as the BGS Geological England and Wales Sheet 87, Barnsley, 1:50,000 scale, Solid & Drift Edition the site lies in an area of thin or absent superficial drift.

3.1.3 Solid Geology:-

Pennine Middle Coal Measures Formation and South Wales Middle Coal Measures Formation (undifferentiated) is solid geology present beneath the site. Sandstone is shown to outcrop at rockhead to the south, with mudstone at outcrop to the north of the site.

3.2 Shallow Coal Mining Risk Assessment and Coal Recovery Report:-

See Appendix II for the Coal Authority Mining Report, Shallow Coal Mining Risk Assessment & Coal Recovery Report and Geological Sketch Plan.

3.3 Site Hydrogeology:-

Table 3.1

STRATA	Aquifer / Soil Leachability EA Classification	Comments
Made Ground:	Soils of High Leaching Potential (U).	Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proven otherwise.
Drift Geology:	~	~
Solid Geology: Pennine Middle Coal Measures	Secondary A.	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
GROUNDWATER	**Presence/Location**	**Comments**
Depths:	Unknown	When considering the ground conditions anticipated below the site, a shallow groundwater surface (water table) is not anticipated to be present below this site. Groundwater is anticipated at depth within the solid geology (Secondary A Aquifer).
Source Protection Zones:	None recorded within c1km.	~
Licensed Water Abstractions:	None recorded within c.1km.	~

3.0 Environmental Setting (Cont'd)

3.4 Site Hydrology:-

Table 3.2

SURFACE WATER FEATURE	Location	Comments
GQA Classified River:	None within c.250m.	~
Unclassified Watercourse(s), Canals, Ponds & Lakes:	None within c.250m.	~
Flooding:	None within c.250m	~
RAINFALL	**Measurements (mm)**	**Comments**
Annual:	834.6	Data based from the nearest station, Cudworth. Average taken from met office between 1981-2010.
Precipitation, Jan:	83.4	
Precipitation, July:	56.0	

3.5 Site Ecology:-

An Area of Adopted Green Belt is recorded c.206m to the northeast of the site.

The data provided by Landmark Information Group identified that the site falls within a Nitrate Vulnerable Zone.

At this stage, and from the site walkover survey undertaken, there is no evidence to suggest that the site is affected by the presence or invasive weed species (i.e. Japanese Knotweed). However a detailed Japanese Knotweed Survey has not been undertaken.

3.6 Estimated Soil Chemistry:-

Data provided by the BGS in relation to estimated soil chemistry for a number of key metals and metalloid elements are summarised in Table 3.3 below.

Table 3.3

Element	Location	Estimated Soil Concentrations (mg/kg)
Arsenic	On-site	15-25
Cadmium	On-site	<1.8
Chromium (total)	On-site	60-90
Lead	On-site	<150
Nickel	On-site	15-30 to 30-45

3.7 Radon Assessment:-

Basic radon protective measures are necessary in the construction of new dwellings or extensions. The property is in an intermediate probability radon area, as between 1 and 3% and 5 and 10% of homes are above the action level.

This corresponds with the BRE Digest, BR211 (2007) Radon: Guidance on protective measures for new buildings, the site is located within a lightly shaded grid square (1km), and therefore basic radon protection measures are required for the site.

4.0 Industrial Setting

4.1 Recent Site History:-

Copies of old survey plans covering this site area and adjacent land are included in Appendix III, and a summary of the site history based on these plans is given in Table 4.1 below.

Table 4.1

Date	Site	Adjacent Areas
c.1854 to c.1919	Site used as agricultural land.	Adjacent land used predominantly as agricultural land, unmanaged areas or wooded areas. By c.1906 Dearne Valley **Railway** is located within c.500m east of the site. Residential development is noted northwest of the site, and Poplar Farm lies adjacent to the northwest boundary of the site.
c.1933 to c.1975	By. 1933 the site is shown as allotment gardens and some minor structures are evident.	By c.1933 the adjacent areas had been developed, a school northwest and southeast of the site, residential area west and the Miners' Welfare Recreational Ground east of the site (all within c.500m). By c.1962 a school and a police station were constructed within c.250m south of the site. By c.1975 some housing had been built along the northwest boundary.
c.1977 to c.2015	By c.2015 the majority of structures have been demolished with the site heavily overgrown.	By c.1979 more residential housing had been developed directly east of the site. By c.2015 the site was almost surrounded by residential properties with the exception of Shafton Primary School south of the site (all within c.250m).

Significant features / potentially contaminative uses highlighted in **bold** text.

4.2 Landfill & Waste:-

The following information relating to landfill and waste has been obtained Landmark Information Group;

- There is a Historical Landfill Site located c.207m east of the site. The Landfill Site was used to deposit waste including inert and commercial waste.
- A Local Authority Recorded Landfill Site is located c.167m east of the site.
- A Registered Landfill Site is recorded c.231m east of the site.

Although there is a low risk of significant gas from these adjacent landfill sites to the east, the possibility of gas migration cannot be fully dismissed and gas monitoring or gas protection measures are recommended.

4.3 Statutory Requirements/Authorisations:-

Table 4.2

Type	Location	Comments
Pollution Prevention and Controls	None recorded within c.250m.	~
Registered Radioactive Substances	None recorded within c.250m.	~
Prosecutions Relating to Authorised Processes	None recorded within c.250m.	~

4.0 Industrial Setting(Cont'd)

4.3 Statutory Requirements/Authorisations (Cont'd):-

Table 4.2 (Cont'd)

Type	Location	Comments
Enforcement and Prohibition Notices	None recorded within c.250m.	~
Planning Hazardous Substances Consents / Enforcements	None recorded within c.250m.	~
COMAH / NIHHS Sites	None recorded within c.250m.	~
Contemporary Trade Entries	2 recorded within c.250m.	Both Contemporary Trade Entries are inactive, and not felt to be significant to the risk.
Fuel Station Entries	None recorded within c.250m.	~

4.4 Pollution Incidents & Discharge Consents:-

Table 4.3

Type	Location	Comments
Discharge Contents	None recorded within c.250m.	~
Water Industry Act Referrals	None recorded within c.250m.	~
Prosecutions Relating to Controlled Waters	None recorded within c.250m.	~
Pollution Incidents to Controlled Waters	None recorded within c.250m.	~
Substantiated Pollution Incident Register	None recorded within c.250m.	~

5.0 Preliminary Risk Assessment Summary

5.1 Preliminary Conceptual Site Model (CSM):-

The Conceptual Site Model (CSM) is one of the primary planning tools that can be used to support the decision making process of managing contaminated land and groundwater on any given site, and allows a better understanding of what needs to be done to achieve risk management, and from this appropriate remediation techniques, if required for those risk management goals can be chosen. This can be done by undertaking a *source-pathway-receptor* analysis of the site. The anticipated sources, pathways and receptors for this site are summarised in Table 5.1 below and continues on the following page, and a graphical representation of the preliminary CSM has been produced for this site and this can be seen attached in Appendix IV.

Table 5.1

	Sources (S)		***Pathways (P)***		***Receptors (R)***
S1	Potential source of hazardous ground gases from off-site sources (i.e. adjacent landfill sites).	P1	Ingestion & Dermal Contact	R1	Human health (Future Residents)
		P2	Inhalation of indoor / outdoor air	R2	Groundwater within solid geology (Secondary A Aquifer)
		P3	Plant Uptake		

* = Not included in the Human Health & Controlled Waters Risk Assessment

5.0 Preliminary Risk Assessment Summary

5.1 Preliminary Conceptual Site Model (CSM) (Cont'd):-

Table 5.1 (Cont'd)

	Sources (S)		***Pathways (P)***		***Receptors (R)***
S2	Local made ground associated with historical development, fly tipping etc.	P4	Migration through existing services	R3	Adjacent sites
		P5	Direct contact with building materials	R4	Building materials*
		P6	Surface runoff & Infiltration	R5	Flora and fauna*

* = Not included in the Human Health & Controlled Waters Risk Assessment

5.2 Geotechnical Considerations:-

The following potential geotechnical issues and hazards have been identified for this site, and these issues should be considered before future development of the site is to take place;

- Thickness, origin, variability and condition of made ground where present on site.
- Potential presence of buried structures, i.e. floor slabs, foundations and the like associated with former structures (limited).
- Geotechnical parameters of natural bedrock deposits, which may require breaking plant and equipment if rock is shallow and deep excavations are envisaged (i.e. drainage etc.).
- Control of surface drainage.

It is recommended that in order to determine the geotechnical considerations above with more certainty that intrusive investigation works with associated geotechnical testing are carried out on this site, to aid in assessing the extent of any potential issues prior to commencing with any development in the future. Following this work detailed foundation proposals for the proposed residential development can then be prepared.

The information reviewed indicates that the site can be considered as being located within a **LOW** geotechnical risk setting.

5.3 Sources of Contamination and Probable Contaminants:-

The historical Ordnance Survey maps, the Landmark Envirocheck Report and other environmental information has revealed that historically the site was undeveloped land from c.1854 and noted as "allotment gardens" from c.1933. Some local fly tipping and debris is noted on site during the site walkover.

Historical Landfill Sites are noted between 167m to 231m east and the site may be at risk from radon gas.

In conclusion, on site contaminative issues have been highlighted and these have been listed below;

- Potential source of hazardous ground gases from adjacent landfill sites and radon gas.
- Local made ground associated with minor historical development and local fly tipping.

It is therefore concluded that ground contamination screening will need to be incorporated into the design of any future intrusive investigation works to confirm the risks posed towards Human Health (future end users). It is also recommended that any topsoil materials on site be subject to contamination screening to verify if this material can be reused across areas of future soft landscaping.

5.0 Preliminary Risk Assessment Summary (Cont'd)

5.3 Sources of Contamination and Probable Contaminants (Cont'd):-

Laboratory testing should also be undertaken on representative samples taken from site for naturally aggressive chemicals which could have a detrimental effect on building materials (i.e. pH value and soluble sulphate, etc.).

Soils – Human Health;

In consideration of the above and when taking into account the guidance contained in Contaminated Land Report 8 and the appropriate DEFRA industry profiles, it would be prudent to test selected samples of soil from this site for a range of contaminants, as listed below;

Generic contamination, typically comprising; *Arsenic, Cadmium, Chromium (III & VI), Copper, Lead, Mercury, Nickel, Selenium, Zinc, Cyanide, and Total Organic Carbon (TOC).*

Screening for asbestos should also be undertaken due to the nature of the former structures.

Although the site may be affected by radon gas, and basic radon protection measures are required in any case, the site lies close to former landfill sites and therefore hazardous ground gas monitoring is required.

Consideration may need to be given to the protection of service pipes for the proposed development from the made ground deposits present, and therefore a supplementary suite of contamination testing may be required in order to meet the requirements of the local utilities service provider for their 'pipe selection risk assessment' (PSRA), once the location and depth of future services have been determined.

The information reviewed indicates that the site can be considered as being located within a **LOW** ground contamination risk setting for Human Health.

Groundwater / Leachate – Controlled Waters;

The following factors have been taken into consideration when assessing the risks posed towards Controlled Waters;

- Deep groundwater within the solid geology below the site has been classified as a Secondary A Aquifer.
- The site does not lie within a Source Protection Zone (SPZ).
- Shallow groundwater is not anticipated – likely to be present at depth within the underlying solid geology.
- No surface water features have been identified within c.250m of the site.

Depending on the results of any soil contamination screening, leachate / groundwater screening may be required on samples of made ground if present on site to determine the risk to Controlled Waters.

Similarly, this work should be incorporated within the design of any intrusive ground investigation works which ideally should take place prior to commencing with any redevelopment works.

The information reviewed indicates that the site can be considered as being located within a **LOW** ground contamination risk setting for Controlled Waters.

5.0 Preliminary Risk Assessment Summary (Cont'd)

5.4 Preliminary Risk Assessment Summary:-

Human Health:– When taking into consideration the history of the site, there could be a potential risk to human health from the presence of local made ground. As such these issues should be investigated in more detail in order to determine the risks to human health more accurately, and these risks can be reassessed after the completion of any fieldworks.

Hazardous Ground Gases:– In accordance with CIRIA 665 this development would be considered as high sensitivity, although it is felt the risk from the adjacent historical landfills are low, ground gas monitoring standpipes should to be installed on site and monitored frequently for the presence of hazardous ground gases (Methane and Carbon Dioxide) in accordance with CIRIA C665. Basic radon gas protection is also required.

Controlled Waters:– Following an assessment of the hydrological and hydrogeological conditions, the site is recorded to be underlain by a Secondary A Aquifer (solid geology deposits). Based on the information reviewed it is felt that the site represents a potential low risk to Controlled Waters.

6.0 Recommendations for Phase 2 Intrusive Investigation Works

In light of the anticipated ground conditions, and if redevelopment works are to commence in the near future, it is recommended that a Phase 2: Ground Investigation (intrusive investigation) is completed for this site to determine the ground conditions below the site with more certainty. Any ground investigation should be completed prior to commencing with any future developments and should include for the following, or similar scope of investigation works;

- A series of percussive boreholes and/or mechanically excavated trial pits including insitu geotechnical testing (SPT's, shear strength testing, etc.) and sampling to help aid with future foundation design and to collect samples for subsequent laboratory testing.
- Installation of combined ground gas & groundwater monitoring wells accompanied by an appropriate number of monitoring visits (in accordance with CIRIA C665), in order to determine the ground gas regime below the site.
- Laboratory geotechnical testing (i.e. liquid and plastic limit testing, pH & soluble sulphate testing, etc.).
- Contamination screening on selected samples recovered from the investigation positions for typical contaminants as detailed in Section 5.3. The samples of soil and any potential water collected will be forwarded to UKAS and MCERTS accredited laboratory to undertake the recommended testing.
- Site supervision and production of a factual and interpretive Phase 2: Ground Investigation Report, including a Level 1 Ground Contamination Risk Assessment for Human Health and Controlled Waters.

Prior to any future site investigation works commencing on site, all existing utilities/services should be identified and recorded, such that any potential damage to services crossing this site can be prevented, as well as ensuring the health and safety of future site workers.

END OF REPORT

GENERAL REFERENCES

- British Geological Survey: Maps, Reports, Memoirs, etc.
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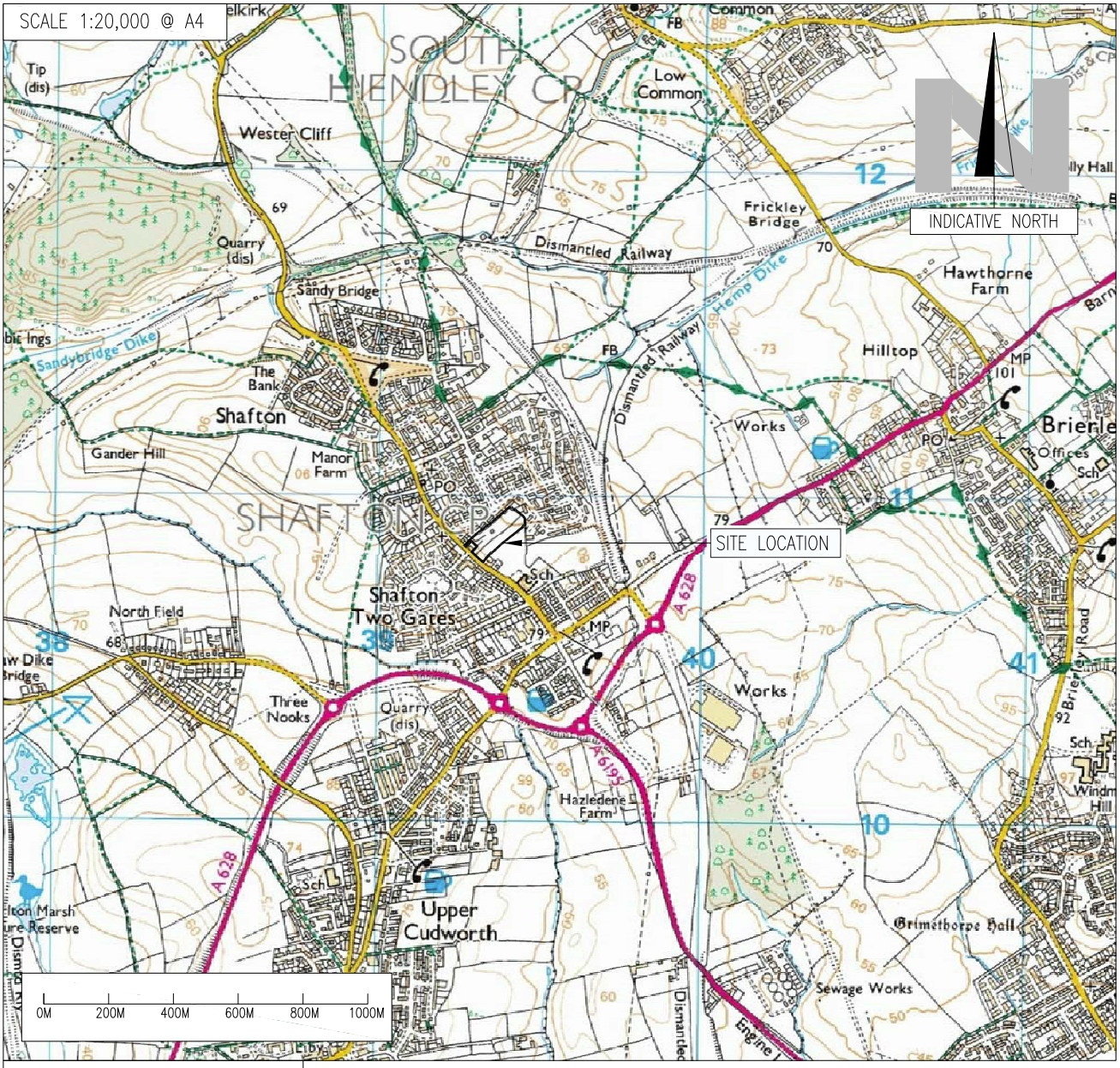
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- BRE Digest BR211(2007): Radon: Guidance on Protective Measures for New Buildings
- Methane and Associated Hazards to Construction - CIRIA Reports 149,150,151 & 152
- Assessing Risks Posed by Hazardous Ground Gases to Buildings, CIRIA C665, 2007
- BS8485: 2007: Code of Practise for the Characterization and Remediation from Ground Gas in Affected Developments
- BS8576: 2013: Guidance on investigation from ground gas – Permanent gases and Volatile Organic Compounds (VOC's)
- National Planning Policy Framework (March 2012) supplemented with Planning Policy Statement 25 (PPS25)
- CIRIA Report C624 'Development and flood risk – guidance for the construction industry'
- CIRIA Report C733 'Asbestos in Soil and Made Ground: a guide to understanding and managing risks'.

APPENDIX I

Location Plan
Aerial Photograph
Existing Site Layout Plan
Proposed Development Layout Plan and
Site Walkover Record Sheets



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Client:
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Project Title:	Drawing Title:
Land off High Street Shafton Barnsley, S72 8NG	Location Plan

Job Reference:	Drawing Number:	Revision:
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Drawn by:	Date:	Scale at A4:
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	APPROXIMATE SITE BOUNDARY

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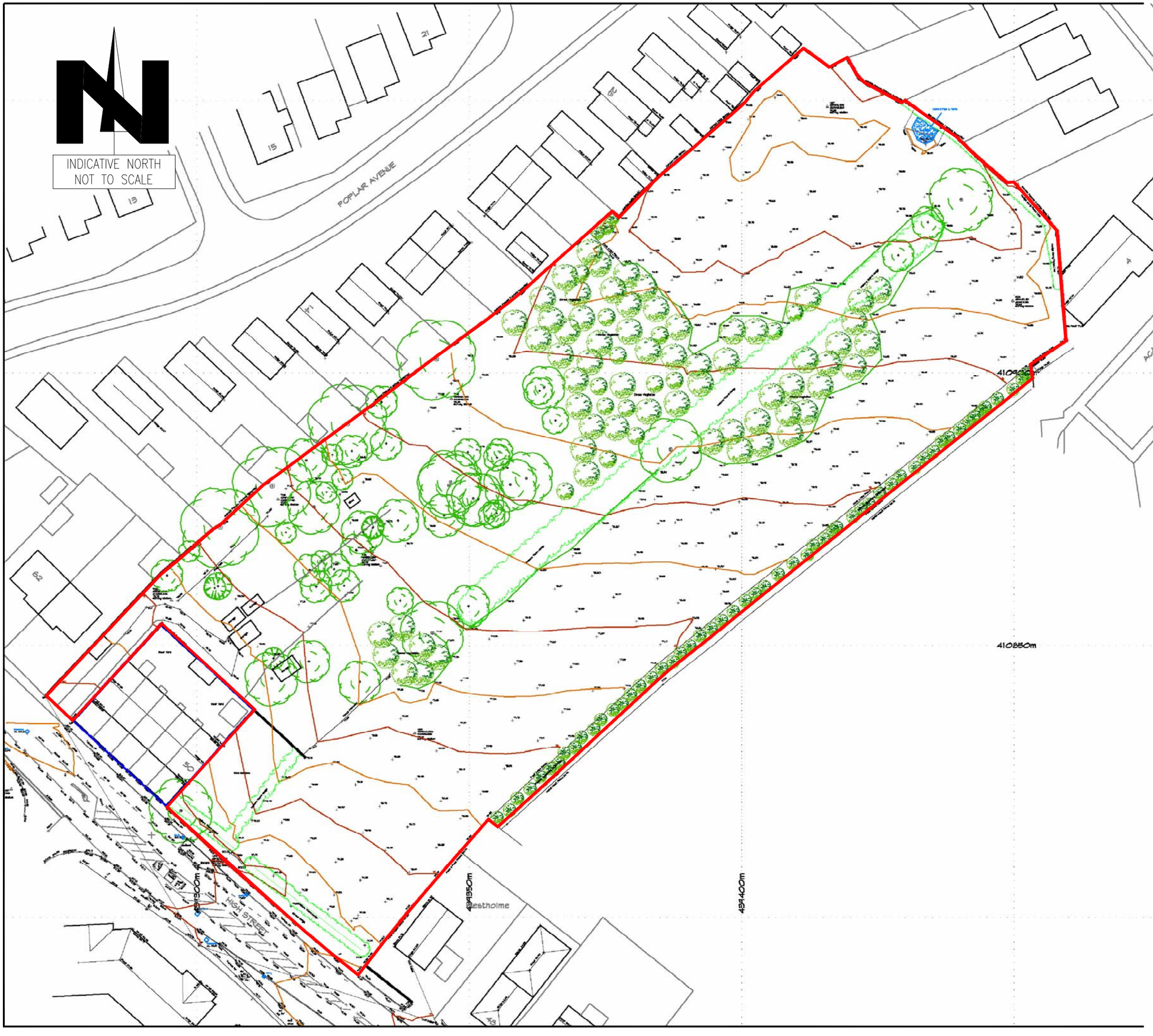
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Aerial Photograph

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LEGEND

	APPROXIMATE SITE BOUNDARY

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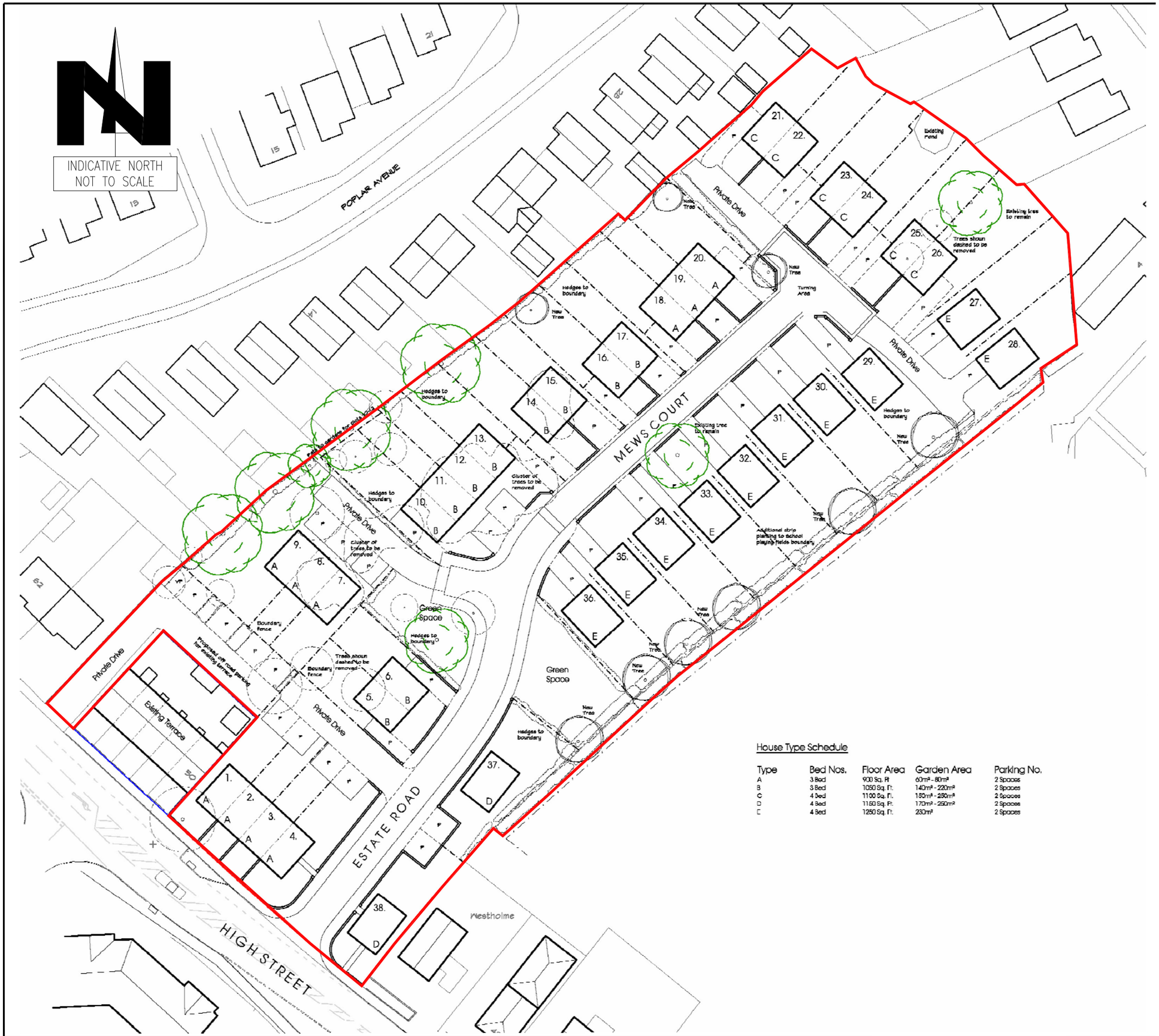
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Land off High Street
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Drawing Title:
Existing Site Layout Plan

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House Type Schedule

Type	Bed Nos.	Floor Area	Garden Area	Parking No.
A	3 Bed	900 Sq. Ft	60m² - 80m²	2 Spaces
B	3 Bed	1050 Sq. Ft.	140m² - 220m²	2 Spaces
C	4 Bed	1100 Sq. Ft.	150m² - 230m²	2 Spaces
D	4 Bed	1150 Sq. Ft.	170m² - 250m²	2 Spaces
E	4 Bed	1250 Sq. Ft.	230m²	2 Spaces

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Land off High Street
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Drawing Title:
Proposed Development Layout Plan

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PLATE 1

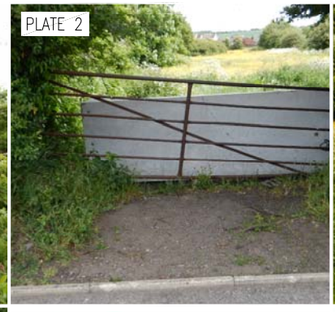

PLATE 2


PLATE 3


PLATE 4


PLATE 5


PLATE 6


PLATE 7


PLATE 8


PLATE 9


PLATE 10


PLATE 11


PLATE 12


PLATE 13


PLATE 14


PLATE 15


PLATE 16


PLATE 17


PLATE 18


PLATE 19


PLATE 20


PLATE 21


PLATE 22


PLATE 23


PLATE 24

ARC ENVIRONMENTAL LTD
Solum House
Unit 1 Elliott Court
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Tel: (0191) 378 6380
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The contractor shall check all dimensions on site before commencement of any works. No dimensions to be scaled off this drawing.
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SITE INFORMATION:

- THE SITE IS LOCATED ON HIGH STREET, IN THE CENTRE OF SHAFTON TOWN. AND NORTHEAST OF BARNSLEY
- RECTANGULAR SHAPED SITE OCCUPYING AN AREA OF C.1.4HA
- THERE ARE PROPOSED PLANS FOR THE DEVELOPMENT OF 38 NO. RESIDENTIAL PROPERTIES
- THE APPROXIMATE LEVELS RANGE FROM 73.4M AOD TO THE NORTHEAST AND 80.4M AOD TO THE WEST, DIPPING TOWARDS THE NORTHEAST GENERALLY
- TYPICALLY THE SURFACING IS PREDOMINANTLY UNMANAGED GRASS WITH TREES PRESENT OF SITE
- NOTED ON SITE ARE GARDEN WALLS, DERELICT ALLOTMENT SHEDS, A CHICKEN COUP AND A CARAVAN
- POTENTIAL SERVICES AND/OR STRUCTURES I.E. FOUNDATIONS FROM PRE-EXISTING STRUCTURES
- SERVICE INFORMATION SHOULD BE OBTAINED PRIOR TO UNDERTAKING ANY INTRUSIVE INVESTIGATION WORKS
- BETWEEN C.1854 TO C.1919 THE SITE WAS USED AS AGRICULTURAL LAND. BY C.1933 THE SITE BECAME AN ALLOTMENT GARDENS AND SOME STRUCTURES WERE DEVELOPED. BY C.1977 THE PREVIOUS STRUCTURES HAD BEEN DEMOLISHED AND NEW STRUCTURES HAD BEEN BUILT. BY C.2015 THE MAJORITY OF STRUCTURES HAD BEEN DEMOLISHED ALTHOUGH SEVERAL TEMPORARY STRUCTURES ARE STILL EVIDENT AND THEN LEFT AS A HEAVILY OVERGROWN UNMANAGED AREA
- THERE IS EVIDENCE OF SOME MINOR FLY TIPPING AND BURNING, TYPICAL OF AN ABANDONED ALLOTMENT SITE, ALTHOUGH THIS IS NOT PERVASIVE. SOME BRICK RUBBLE WAS NOTED TO WEST OF THE SITE FROM A COLLAPSED WALL. CONCRETE OBSTRUCTIONS WERE NOTED AT SITE ACCESS POINTS

rev.	date	amendments	drawn	chckd

Client:
OLDHAM ACCESS SERVICES

Project Title:
Land off High Street
Shafton
Barnsley, S72 8NG

Drawing Title:
Site Photographic Record Sheet (1)

Scale at A3:	Date:	Drawn by:	Approved by:
NTS @ A3	09.06.15	P.D	B.S

Job Ref:	Drg no:	Rev:
15-204	–	–

APPENDIX II

Coal Authority Mining Report
Shallow Mining Coal Risk Assessment & Coal Recovery Report
Geological Sketch Plan

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: 0345 762 6848 DX 716176 MANSFIELD 5

ARC ENVIRONMENTAL LTD
SOLUM HOUSE, UNIT 1 ELLIOTT COURT
ST JOHNS ROAD
MEADOWFIELD
DURHAM
DURHAM
DH7 8PN

Our reference:	**51000808329001**
Your reference:	**15-204**
Date of your enquiry:	**24 March 2015**
Date we received your enquiry:	**24 March 2015**
Date of issue:	**24 March 2015**

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

Non-Residential Coal Authority Mining Report

LAND AT HIGH STREET, SHAFTON, BARNSLEY, SOUTH YORKSHIRE, S72 8NG

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 6 seams of coal at 330m to 560m depth, and last worked in 1963.

Any ground movement from these coal workings should have stopped by now.

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.

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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 is 1 mine entry, the approximate position of which is shown on the attached plan.

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

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 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 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.

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Withdrawal of support

The property is in an area for which notices of entitlement to withdraw support were published in 1946, 1989.

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 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.

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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. 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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Tax Point Date:	24 March 2015
Issued to:	ARC ENVIRONMENTAL LTD SOLUM HOUSE, UNIT 1 ELLIOTT COURT ST JOHNS ROAD MEADOWFIELD DURHAM DURHAM DH7 8PN
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