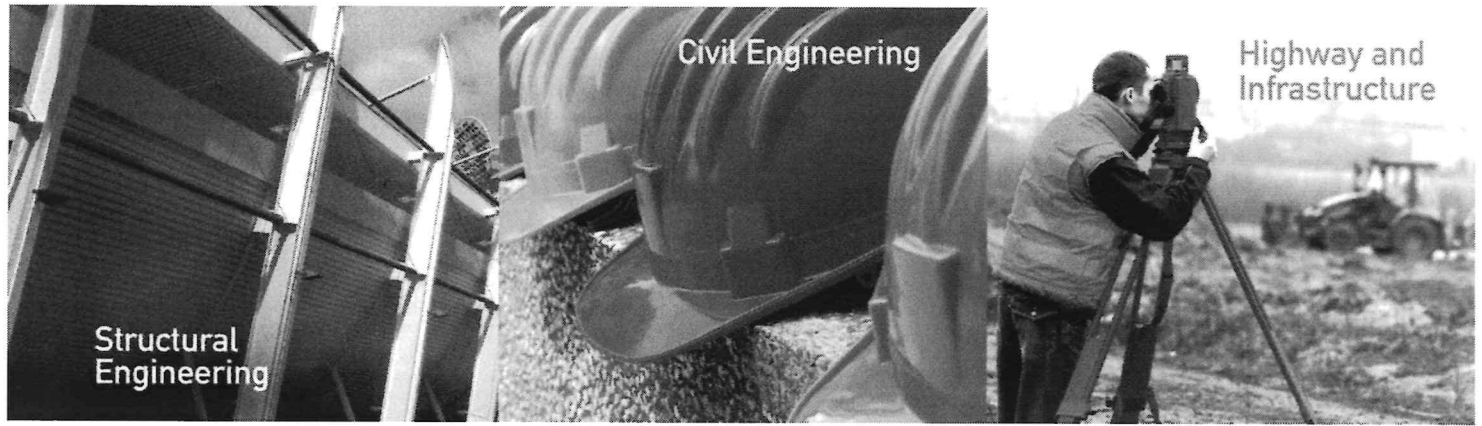




COAL MINING RISK ASSESSMENT

The Goldthorpe Hotel, Doncaster Road, Goldthorpe, Barnsley

Reference G053/CMRA
Date 3rd December 2019
Engineer SJC



collinshallgreen LTD

Consulting Structural & Civil Engineers

www.collinshallgreen.co.uk

1. INTRODUCTION

JUMP ARCHITECTS is submitting a planning application for the proposed conversion at *FORMER GOLDTHORPE HOTEL, DONCASTER ROAD, GOLDTHORPE, SOUTH YORKSHIRE, S1 4BB.*

Simon Collins of Collinshallgreen has been commissioned to prepare a Coal Mining Risk Assessment Report of the proposed development site, in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

Site Location and Description

The site is located on Doncaster Road in the village of Goldthorpe, situated between Barnsley and Doncaster in South Yorkshire. The site is currently occupied by the previous Goldthorpe Hotel and associated car park to the rear. The existing disused former public house is to be converted into residential apartments. The site is relatively flat in elevation.

The site location plan is included below taken from OS tile.



Description and Layout of Proposed Development

The existing former Goldthorpe public house is to be retained and converted into residential use. Only internal alterations and minor exterior aesthetic changes are to be made.

Scope of the Coal Mining Risk Assessment

The purpose of this Coal Mining Risk Assessment Report 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.

2. SOURCES OF INFORMATION USED TO INFORM THIS REPORT

This report has been based on the Non-Residential Coal Authority Mining Report dated 27th November 2019 together with information gleaned from the British Geological Society for adjacent deep boreholes. The History of the Site has been obtained from a variety of sources including adjacent sites.

3. IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISKS

The table below summarises the potential risks associated with coal mining legacy development site, identified from *list sources of information*.

Coal Mining Issue	Yes	No	Risk Assessment
Past Underground coal mining	X		
Future Underground coal mining	X		
Mine entries (shafts and adits)		X	
Opencast mining (Past, Present, Future)		X	
Coal Mining Subsidence		X	
Mine Gas		X	
Working Facilitates order		X	

For those coal mining issues identified as "yes" a more detailed discussion and assessment should be made of the risks, both individually and cumulatively, to the application site and the proposed development.

The property is in a surface area that could be affected by underground mining in 4 seams of coal at 290m to 690m depth, and last worked in 1977. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

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.

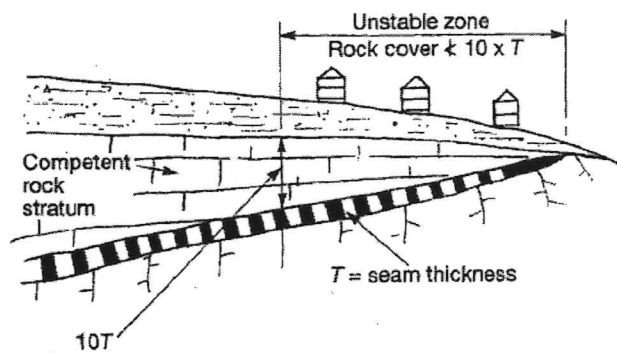
However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under Section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

The property is in an area where a notice to withdraw support was given in 1960. 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.

See note below re coal depths relating to bedrock cover.

Where any of the boreholes reveal worked coal (i.e. voids or broken ground) within potential influencing depth from the surface (i.e. within a depth where there is less than 10x the seam thickness of bedrock cover), close centre plot-specific drilling and grouting is likely to be required. An excerpt from a publication by Atkinson is included below to highlight the ten times seam thickness rule.



We have inspected the records of boreholes off site visible through the BGS borehole records which does not include any boreholes within sufficient distance to be of use to this report.

4. MITIGATION STRATEGY PROPOSED

No further investigations or remedial works are proposed.

5. CONCLUSION

From the extent of the reply from the coal report, our visit to site and an appreciation of the scope of the project there should be no significant risk to the development from coal.

RELEVANT APPENDICES

1. Coal Report dated Nov 2019

Coal Report Dated NOV 2019



The Coal
Authority

CON29M

coal mining report

THE GOLDTHORPE, GOLDTHORPE, DONCASTER ROAD, ROTHERHAM, SOUTH
YORKSHIRE, S63 9JB



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3
Withdrawal of support	Page 5



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



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. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: 226386756_1
Our reference: 51002196636001
Date: 26 November 2019

Client name:
LANDMARK INFORMATION
GROUP LIMITED

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

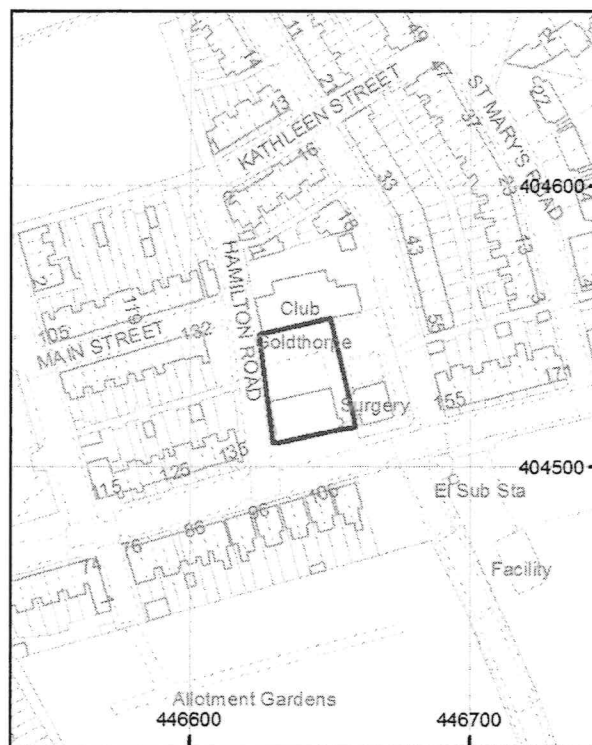
Enquiry boundary

Key

Approximate position of enquiry boundary shown



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.

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 4 seams of coal at 290m to 690m depth, and last worked in 1977.

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

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

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.

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.

12 Withdrawal of support

The property is in an area where a notice to withdraw support was given in 1960.

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.

13 Working facilities order

The property is not in an area where 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.

14 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.

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



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 **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

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

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