Appendix A - Limitations

Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Appendix B – Coal Authority Non-Residential Mining Report

The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report





TESCO STORES LTD, WOMBWELL LANE
BARNSLEY
SOUTH YORKSHIRE



Date of enquiry:	17 October 2017
Date enquiry received:	17 October 2017
Issue date:	17 October 2017
Our reference:	51001665242001
Your reference:	143114537_2|

CON29M Non-Residential Mining Report

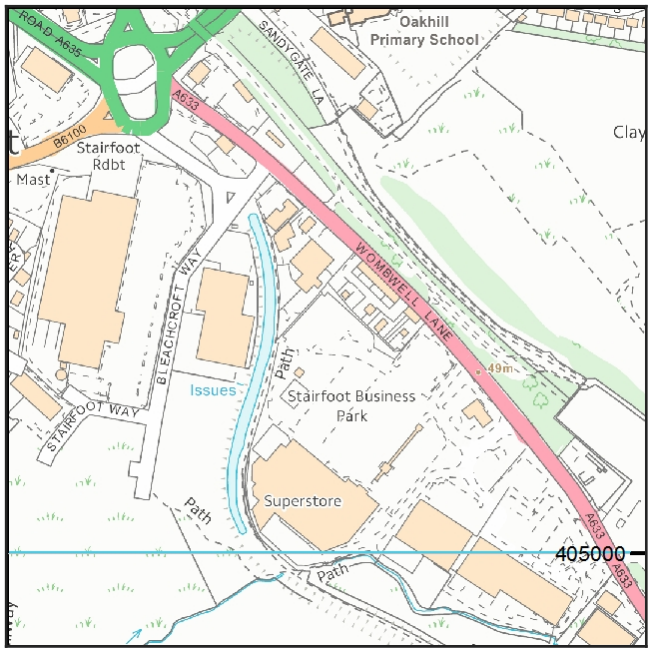
This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

TESCO STORES LTD, WOMBWELL LANE, BARNSLEY , SOUTH YORKSHIRE



Approximate position of property

Map data

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Mansfield
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NG18 4RG

www.groundstability.com

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/thecoalauthority
/coalauthority

Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	Yes
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 9 seams of coal at 120m to 620m depth, and last worked in 1987.

Any movement in the ground due to coal mining activity should have stopped.

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 plans to grant a licence to remove coal using 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 known coal mine entries 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, 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 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 1982.

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.

15. 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. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. 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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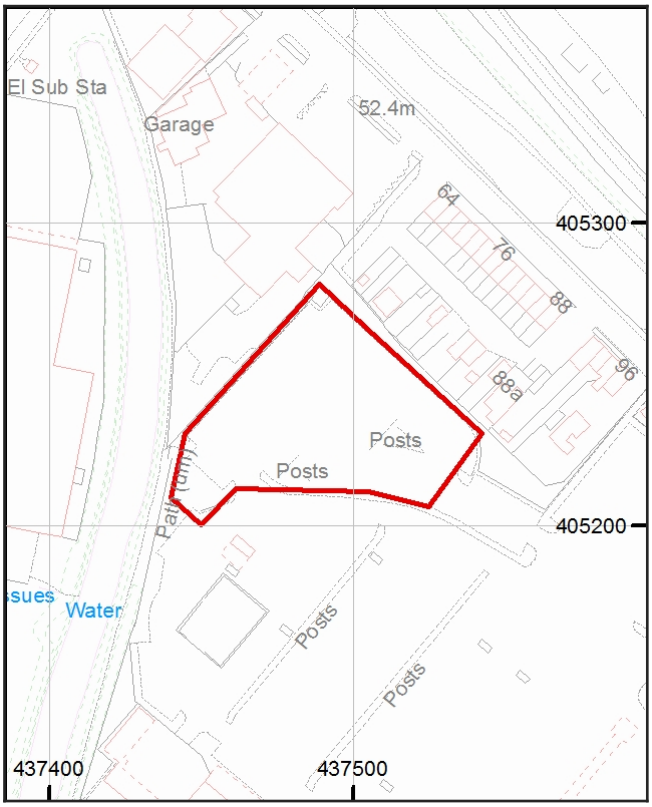
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



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Map data

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Appendix C – Historical Maps

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Pole
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

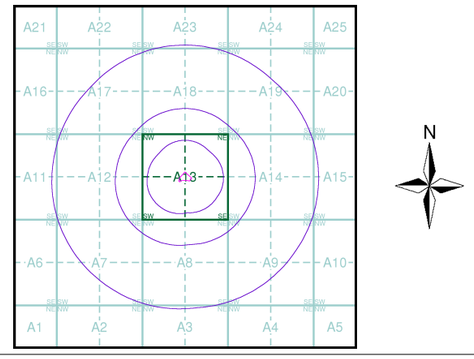
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1854 - 1855	2
Yorkshire	1:10,560	1894	3
Yorkshire	1:10,560	1906 - 1907	4
Yorkshire	1:10,560	1931 - 1932	5
Yorkshire	1:10,560	1938	6
Yorkshire	1:10,560	1938 - 1948	7
Yorkshire	1:10,560	1948	8
Ordnance Survey Plan	1:10,000	1955 - 1956	9
Ordnance Survey Plan	1:10,000	1966	10
Ordnance Survey Plan	1:10,000	1974	11
Ordnance Survey Plan	1:10,000	1980 - 1984	12
Ordnance Survey Plan	1:10,000	1989	13
Ordnance Survey Plan	1:10,000	1993	14
10K Raster Mapping	1:10,000	2000	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2017	17

Historical Map - Slice A



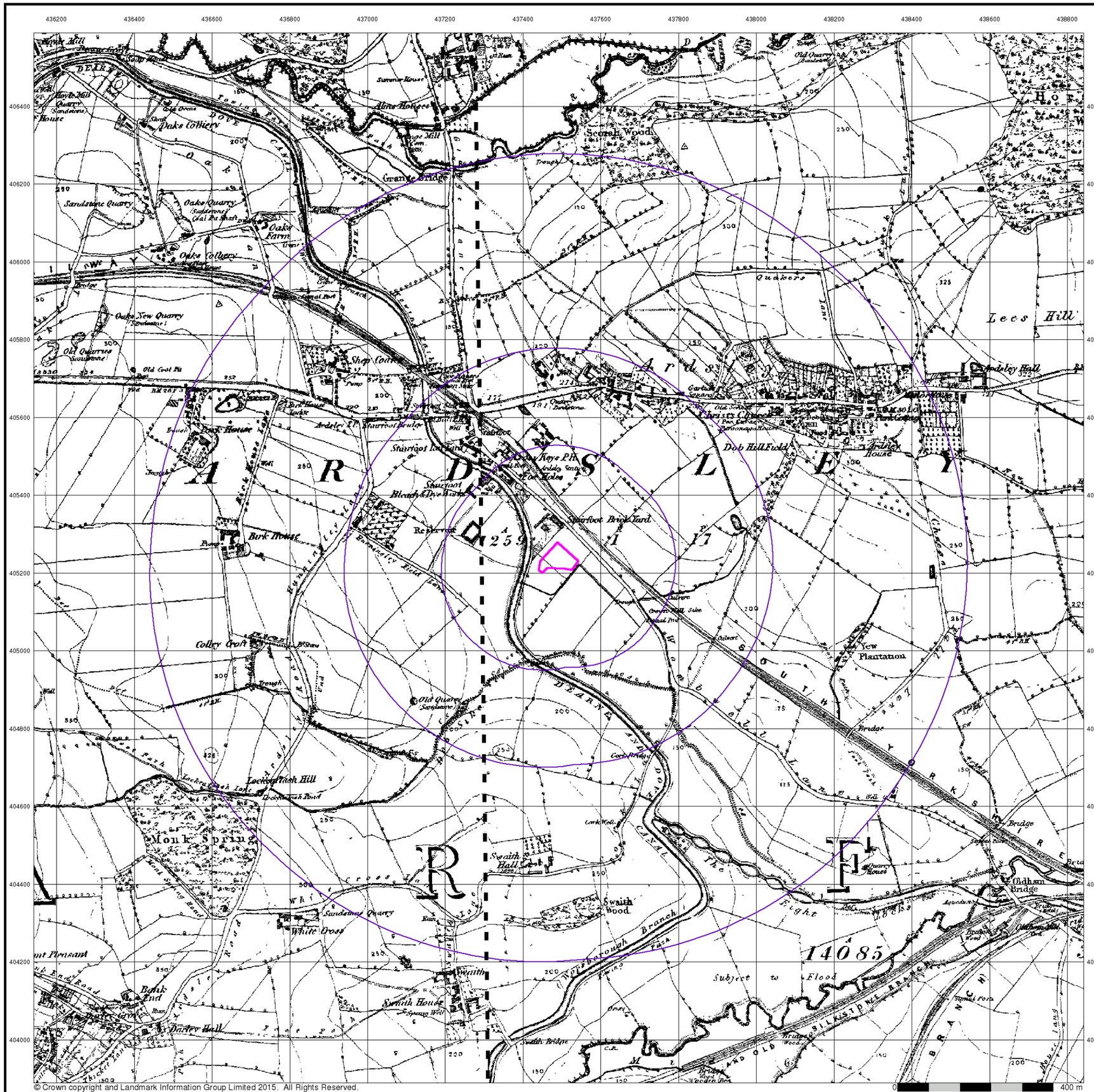
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Customer Ref: 17-1265.01
National Grid Reference: 437490, 405230
Slice: A
Site Area (Ha): 0.43
Search Buffer (m): 1000

Site Details

Tesco Stores Ltd, Wombwell Lane, BARNSLEY, S70 3NS

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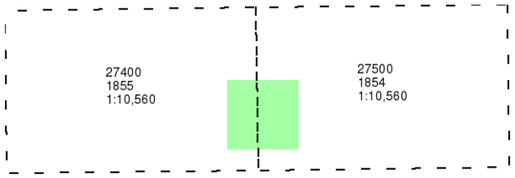
Yorkshire

Published 1854 - 1855

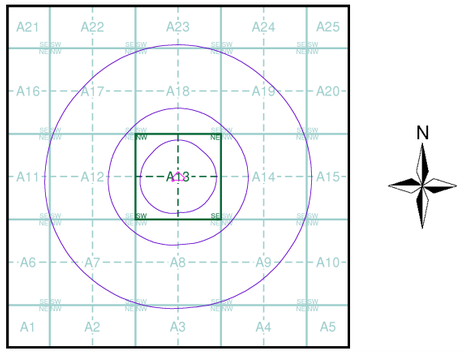
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

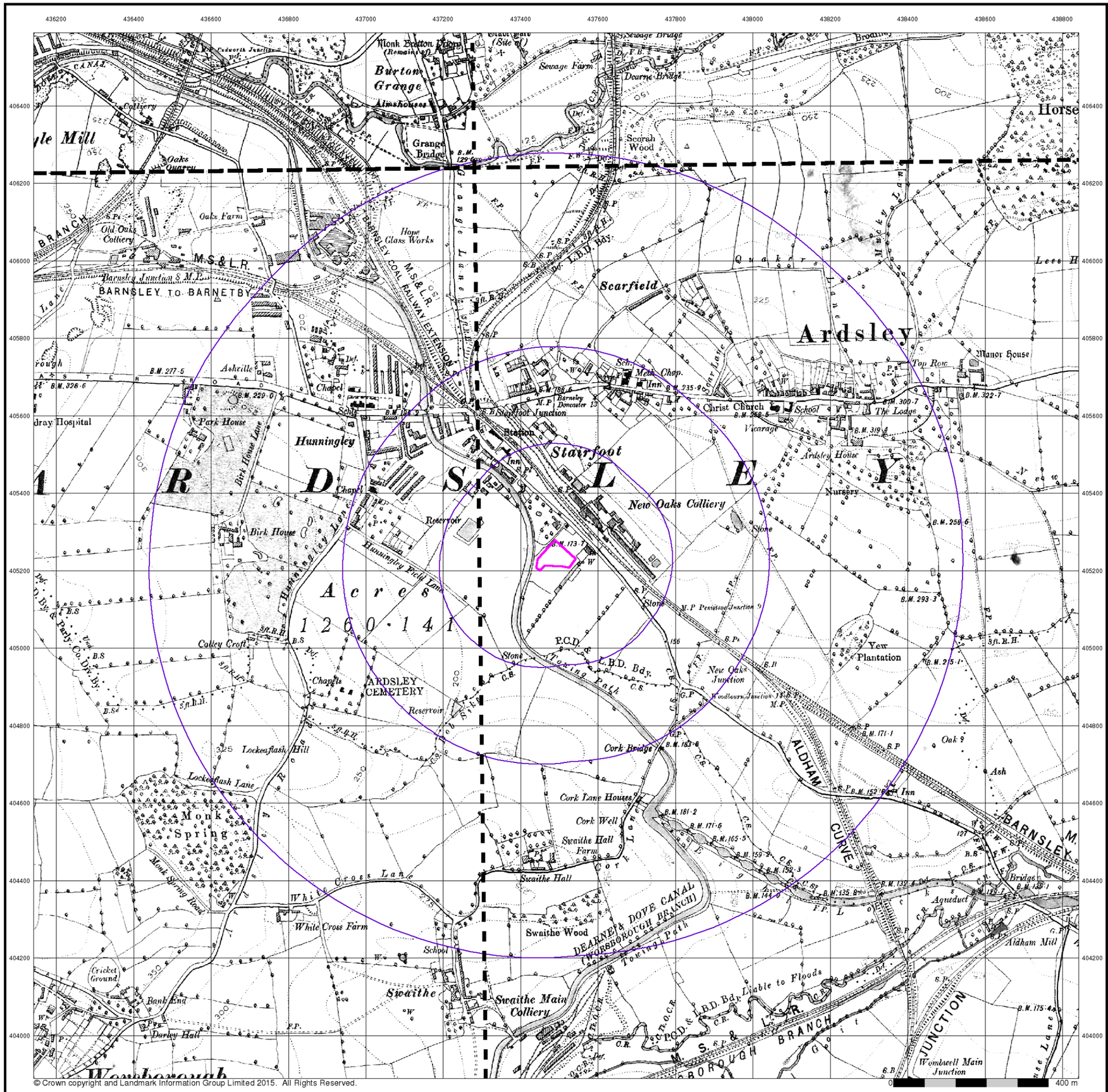
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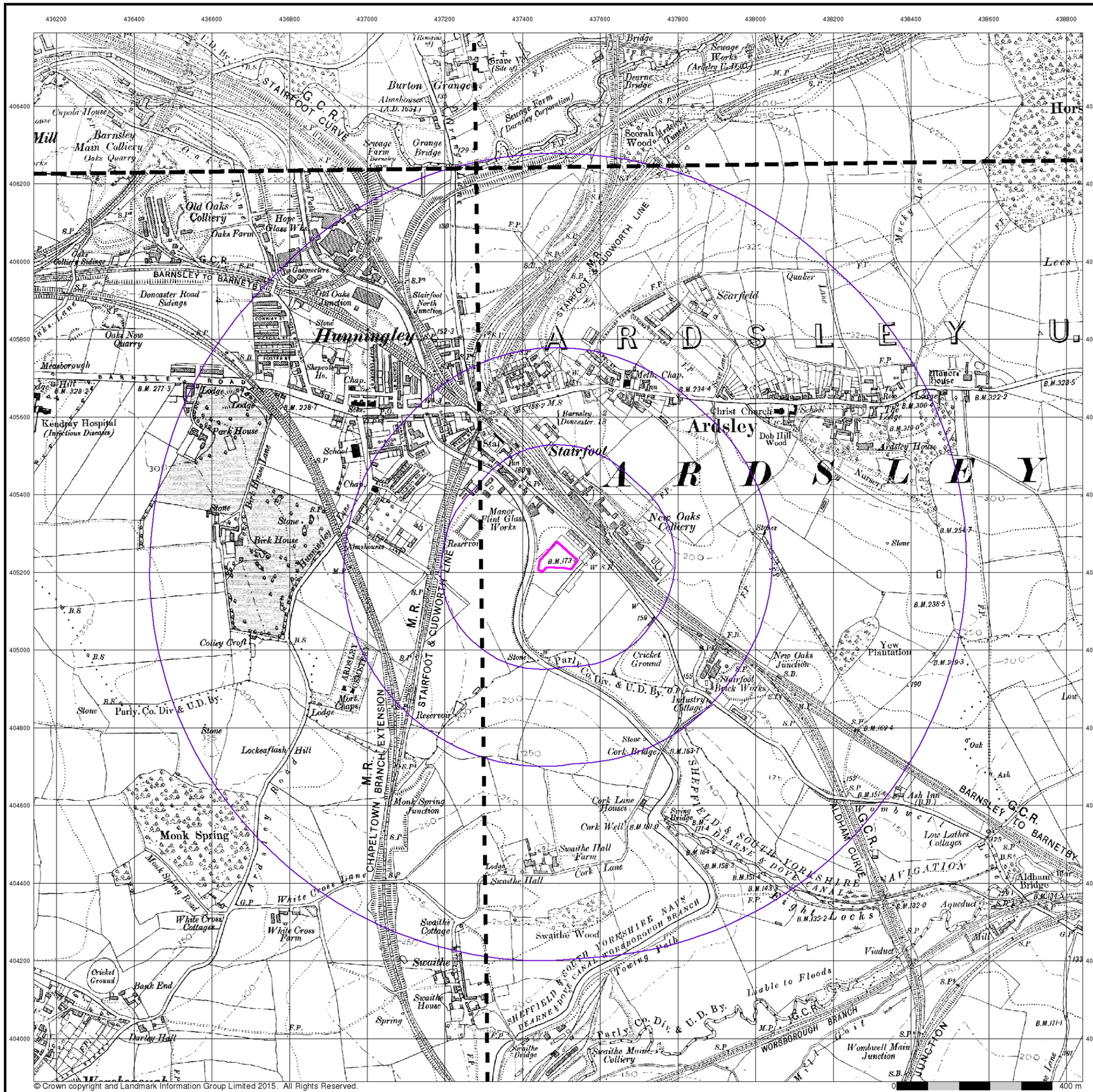
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404000
Monk Bretton Priory (Remains of)
Burton Grange
Almshouses
Sewage Farm
Dearne Bridge
Grange Bridge
Scorah Wood
Horse
Oaks Quarry
Oaks Farm
Old Oaks Colliery
Hope Glass Works
M.S.&L.R.
Barnsley Junction & M.P.
BARNSLEY TO BARNETBY
BARNSLEY COAL RAILWAY EXTENSION M.S.&L.R.
Scarfield
Quaker Lane
Ardsley
Top Row
Manor House
Christ Church
School
The Lodge
Vicarage
Ardsley House
Nursery
Ashville
Chapel
Park House
Birk House Lane
Hunningley
Starfoot
Station
Starfoot Junction
Inn
New Oaks Colliery
Stone
Reservoir
Birk House
Hunningley Lane
Hunningley Field Lane
Acres
120·141
Colley Croft
Chapels
ARDSLEY CEMETERY
Lockeaflash Hill
Lockeaflash Lane
Monk Spring
Monk Spring Road
White Cross Lane
White Cross Farm
Swaithe Wood
Swaithe Hall
Swaithe Hall Farm
Cork Lane
Cork Bridge
Cork Lane Houses
Cork Well
New Oaks Junction
Woodbourn Junction
Yew Plantation
Oak
Ash
ALDHAM CURVE
Inn
Aqueduct
Bridge
Aldham Mill
DEARNE & DOVE CANAL (WORSBROUGH BRANCH)
Towing Path
Liable to Floods
M.S.&L.R. JUNCTION
Wombwell Main Junction
Cricket Ground
Bank End
Darley Hall
Swaithe
Swaithe Main Colliery
Wombwell
Lees H
Ardsley Reservoir
Ardsley East
Ardsley Tunnel
Ardsley Tunnel Shaft
Ardsley Tunnel Ventilation Shaft
Ardsley Tunnel Ventilation Shaft (Dis.)
Ardsley Tunnel Ventilation Shaft (Covered)
Ardsley Tunnel Ventilation Shaft (Covered) (Dis.)
Ardsley Tunnel Ventilation Shaft (Dis.)
Ardsley Tunnel Ventilation Shaft (Dis.)
Ardsley Tunnel Ventilation Shaft



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Yorkshire

Published 1906 - 1907

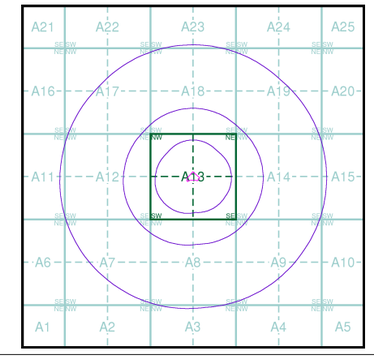
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Map Name(s) and Date(s)

274NE 1907 1:10,560	275NW 1906 1:10,560
274SE 1907 1:10,560	275SW 1907 1:10,560

Historical Map - Slice A



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