



Abbeydale Geoscience

MINING RISK ASSESSMENT

177 High Street, Royston, Barnsley, S71 4RR

REPORT: 26036-MRA

DATE: JUNE 2026

Client:

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Barnsley
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MINING RISK ASSESSMENT

177 HIGH STREET, ROYSTON, BARNSELEY, S71 4RR

DOCUMENT VERIFICATION

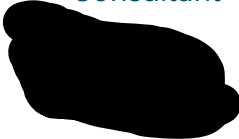
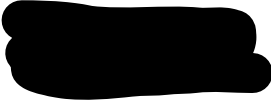
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Position:	Geoscience Consultant	Geoscience Team Leader	Director
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MINING RISK ASSESSMENT

177 HIGH STREET, ROYSTON, BARNSELEY, S71 4RR

1. EXECUTIVE SUMMARY

Site Description	• Irregular parcel of unoccupied land which a level topography across site.
History (site)	• Numerous properties were present on the site between 1854 and 1951. • 177 High Street constructed by 1962; by 1970 it was the only building shown on the site. No longer present on site as of July 2025.
History (surrounding area)	• The site was predominantly undeveloped fields in 1854, with a gradual increase in residential development continuing through to 2026. • Brick pond was located approximately 10 m south of the site until 1930. • A railway is shown approximately 400 m north-west of the site from 1891 and is later recorded as dismantled by 1978.
Geology	• Made ground anticipated in vicinity of previous buildings to shallow depths. • Natural soils expected as residual soils, weathered down from the bedrock. • The site is underlain by the Mexborough Rock, also known as the Royston Rock.
Mining & Quarrying	• Recorded deep coal workings are too deep to pose a risk to the surface stability of the site. • Very high risk from shallow mine workings affecting the site's surface stability has been identified. • No quarrying recorded on or immediately adjacent to the site.
Surface Water Drainage	• Soakaways are not considered suitable due to the presence of shallow mine workings beneath the site.
Geotechnical Appraisal	• Dependent on whether any shallow mine workings are present in the Royston Coal seam under the site.
Recommendations	• Trial pits to take confirm shallow ground investigation. • Samples of strata to be obtained for chemical and geotechnical testing. • Series of deep rotary openhole boreholes required to confirm depth and state of the Royston Coal seam under the site.

2. INTRODUCTION

2.1. Project Scope

On the instruction of Jack Whaling, at Join and Build Ltd, a Mining Risk Assessment was carried out by Abbeydale Geoscience Limited on a site off 177 High Street, Royston, Barnsley. See Figure 1.

When writing this report the proposed development was the construction of six new build properties at, or close to, existing ground levels. If there are changes to these proposals then some modification to the comments and recommendations given may be required. The proposed site layout provided by the client is included as Appendix A.

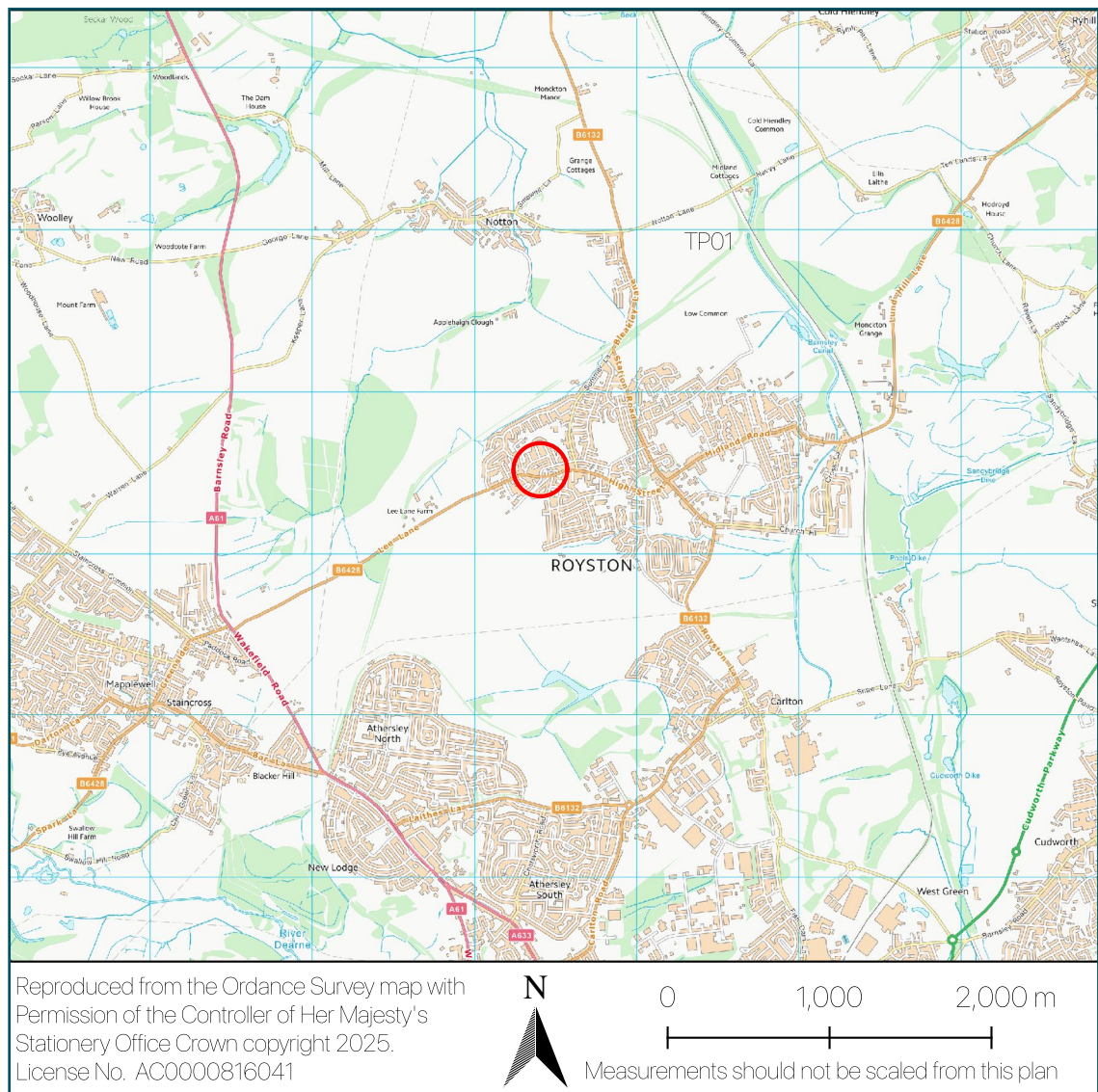


FIGURE 1 - LOCATION PLAN

2.2. Objectives

This report has been undertaken to evaluate the potential risk from any recorded or unrecorded shallow mine workings that may be present under the site, or that have the potential to influence the surface stability of the site

The report also evaluates the current site proposals (where known) with regard to geotechnical and engineering considerations to determine what impact the anticipated ground conditions will have on the integrity of any structures or buildings included in the development proposals. As part of this evaluation the report gives foundation, highway and drainage recommendations.

2.3. Limitations

This report was prepared for Jack Whaling, their advisors, and financiers. It should not be shared with others without Abbeydale Geoscience's and our client's written permission. Unauthorised parties who obtain this report do so at their own risk, and the authors owe them no duty of care or skill.

The comments and recommendations in this Mining Risk Assessment are based on the findings of a review of available information. However, it's important to note that other conditions on the site may not have been recorded and therefore cannot be considered in this report. The report cannot be held responsible for unrecorded information.

3. THE SITE

3.1. Existing Conditions

The site is situated on the western side of Royston, centred on National Grid Reference 435431, 411503, with a site area of around 0.15 hectares (ha).

A site walkover was carried out on 1st June 2026 as part of a Phase 1 Desk Study assessment, to highlight any features that could pose a potential risk to future site users, or require further investigation to better understand the potential risk(s).

The site comprises an irregularly shaped parcel of land with generally level topography throughout. The majority of the site is grass-covered.

The northern, southern, and western site boundaries are defined by low-level walls. The southern boundary wall is constructed of sandstone, while the northern and western boundary walls are of brick construction. The eastern boundary is defined by a timber fence approximately 1.8 m in height.

Vehicular access to the site is gained via a gate located on the northern boundary, approximately 3.0 m wide. A separate pedestrian access point is present on the southern boundary through a gate approximately 1.0 m wide.

A wide, level concrete driveway extends southwards from the northern boundary towards the centre of the site. At the southern end of the driveway, an area of

exposed ground was present, containing scattered construction-related materials, including brick fragments, glass, and sections of guttering.

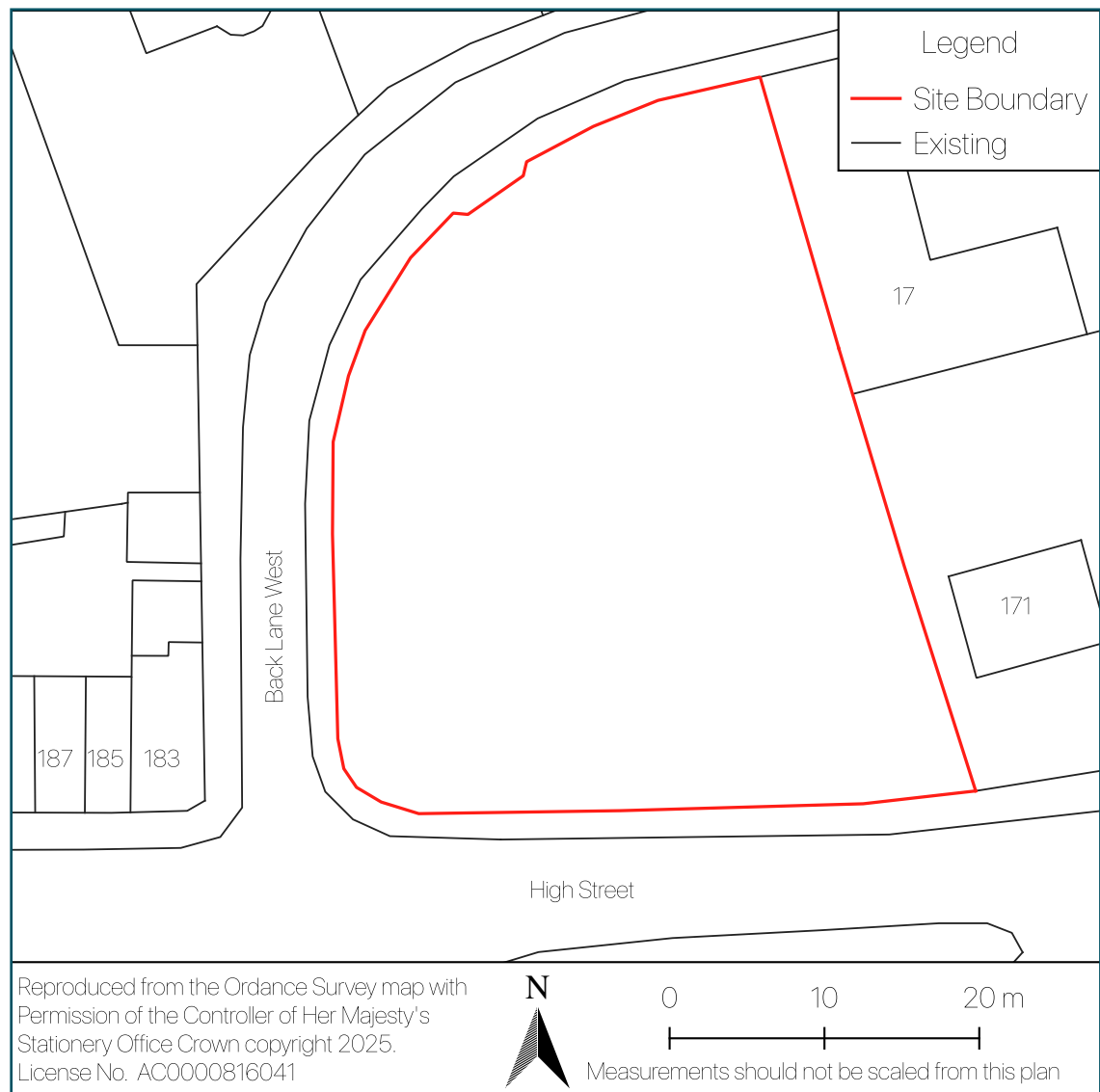


FIGURE 2 - SITE PLAN

A service cover was observed within the entrance area of the northern vehicular access gate. The nature of the service and the direction of any associated infrastructure could not be determined during the site walkover.

An out-of-use yellow plastic pipe protruding from the ground was noted in the south-eastern corner of the site.

Sparse shrubs were present along the north-eastern boundary, while the remainder of the site was generally covered by long grass.

The current site layout is presented on Figure 2.

No visual evidence of contamination was identified during the site walkover survey. This assessment included observations for indicators such as staining, waste deposits, odours, and areas of stressed or unhealthy vegetation that may be associated with potential contamination.

3.2. Proposed Development

The proposed development comprises the construction of six new-build residential properties together with a new access road. The development includes two semi-detached dwellings located within the northern portion of the site, each with associated garden areas. Along the southern edge of the site, four detached dwellings are proposed, each with associated gardens and private driveways.

A new access road is proposed centrally within the site, running from west to east, adjoining Back Lane Weston the site's western boundary. The detached dwellings are served by rear parking areas accessed directly from the proposed road. The front of the properties face onto High Street, with pedestrian access provided via gates.

Private garden spaces are proposed to both the front and rear of the dwellings; however the specific surface cover within these area is unclear particularly whether they will comprise soft landscaping or hard paving.

4. HISTORY

The historic Ordnance Survey (OS) maps of the site and surrounding area have been obtained from Groundsure, dated 26th May 2026; included as Appendix B. All measurements stated are approximate distances from the site boundaries to the recorded features.

Where relevant Google Street View and Google Earth aerial photograph archives have been reviewed to provide further background on more recent uses of the site. A summary of the findings of the historical sources is tabulated below.

Date(s)	On-Site Features	Surrounding Area
1854	The site is occupied by numerous properties.	Back Lane to north and west, High Street borders the southern boundary. To the east, the land extending approximately 500 m from the site is sparsely populated residential properties. The wider surrounding area predominantly comprises undeveloped fields. Approximately 350 m north-west is a trough/ water course, running from south-west to north-east.

Date(s)	On-Site Features	Surrounding Area
1891	The site is noted to be occupied by four distinct properties with walls dividing the site. A well is labeled on the sites northern boundary.	A brick pond is located 10 m south of the site. Numerous pumps and wells are noted within 500 m of the site. Wells are labelled at 250 m north-west, 200 m east and 250 m east. Numerous pumps are located at 250 m north-east, 100 m east, 350 m east and 400 m east. A railway line is present at 400m north-west trending from south-west to north-east.
1893	The site is now more clearly shown to be occupied by ten properties. To the north of the site are two attached buildings, centrally to the east is a further building To the south-east of the site are two attached properties. In the southern portion of the site are three attached properties and to the north-west is on deatched properties. The site is divided into four with walls.	Directly adjacent to he sites eastern boundary is an orchard area. A further pump is noted approx. 80 m south-west.
1904	No significant changes.	The orchard area directly adjacent to the sites eastern boundary is now occupied by a property and out building. A tank is noted at approx 300 m north-east.
1930	No significant changes.	The brick pond at ~10 m south is no longer noted. The area is now occupied by numerous properties on West End crescent.
1951	The properties to the southern portion of the site are no longer noted.	A general increase in residential development surrounding the site.
1962	The property 177 High Street is now noted to the west of the site.	Large increase in residential developments to the north of Bank Lane West.
1965-1966	No significant changes.	A works is noted at 480 m east
1970	Only 177 High Street present on site, with an out building to the north. A boundary line is shown to dissect the site centrally, trending from north-north-west to south-south-east.	No significant changes.
1976	The boundary line been removed; 177 High Street is noted centrally on site and was possibly extended since 1970.	No significant changes.
1978	No significant changes.	The railway has been dismantled and there is also a general increase is residential development to the north, east and south.

Date(s)	On-Site Features	Surrounding Area
1978-2025	No significant changes.	General increase in residential development surrounding the site.
2025-2026	Google Maps street view imagery from July 2025 highlights that the property of 177 High Street is no longer present on site.	No significant changes.

HISTORICAL MAP SUMMARY

5. GEOLOGY

5.1. Sources of Information

The geological survey maps of the area, 1:10,000 scale sheet SE31SE, 1:50,000 scale BGS Sheet Barnsley 87 and Yorkshire County Series Sheet 262SE have been examined, along with the memoir of the area.

5.2. Artificial Soils

The site is not recorded to be underlain by made ground, however made ground would be anticipated across the site associated with past buildings recorded to have occupied the site from historical OS maps, to shallow depths, and existing buildings too.

5.3. Natural Soils

No superficial deposits are noted on site. Natural soils are expected to be residual soils, weathered down from the parent bedrock.

5.4. Solid Geology

Geological maps indicate the solid geology beneath any made ground and natural soils to be the Mexborough Rock (also known as Royston Rock in the north); a flaggy yellow-brown sandstone with sandy shale (mudstone) partings.

Two geological faults are conjectured within close proximity to the site; a large regional fault 80 m north-west, and the other at 50 m south-east both noted to be trending south-west to north-east and downthrowing strata to the south-east.

The Royston Coal seam is conjectured to outcrop 110 m south-west of the site, dipping north, beneath the site. The Royston Coal seam is stratigraphically immediately below the Mexborough Rock.

6. MINING RISK ASSESSMENT & QUARRYING

6.1. Sources of Information

The presence of rock and mineral seams, including coal, which may have been mined or quarried in the area has been determined by the published geological maps and memoirs of the area, and the potential for recorded or unrecorded shallow mine workings based on the appended Mining Remediation Authority (MRA) Consultants mining report included in Appendix C alongside the published geological records.

6.2. Shallow Mine Workings

The MRA report shows the site to lie within a Coal Mining Reporting Area, a defined development high risk area, as well as an area of probable past mine workings.

The Royston Coal seam is noted to outcrop approximately 100 m south-west of the site, dipping north-east beneath the site. Stratigraphically, the Royston Coal lies immediately below the Mexborough Rock (previously called the Royston Rock). The seam is noted to be 0.80 m thick across the region from the typical thickness recorded on the geological maps.

The 1:10,000 geological map SE31SE indicates that the coal seam outcrops approximately 100 m south-west of the site. However, the dip angle shown on the map is inconsistent, with one notation indicating a dip of 5° north and another indicating 14° north. Based on mining records from beneath the site the Consultants Coal Mining Report in Appendix C notes a seam dip rate of 4.6° which likewise suggests a low angle of dip to the north-east in the underlying bedrock sequence.

Due to this uncertainty, the anticipated coal seam depth has been assessed under both scenarios. Further, the coal seam outcrop location varies on the Yorkshire County Series Map 262SE, of which the Consultants Coal Mining Report is based on. The anticipated coal seam depth has therefore also been assessed under this scenario.

Based upon the 1:10,000 geological map SE31SE, assuming a dip angle of 5° north, the coal seam is anticipated at a depth of approximately 8.75 m bgl. Under the 14° north dip scenario, the seam is anticipated at approximately 25.0 m bgl.

The Royston coal seam has a maximum recorded extraction thickness of 0.80 m. Assuming full extraction, a minimum of 8.0 m of competent rock cover would typically be required above the seam, based on the commonly accepted 10x seam thickness rule, in order to negate the potential for collapse affecting the surface stability of the site.

Under the 5° dip scenario, the potential risk posed by shallow coal mining to site stability would therefore be considered **very high**, whereas under the 14° scenario the risk would be **low**. Due to this ambiguity and inconsistency with the

potential dip angle, further assessment was undertaken using the Yorkshire County Series Map 262SE to better estimate the coal seam depth.

Using the horizontal distance between the Royston Coal seam and the Royston Rock, a dip angle of approximately 6.7° has been calculated. Based on the County Series mapping, the coal seam is interpreted to outcrop approximately 60 m south-west of the site. Applying the calculated dip angle of 6.7° the anticipated depth to the Royston Coal is approximately 7.0 m bgl under the site.

If the coal seam has been extracted to its maximum thickness, this would indicate that less than 8.0 m of solid rock cover is present between the site and the extracted seam. Consequently, the potential for shallow coal mining to adversely affect surface stability is considered to be **very high** at this stage.

Furthermore, a property located approximately 11.5 m north-east of the site is recorded within the Consultants Coal Mining Report as having previously experienced a subsidence-related coal mining claim.

Based on the above findings, the anticipated risk of shallow coal mining affecting the site is considered to be **very high** and further assessment is needed to confirm the depth of the Royston Coal seam under the site.

6.3. Deep Mine Workings

The MRA Consultants coal mining report records two deep coal seams that have been worked historically beneath the site, and deep mine workings in other seams across the area, summarised in the table below for ease of reference. Records that are beneath the site are highlight in bold and with an asterisk (*).

Seam Name	Depth (m)	Extraction Thickness (cm)	Year last mined
Low Barnsley*	274	157	1916
Warren House	308	144	1921
Low Haigh Moor	380	79	1965
Low Barnsley	404	161	1908
Lidgett*	412	82	1944
Lidgett	419	82	1846
Fenton	512	180	1977
Fenton	520	161	1980
Fenton	523	185	1980
Middleton Main	540	84	1973
Middleton Main	560	84	1972

The County Series geological map also records underground faulting in the Barnsley Coal and Haigh Moor seams, indicative of past extraction in these deep coal seams across the area.

Based on the depth and thickness of the deep coal seams the resultant risk to the surface stability of the site is deemed to be **negligible** from the recorded deep mine workings.

6.4. Mine Entries

No recorded mine entries have been identified on or within 20m of the site boundaries by either the Mining Remediation Authority or a review of the historical maps. The potential risk of encountering unrecorded mine entries is considered to be **very low** based on the available information and geological setting of the site.

6.5. Quarrying / Opencast

This site does not lie within a past opencast mining area, historical maps do not highlight any past quarrying on or adjacent to site. the resultant risk of unrecorded quarrying affecting the site is considered to be **very low**.

7. ANTICIPATED GROUND CONDITIONS

Based on our interpretation of the published geological maps we have summarised below what we expect the ground conditions to broadly be across the site. Any archive information has been obtained using public sector information licensed under the Open Government License (OGL) v3.0. We've used it assuming that it's correct and any assumptions based on this information are for guidance purposes only at this stage. Confirmation of the actual ground conditions should be considered if deemed critical.

There are no archive BGS borehole records close to the site, which would be representative of ground conditions. Based upon geological maps, the site is underlain by Mexborough (Royston) Rock; a flaggy yellow brown sandstone. At the surface, a layer of topsoil would be anticipated to a depth of ~0.20 m. Below which sandy clayey subsoil would be anticipated, residual soils weathered down from the parent Mexborough (Royston) sandstone bedrock.

From the various geological maps, the Royston coal seam is anticipated to be at a depth between 7.00m bgl and 8.75m bgl, below which, further layers of interbedded mudstone, siltstone and sandstone would be anticipated.

Groundwater is likely to be confined within the underlying bedrock sequence.

8. GEOTECHNICAL CONSIDERATIONS

8.1. Proposed Buildings & Structures

When writing this report we had been provided with a proposed development plan. We understand that the proposal is to construct six new build properties at or around existing ground levels. Although not confirmed we'd assume that the loadings will be less than 100 kN/m. Some modification to the comments and recommendations provided may be necessary if different loadings or a different type of development is proposed.

8.2. Mining Precautions

Based on the above information the resultant risk of any unrecorded shallow mine workings in the Royston Coal affecting the surface stability of the site is considered to be **very high** at this stage, given the anticipated depth and recorded thickness of the Royston Coal seam. This will partly depend on the actual dip of the strata in the underlying rock sequence.

To confirm the depth, thickness and state of shallow coal seams, or shallow mine workings, an intrusive shallow mining investigation should be carried out as part of the scope of intrusive ground investigation works.

The risk of surface instability from recorded deep mine workings under the site is **negligible** due to the recorded depths of the workings and the dates of the last recorded deep mine workings.

The risk of unrecorded quarrying having affected the site is deemed to be **very low** as no historic quarrying has been identified on the site or immediately adjacent.

9. REGULATORY APPROVAL

The conclusions and recommendations in this report are based on a review of available information and observations made during the site walkover survey undertaken. The conclusions and recommendations cannot be guaranteed to gain regulatory approval if this report is required as part of a planning application. If it is required as such it should be passed to the relevant regulatory bodies for their comment and approval.

10. FURTHER INVESTIGATION

Based on the findings of the Mining Risk Assessment undertaken, there is anticipated to be insufficient rock cover above any potential unrecorded shallow mine workings in the Royston Coal seam.

A series of rotary openhole boreholes should be undertaken to determine the depth and state of the Royston Coal seam, which is anticipated at shallow depths beneath the site. Due to the proximity to occupied residential dwellings the rotary boreholes

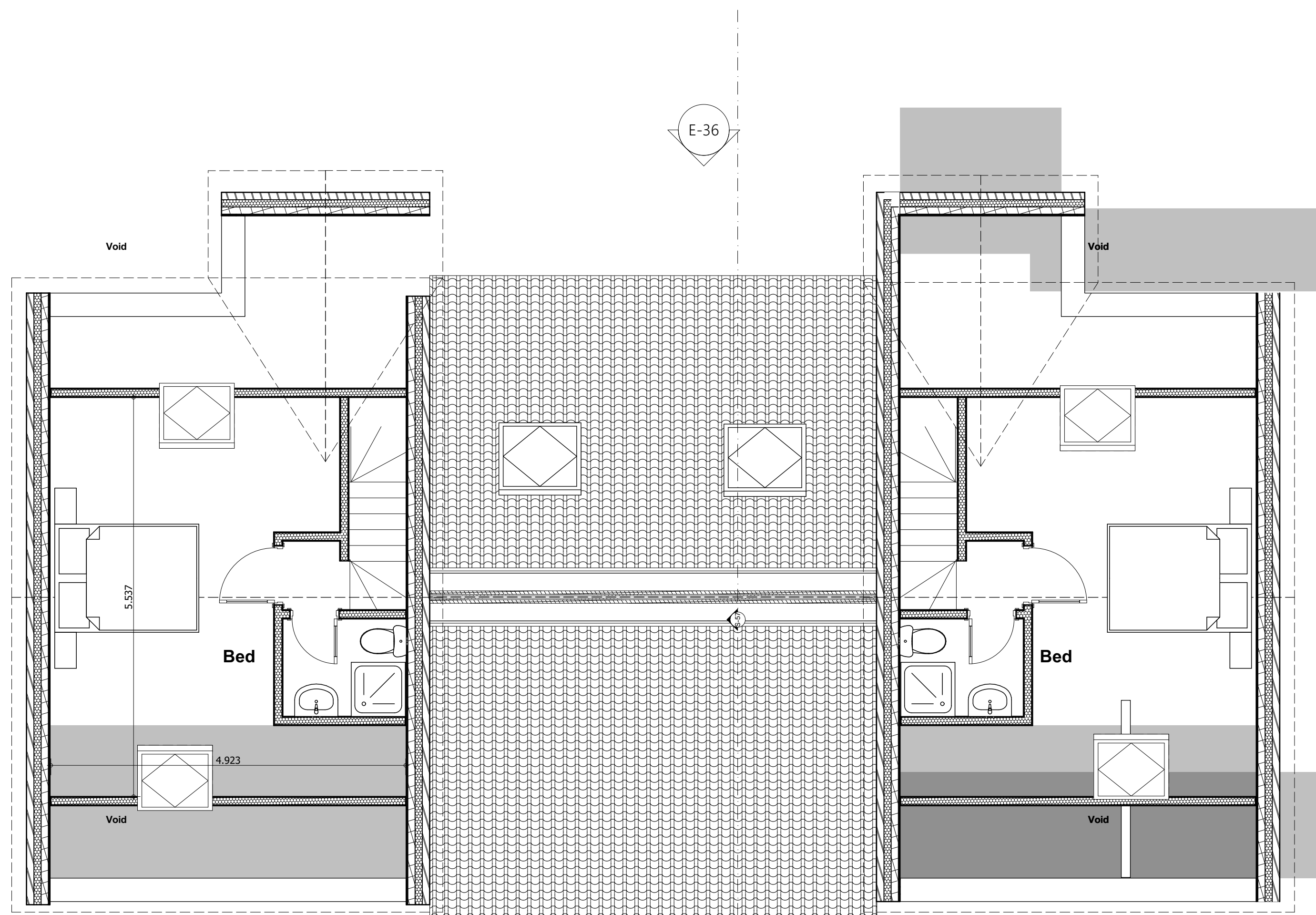
would need to be drilled using water flush techniques, and would require a permit to drill from the Mining Remediation Authority before the shallow mining investigation fieldwork is undertaken.

If any signs of shallow mine workings were identified then consideration should be given to installing ground gas monitoring standpipes into a selection of the rotary openhole boreholes, followed by post-investigation gas monitoring and a subsequent ground gas risk assessment to confirm the potential risks to future receptors.

In addition to the rotary boreholes it would also be recommended to carry out a series of trial pits to confirm the soil profile and depth to bedrock across the site, which will be important to know when further assessing the potential risk from any potential unrecorded shallow coal workings.

Report 26036-MRA | June 2026

APPENDIX A - PROPOSED LAYOUT DRAWINGS



2.

Story (4)

1:50

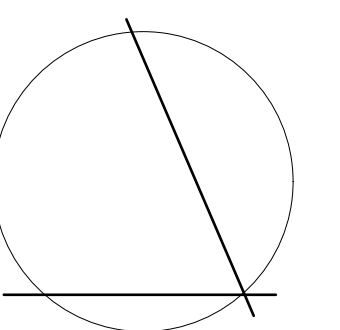
Client:

Project:

Drawing Title:

Scale: 1:50 Date:09/02/2026

Drawn By:



Alan Robinson
Chartered Architect BA Dip Arch RIBA BSc (Hons)
2 Gawber Road, Barnsley S75 2AF
Tel/Fax 01226 286066
Mob: 07947808933







Street

Alan Robinson
 Chartered Architect BA Dip Arch RIBA BSc (Hons)
 20 Gawber Road, Barnsley S75 2AF
 Tel/Fax 01226 286066
 Mob: 07947808933

Client: _____
 Project: _____
 Drawing Title: _____
 Scale: 1:50 Date: 09/02/2026
 Drawn By: _____ Rev: _____

0.36 Stone wall.
 Ht. 0.80
 Kerb
 Tarmac

Concrete I

APPENDIX B - HISTORICAL MAPS



Site details:	177 High Street, Royston
Client ref:	26036/4619
Report ref:	GS-6M8-8BF-WST-ZI5
Grid ref:	435429.69, 411501.94
Production date:	26 May 2026

Map name:	County Series
Map date:	1854
Scale:	1:10,560
Printed at:	1:10,560



Date: 1854
Surveyed: 1851
Edition: 1854
Levelled: 1854

Contact us with any questions at:

info@groundsure.com

01273 257 755



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
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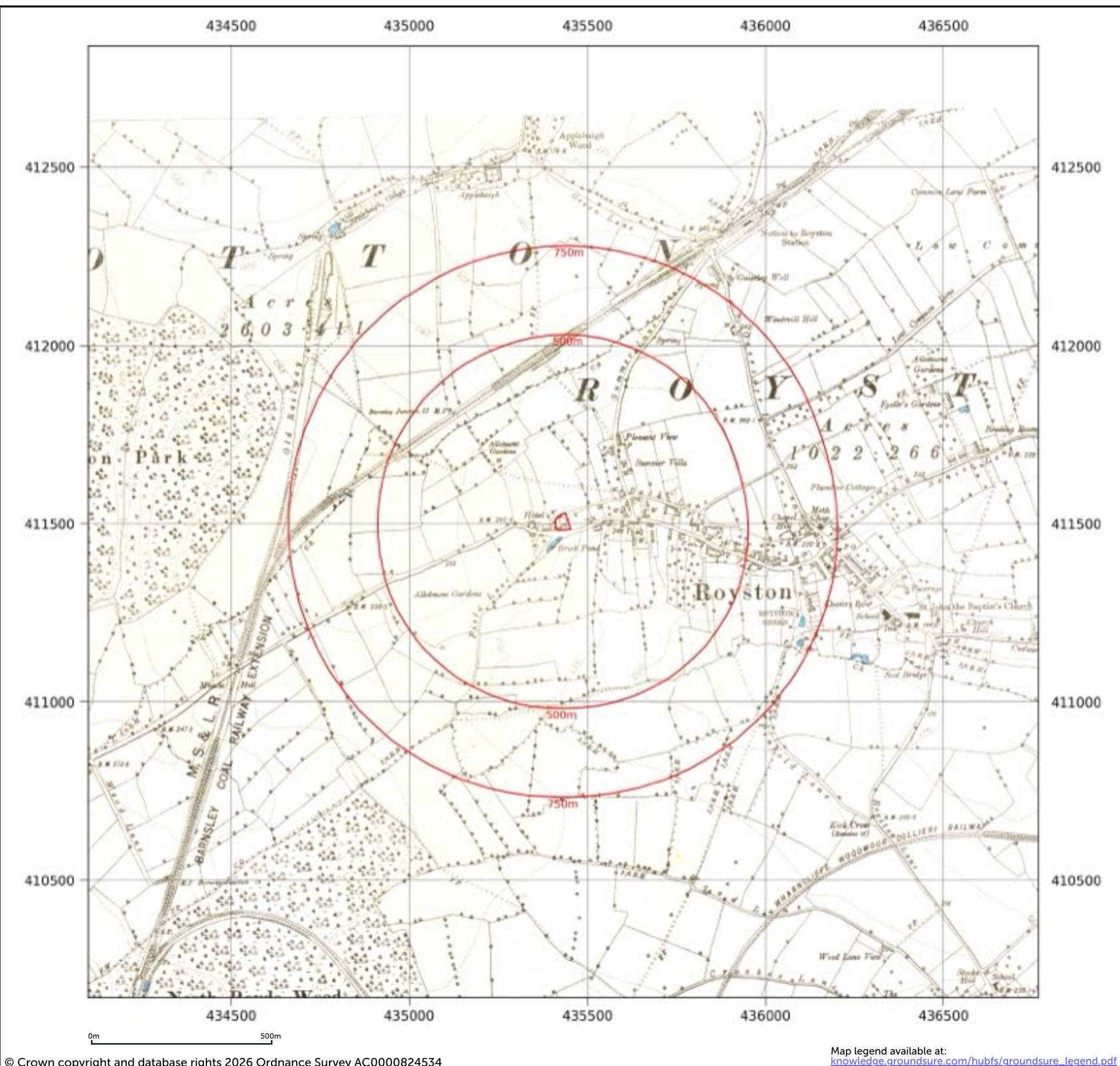


Date: 1891
 Surveyed: 1891
 Revised: 1891

Contact us with any questions at:

info@groundsure.com

01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
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Production date: 26 May 2026

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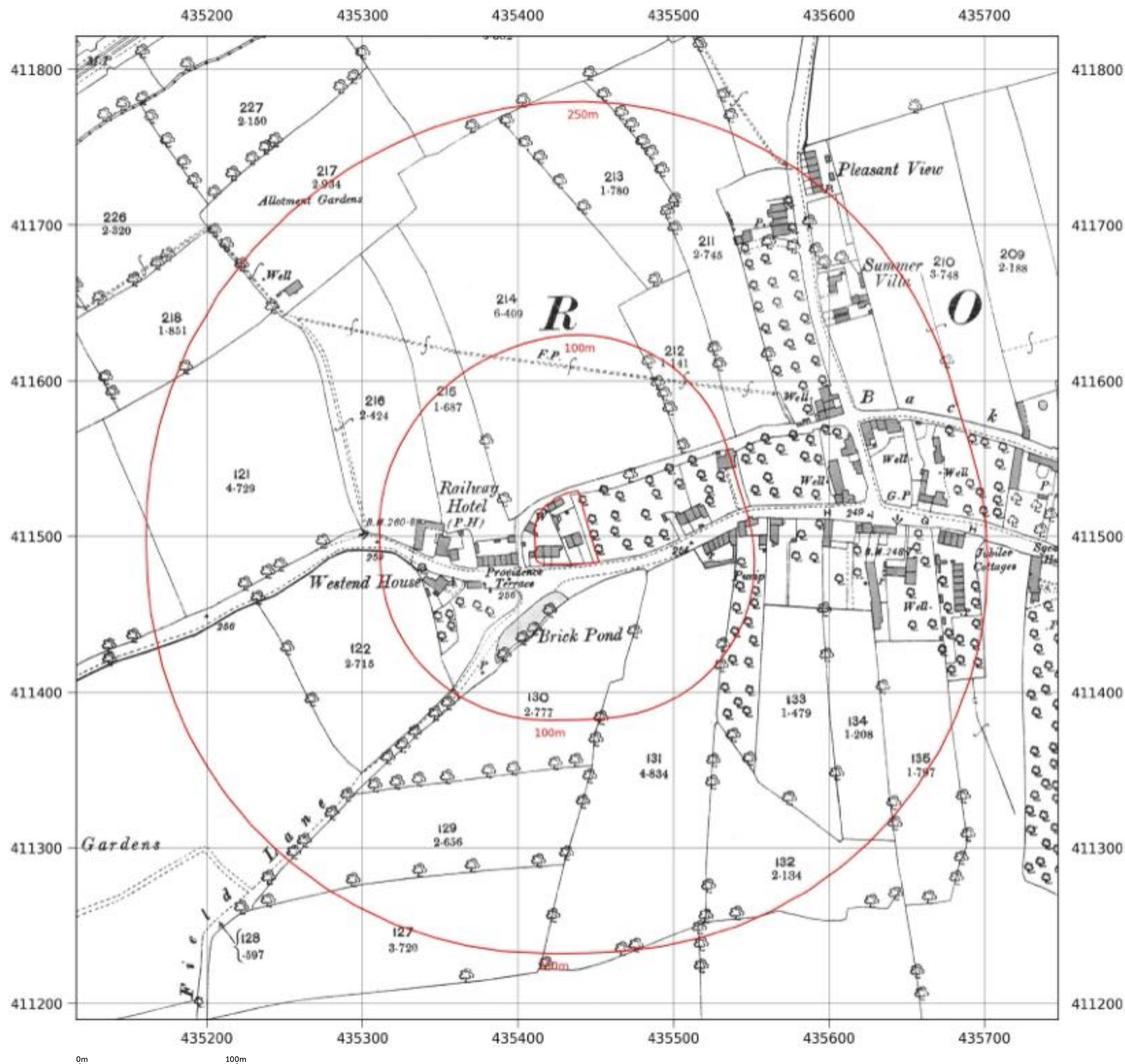


Date: 1893
 Surveyed: 1893
 Revised: 1893

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
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Production date: 26 May 2026

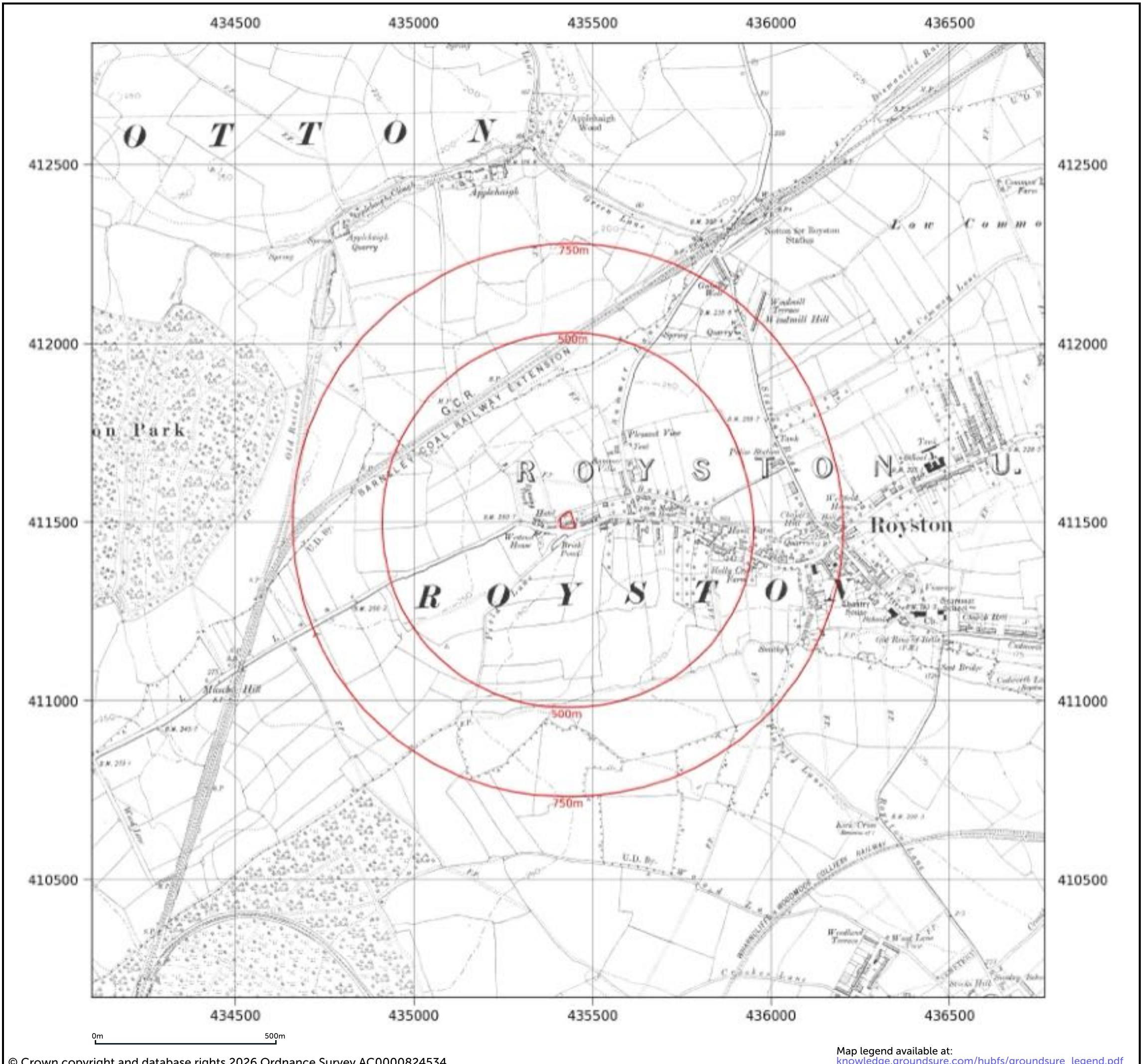
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Date: 1904
Surveyed: 1891
Revised: 1904

Date: 1904
Surveyed: 1891
Revised: 1904

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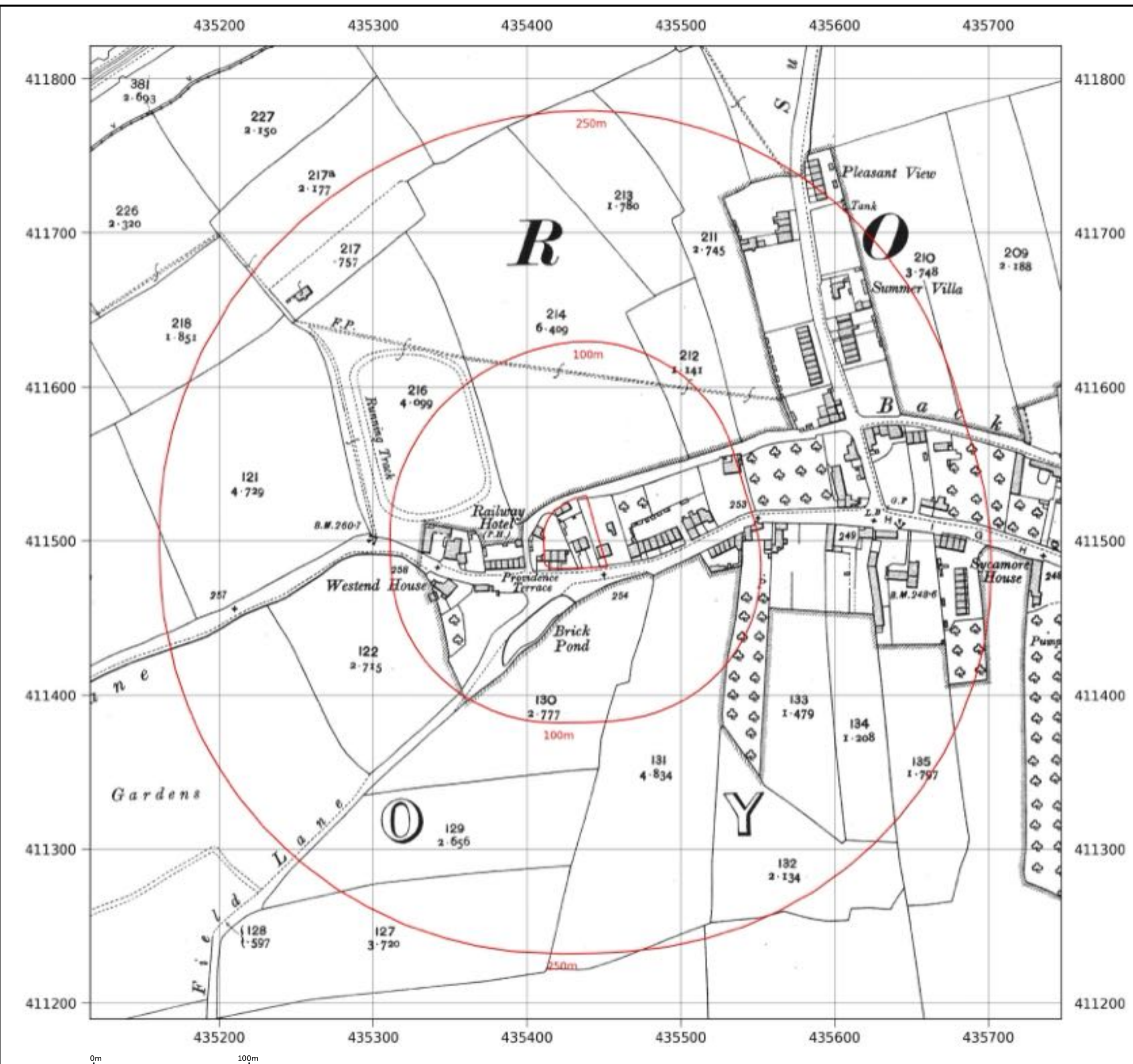
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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
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Scale: 1:2,500
Printed at: 1:2,500



Date: 1906
 Surveyed: 1906
 Revised: 1906

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 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
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Production date: 26 May 2026

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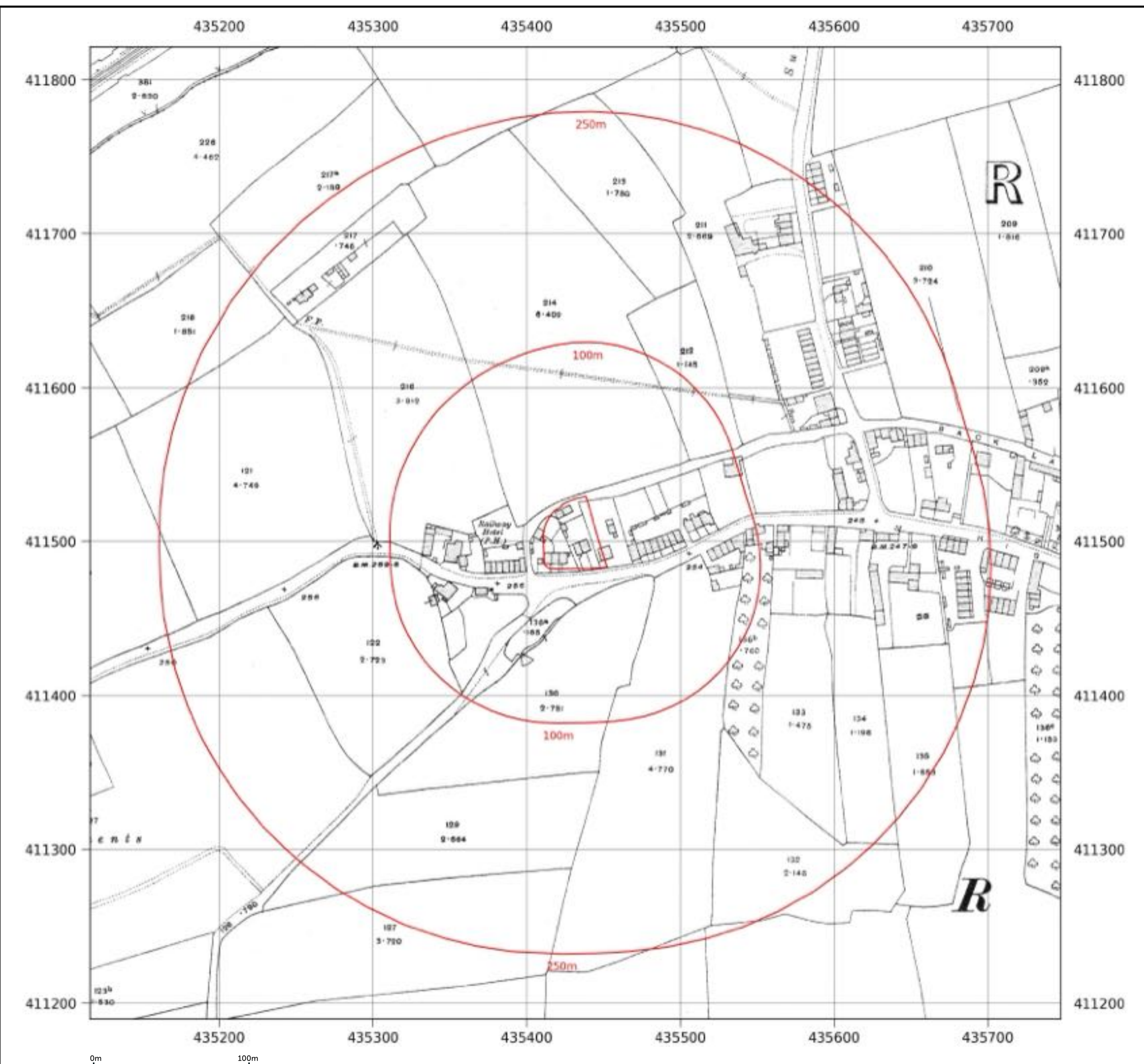


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 Surveyed: 1913
 Revised: 1913

Contact us with any questions at:

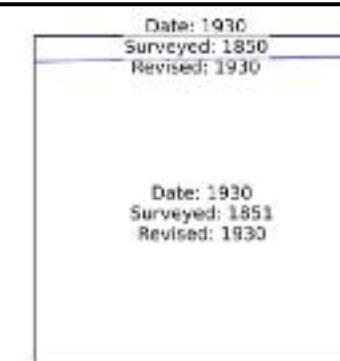
info@groundsure.com

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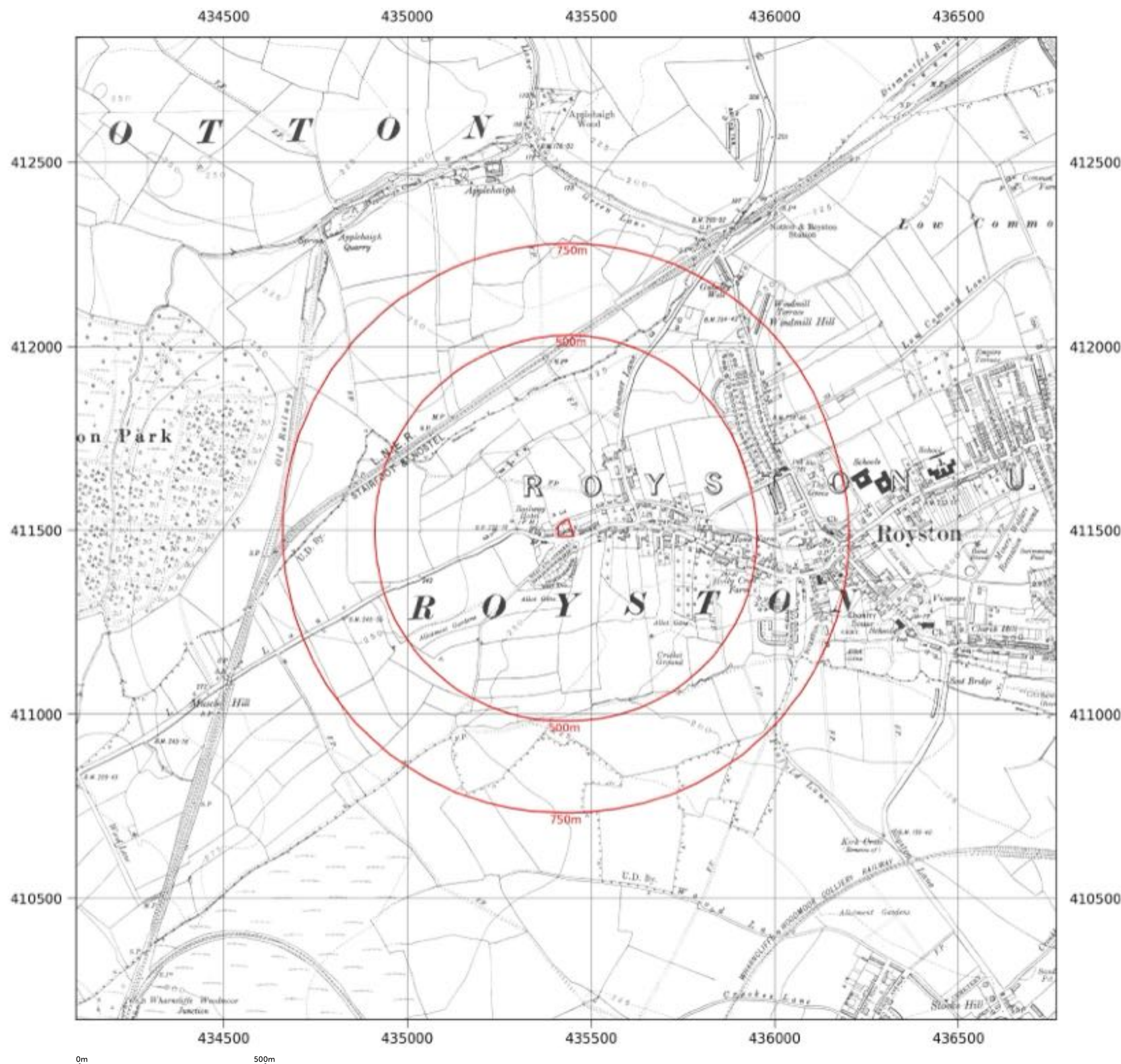


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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
Map date: 1930
Scale: 1:10,560
Printed at: 1:10,560



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 01273 257 755



0m 500m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: 177 High Street, Royston
 Client ref: 26036/4619
 Report ref: GS-6M8-8BF-WST-ZI5
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 Production date: 26 May 2026

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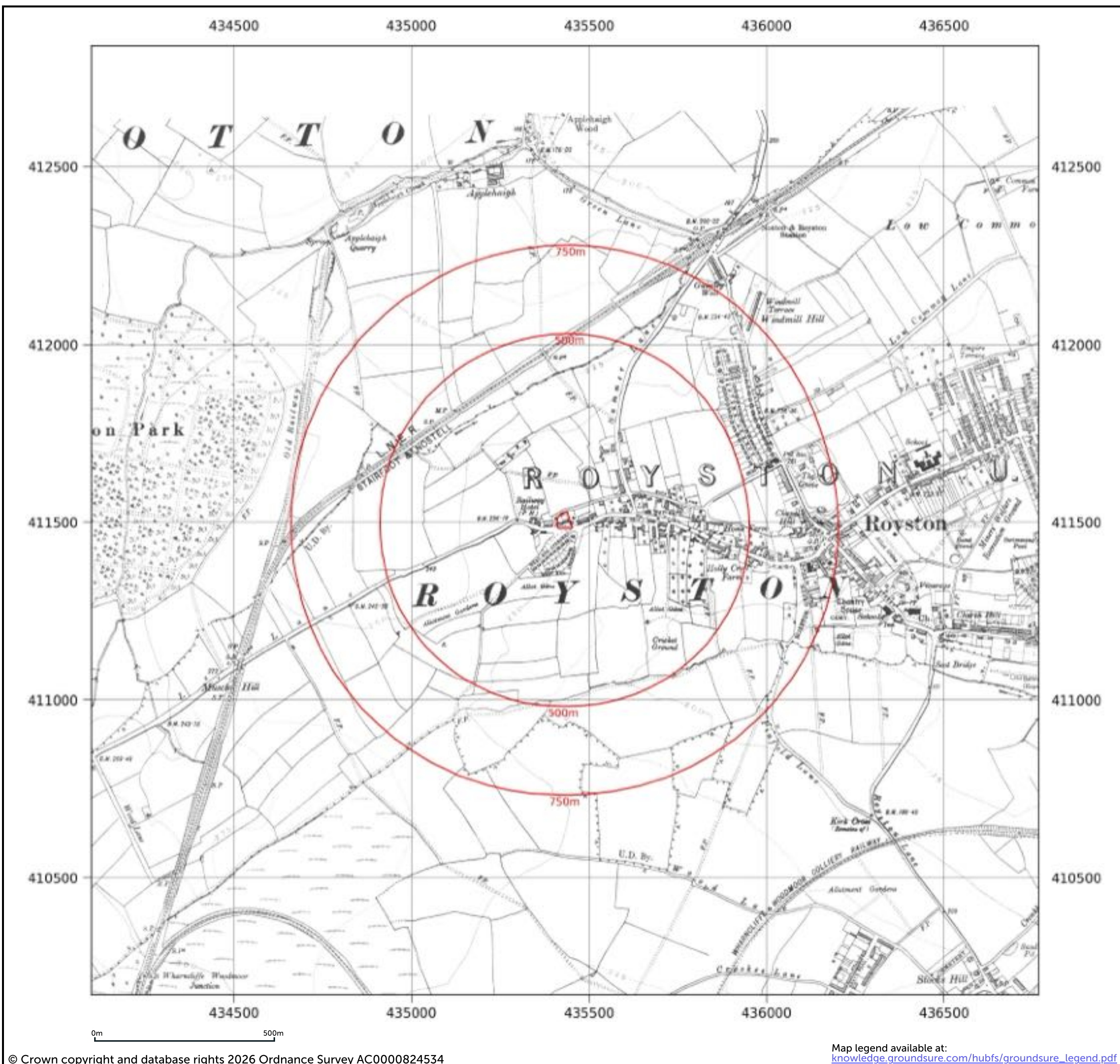


Date: 1930
 Surveyed: 1851
 Revised: 1930

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info@groundsure.com

01273 257 755



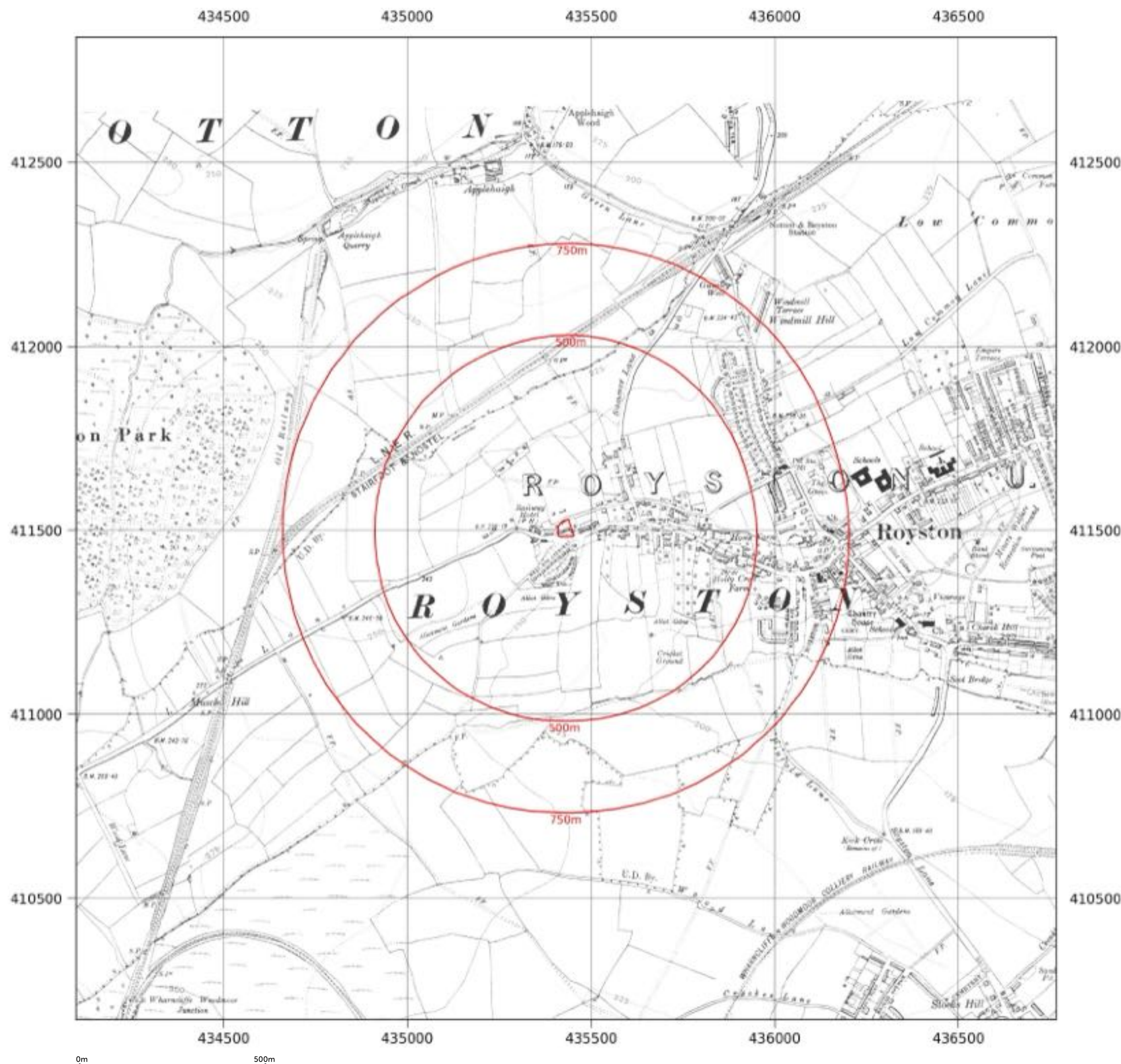
Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560



Date: 1938
 Surveyed: 1851
 Revised: 1938
 Edition: 1938

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info@groundsure.com
 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

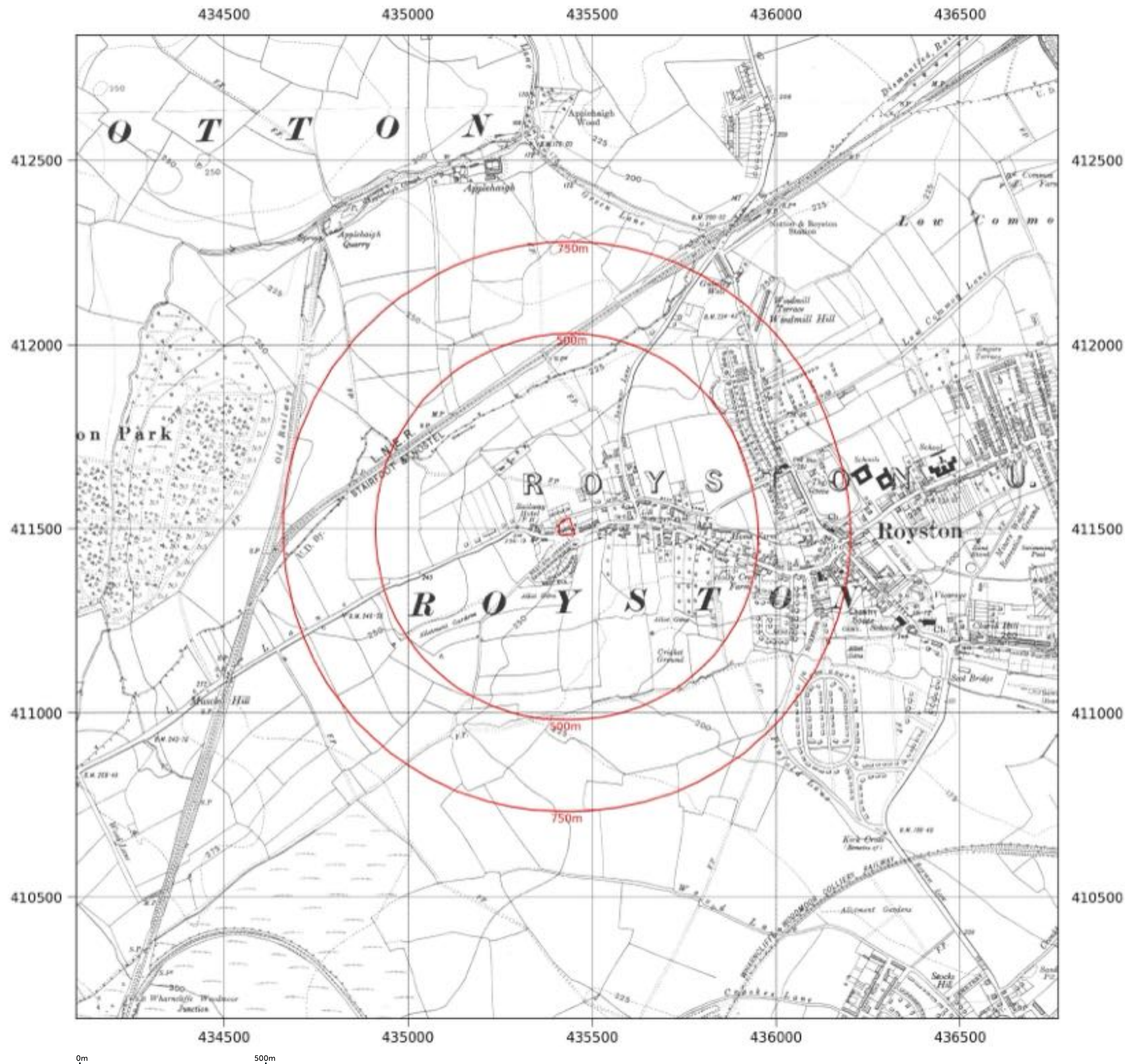
Map name: County Series
Map date: 1948
Scale: 1:10,560
Printed at: 1:10,560



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0m 500m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

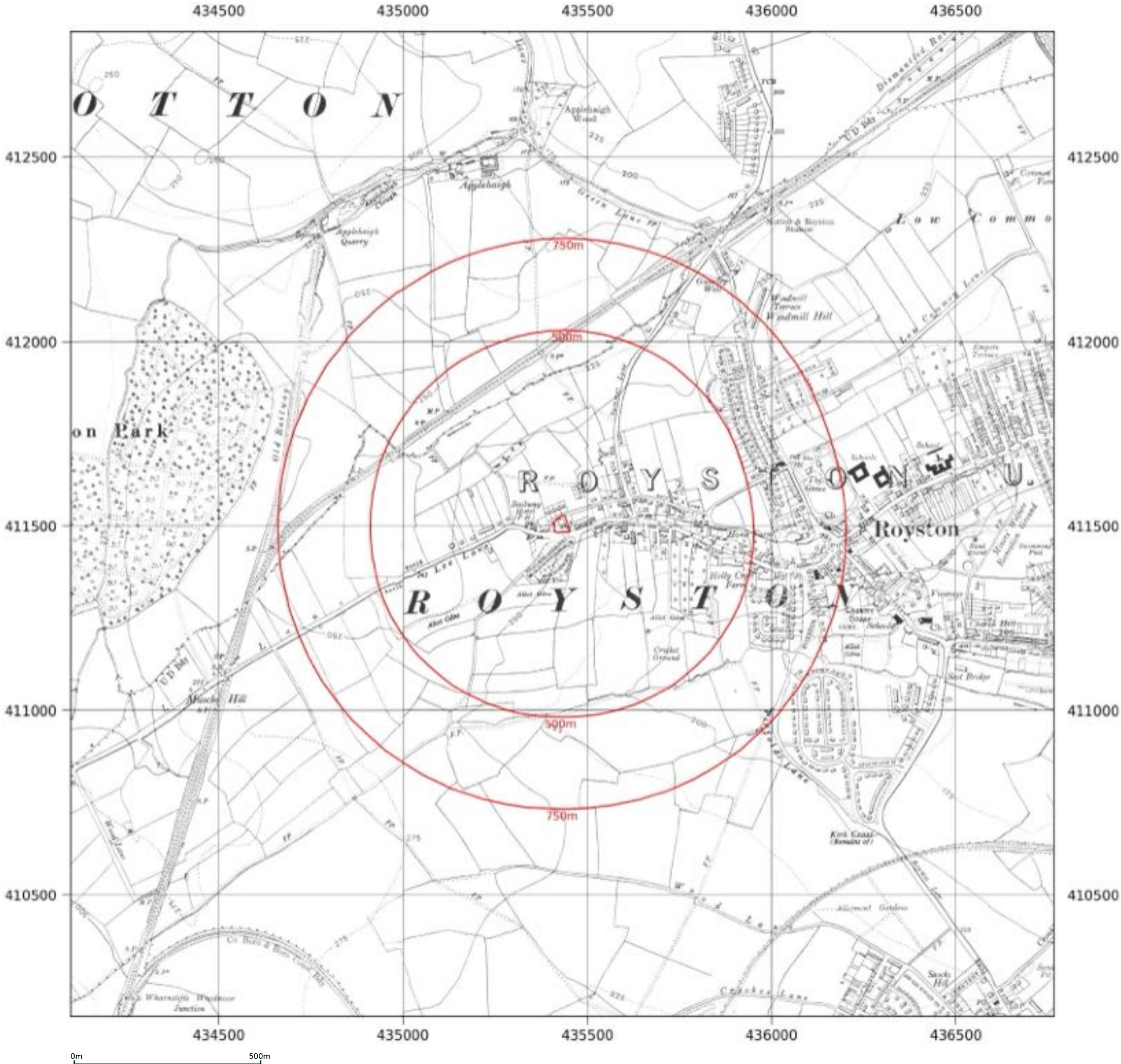
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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: Provisional
Map date: 1951
Scale: 1:10,560
Printed at: 1:10,560



Date: 1951 Surveyed: 1951 Revised: 1951	Date: 1951 Surveyed: 1951 Revised: 1951
---	---

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1962
Scale: 1:2,500
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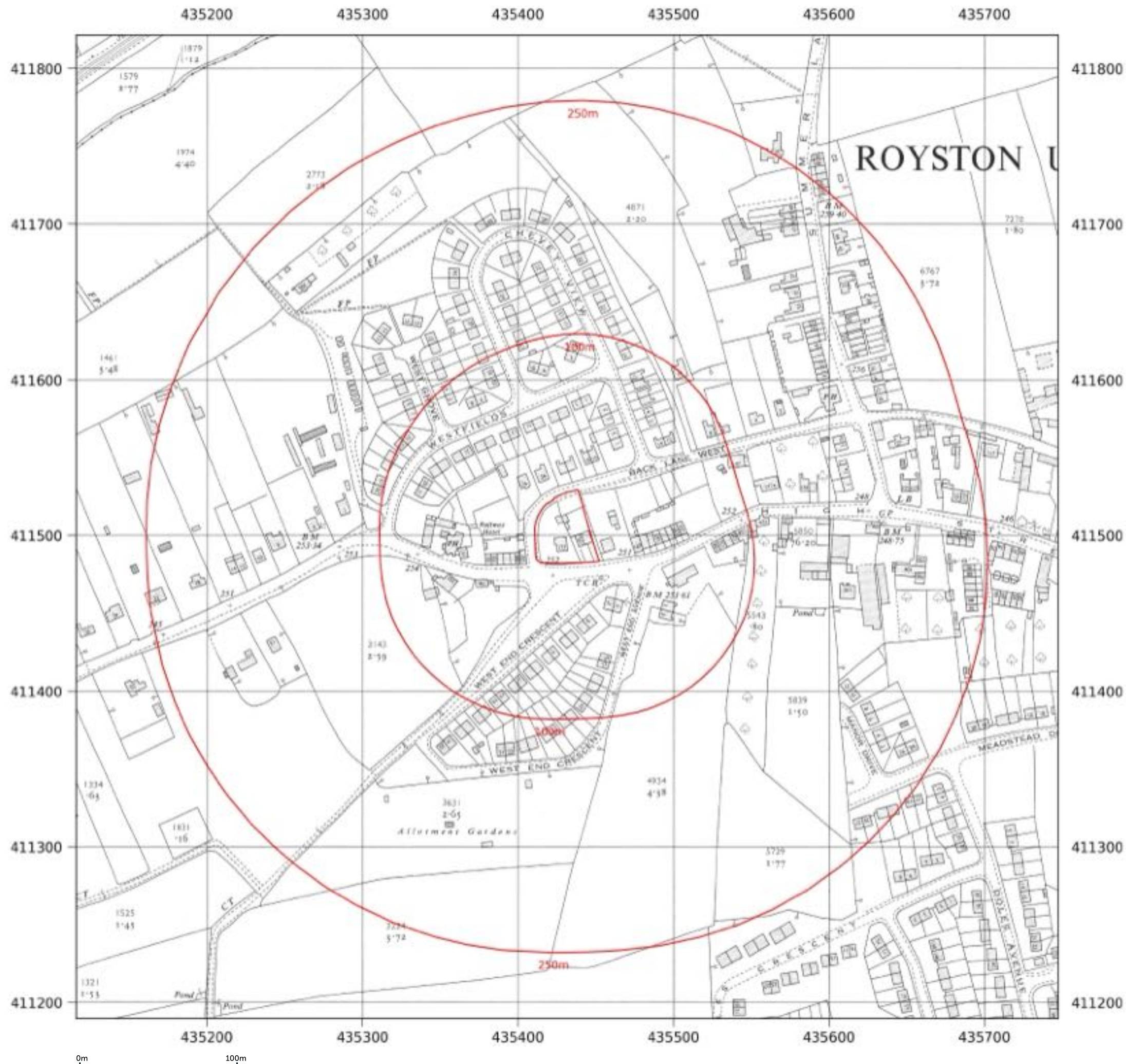


Date: 1962
 Surveyed: 1960
 Revised: 1960
 Copyright: 1962
 Levelled: 1959

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: Provisional
Map date: 1965-1966
Scale: 1:10,560
Printed at: 1:10,560

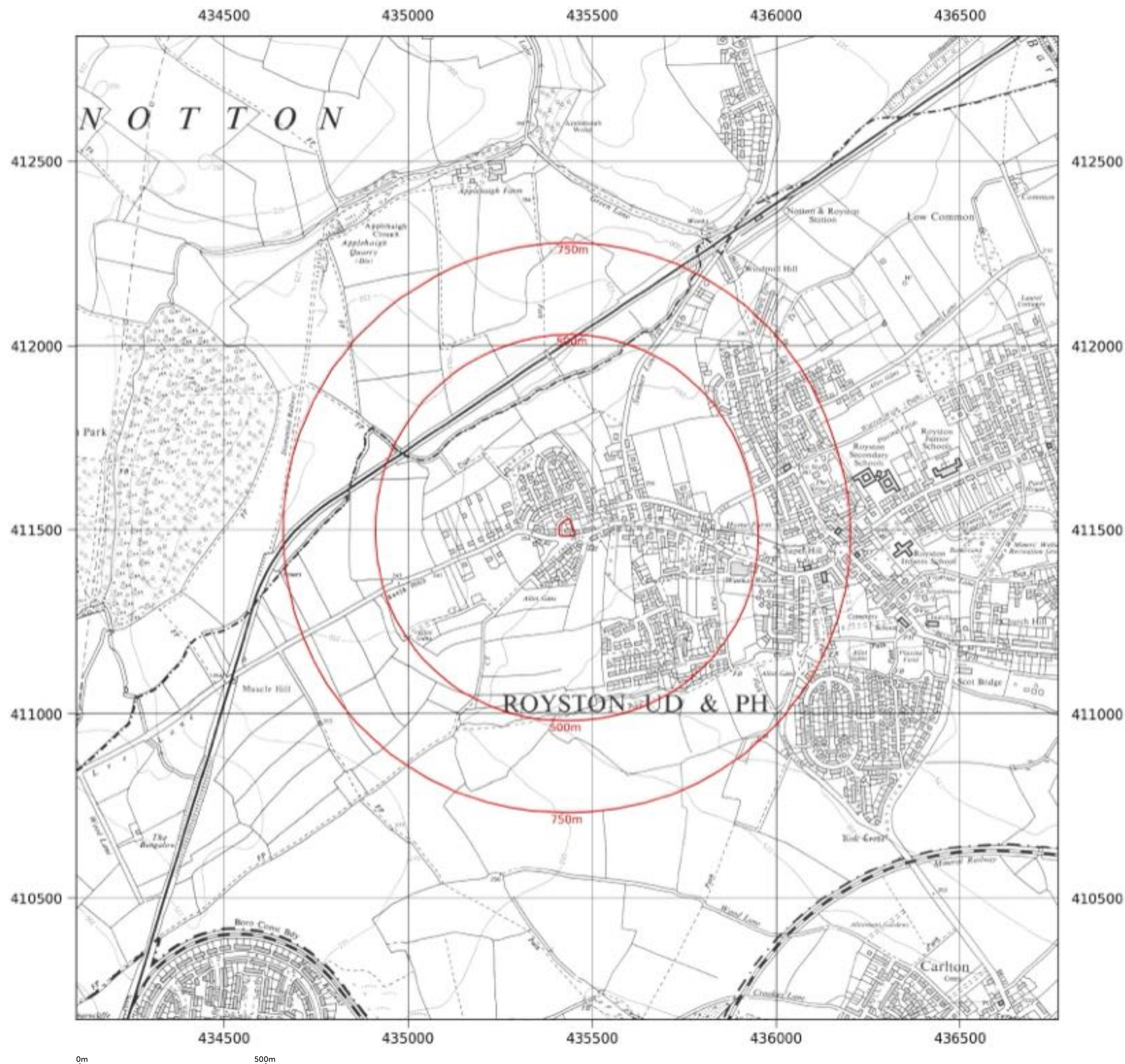


Date: 1965	Date: 1966
Surveyed: 1965	Surveyed: 1966
Revised: 1965	Revised: 1966

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info@groundsure.com

01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1970
Scale: 1:2,500
Printed at: 1:2,500

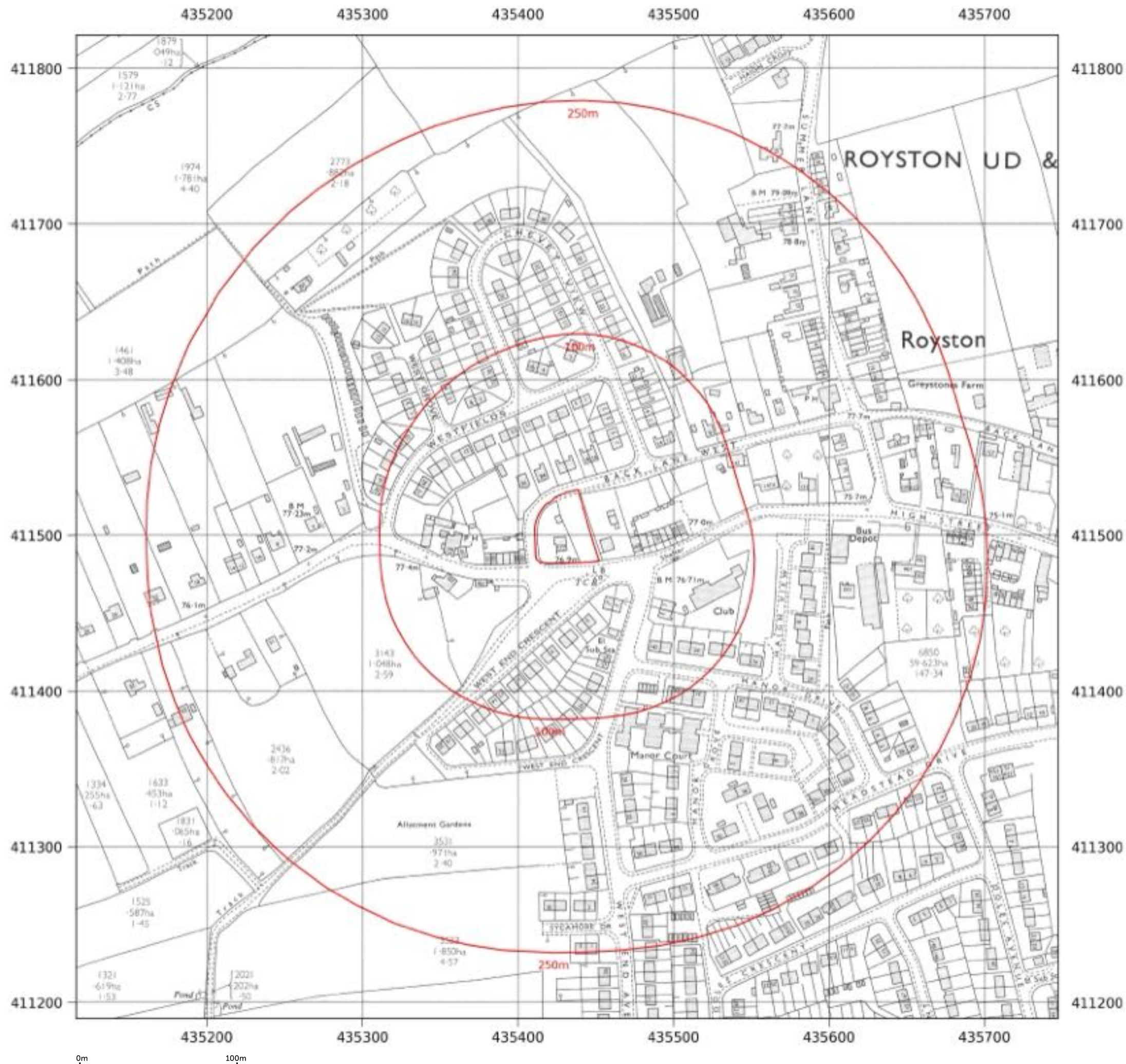


Date: 1970
 Surveyed: 1970
 Revised: 1970
 Copyright: 1970
 Levelled: 1964

Contact us with any questions at:

info@groundsure.com

01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1970
Scale: 1:2,500
Printed at: 1:2,500



Date: 1970

Contact us with any questions at:

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
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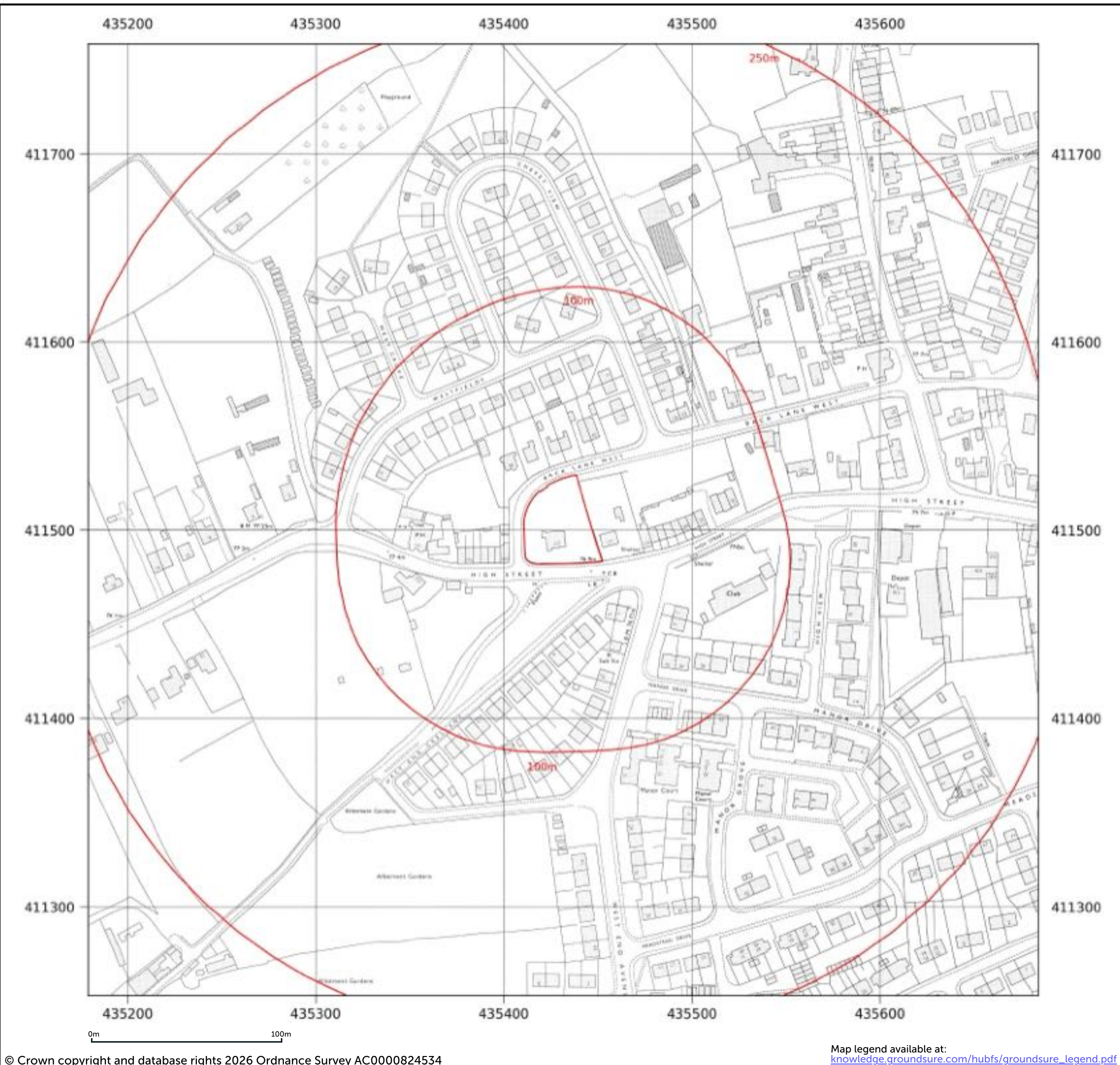


Date: 1976 Surveyed: 1975 Revised: 1975 Copyright: 1976 Levelled: 1964	Date: 1976 Surveyed: 1975 Revised: 1975 Copyright: 1976 Levelled: 1964
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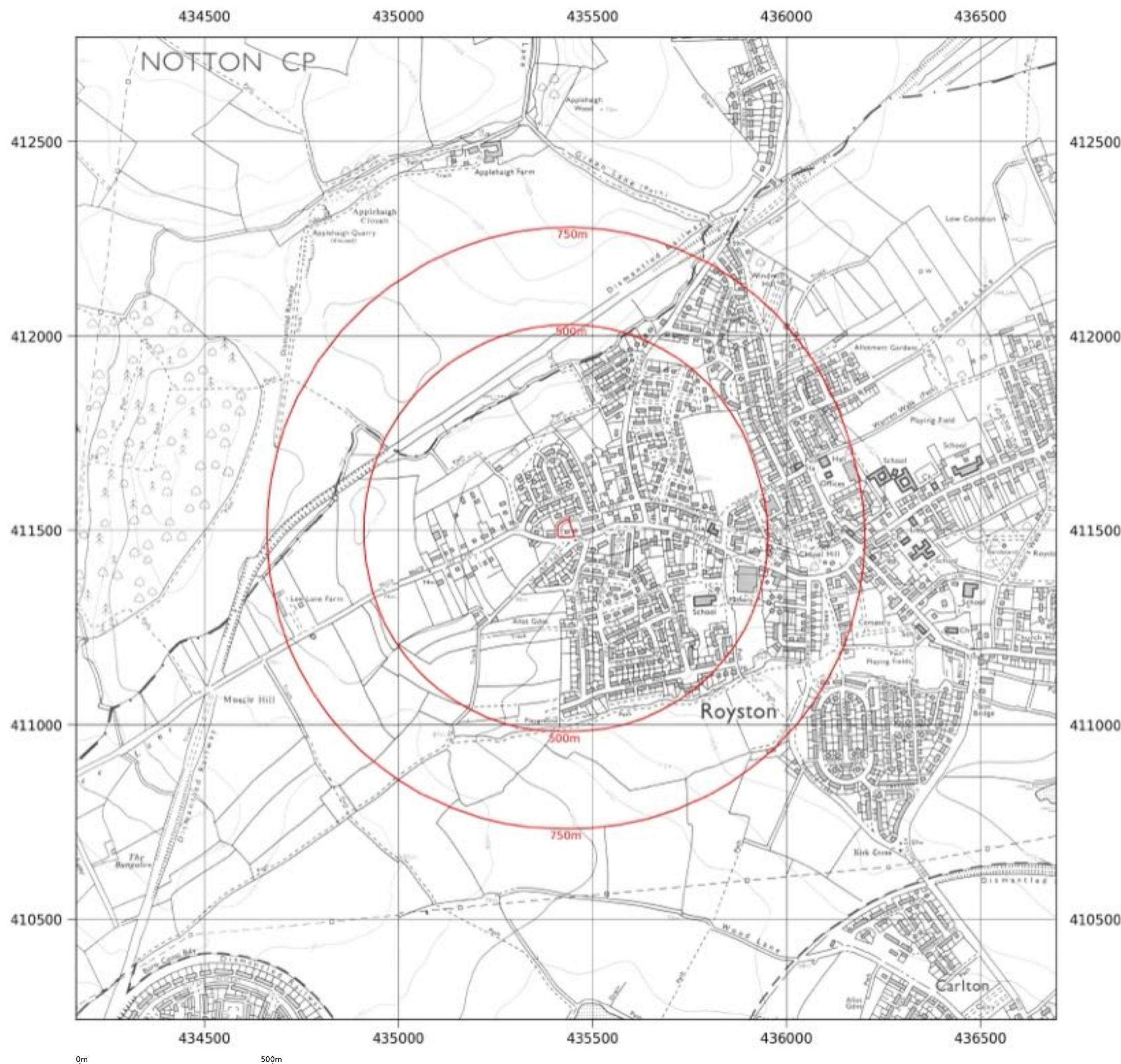
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Report ref: GS-6M8-8BF-WST-ZI5
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Production date: 26 May 2026

Map name: National Grid
Map date: 1978
Scale: 1:10,000
Printed at: 1:10,000



Date: 1978 Surveyed: 1977 Revised: 1978	Date: 1978 Surveyed: 1976 Revised: 1978
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 01273 257 755



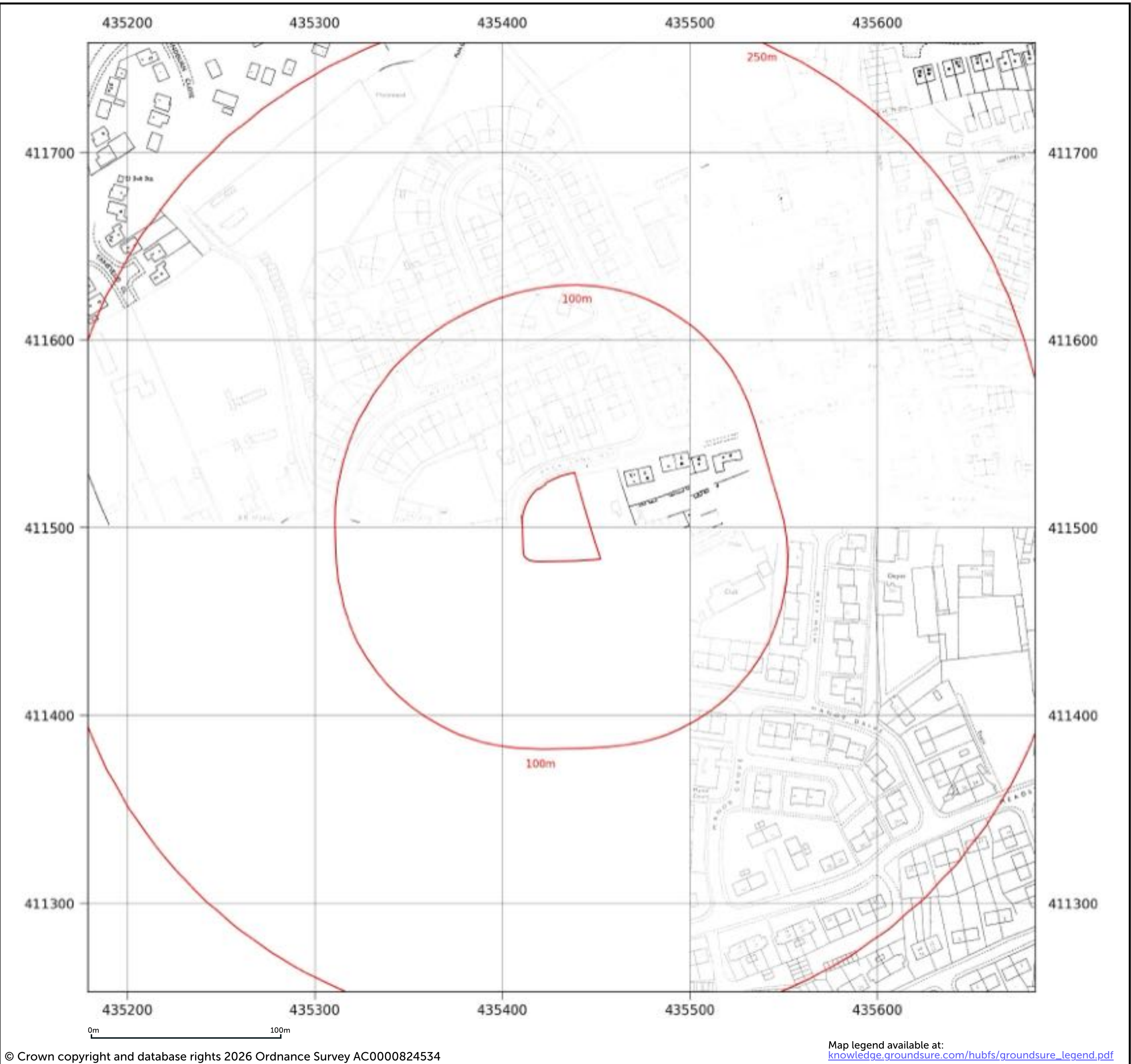
Site details: 177 High Street, Royston
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Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1978-1983
Scale: 1:1,250
Printed at: 1:2,000



Date: 1981 Copyright: 1981 Levelled: 1964	Date: 1978
	Date: 1983 Surveyed: 1964 Revised: 1983 Copyright: 1983 Levelled: 1964

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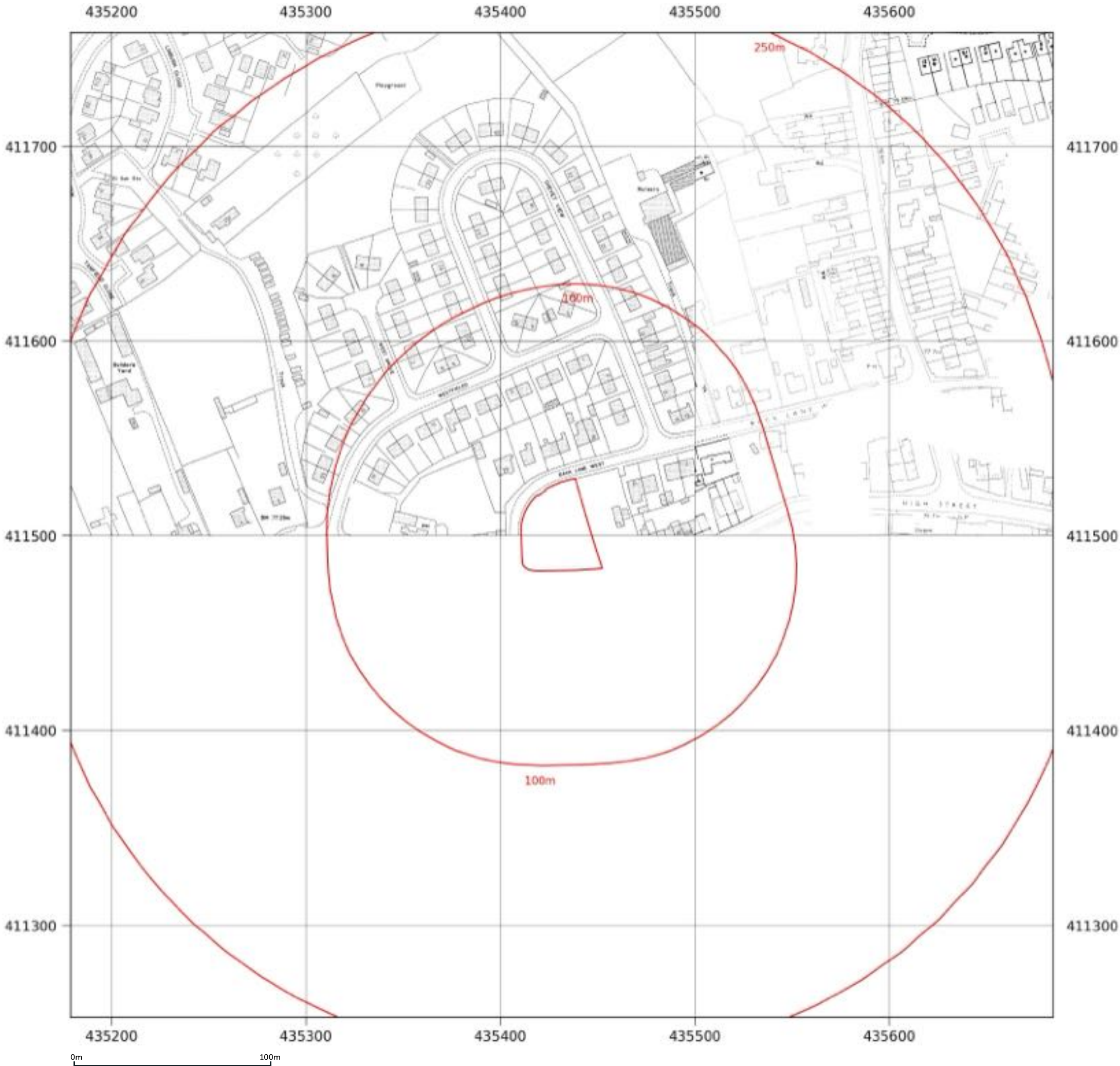
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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1986
Scale: 1:1,250
Printed at: 1:2,000



Date: 1986
Surveyed: 1975
Revised: 1984
Copyright: 1986
Levelled: 1964

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1986
Scale: 1:1,250
Printed at: 1:2,000



Date: 1986
Surveyed: 1984
Revised: 1988
Copyright: 1988
Levelled: 1964

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1988-1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Surveyed: 1993 Revised: 1993 Copyright: 1993	Date: 1988 Copyright: 1988
Date: 1993 Surveyed: 1993 Revised: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993

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 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1989-1990
Scale: 1:10,000
Printed at: 1:10,000



Date: 1990 Surveyed: 1983 Revised: 1990	Date: 1989 Surveyed: 1984 Revised: 1989
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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000



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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993
	Date: 1993

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1995
Scale: 1:1,250
Printed at: 1:2,000



Date: 1995
 Surveyed: 1995
 Revised: 1995
 Copyright: 1995

Contact us with any questions at:
info@groundsure.com
 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1995
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Printed at: 1:2,000

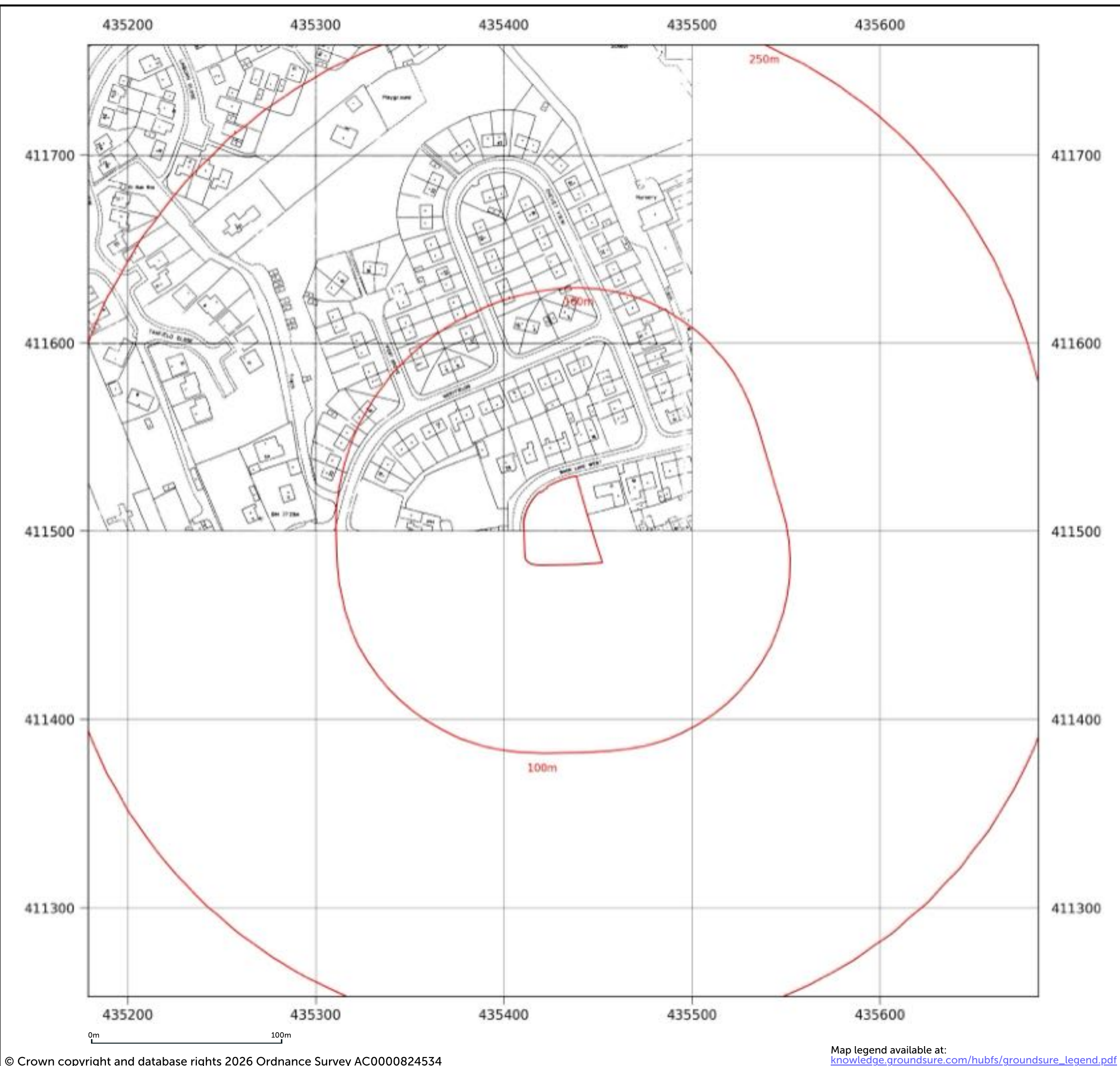


Date: 1995
Copyright: 1995

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

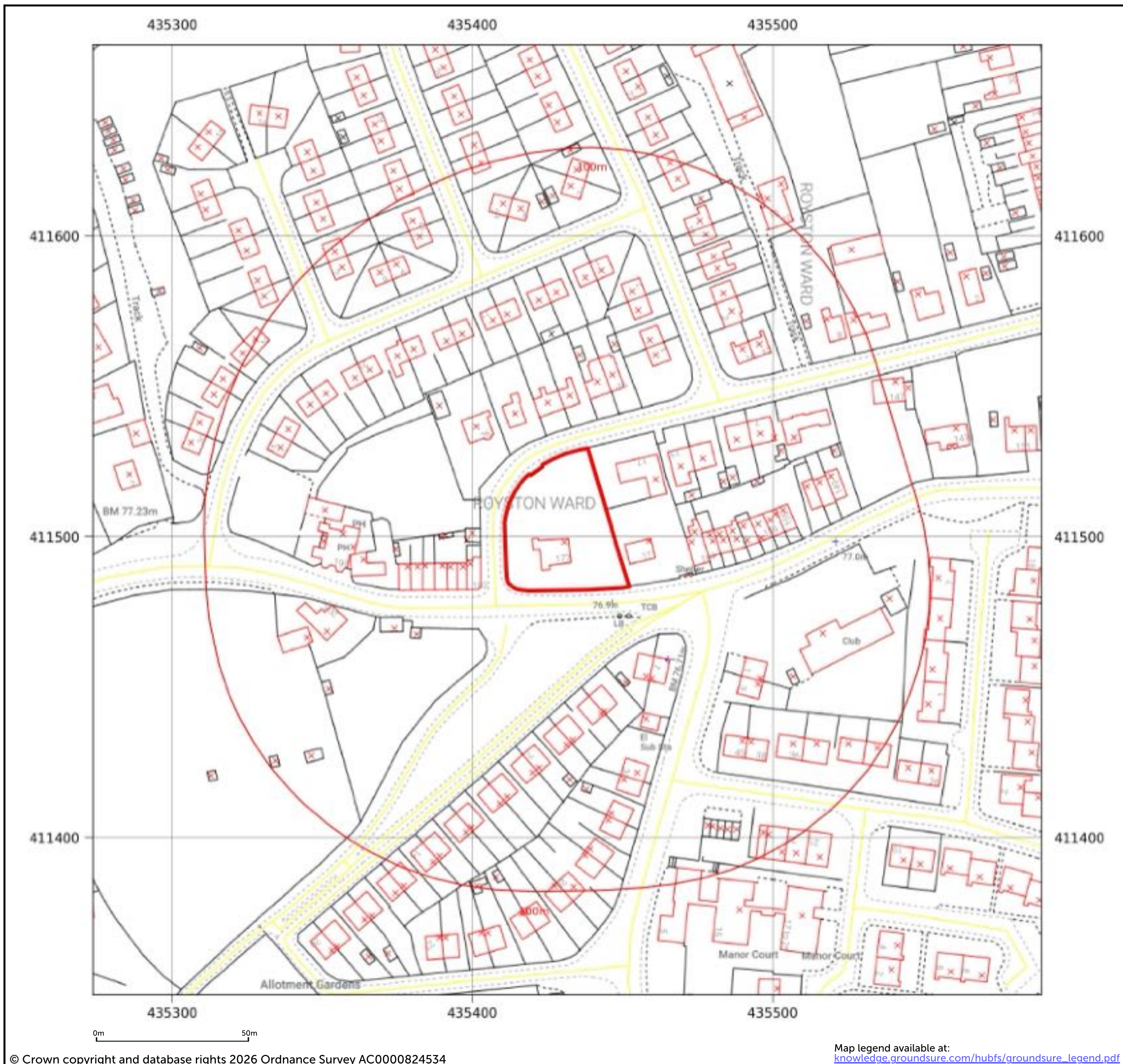


Date: 2003

Contact us with any questions at:

info@groundsure.com

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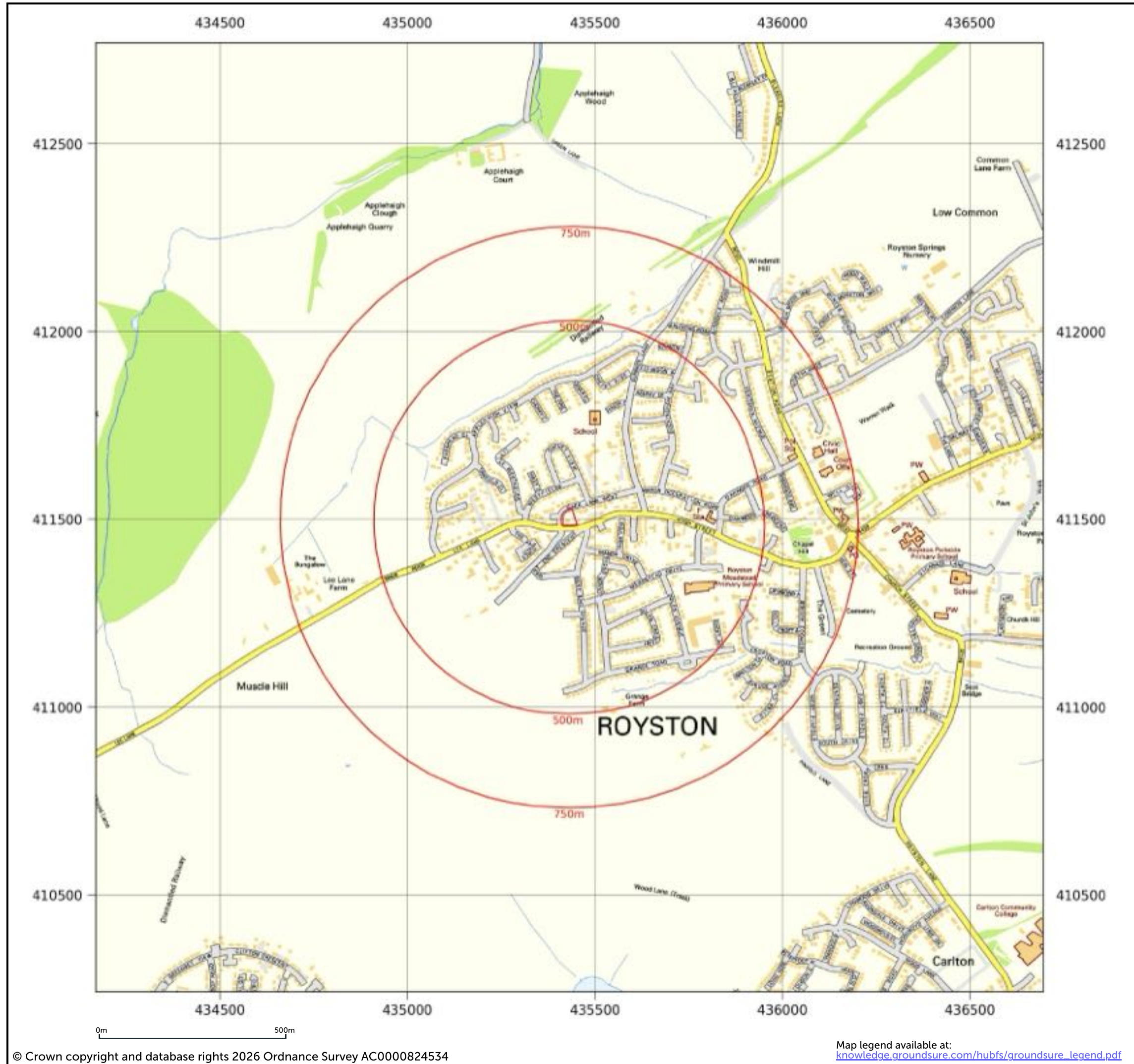


Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 2015
Scale: 1:10,000
Printed at: 1:10,000



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01273 257 755

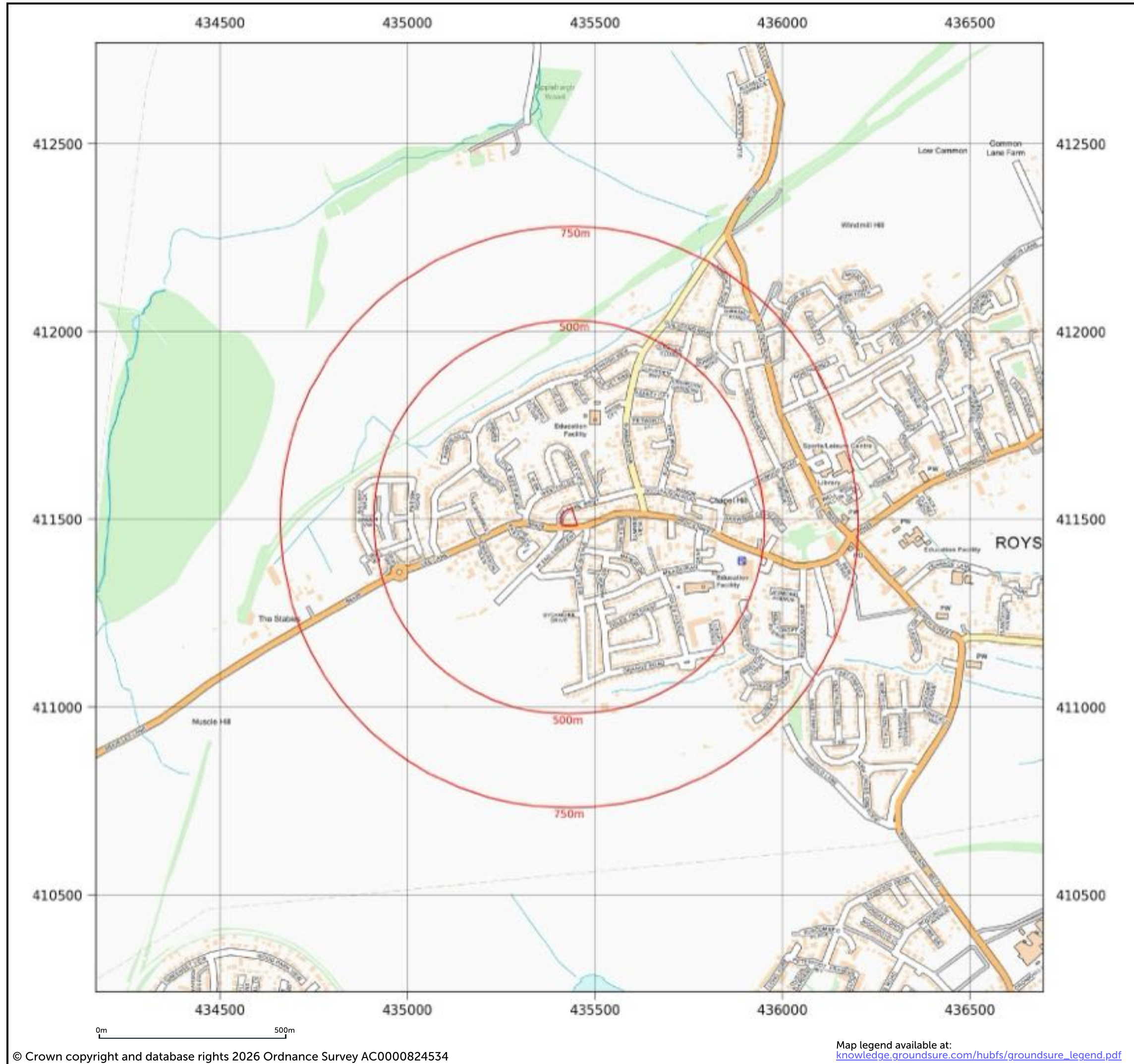


Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



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APPENDIX C - CONSULTANTS COAL MINING REPORT



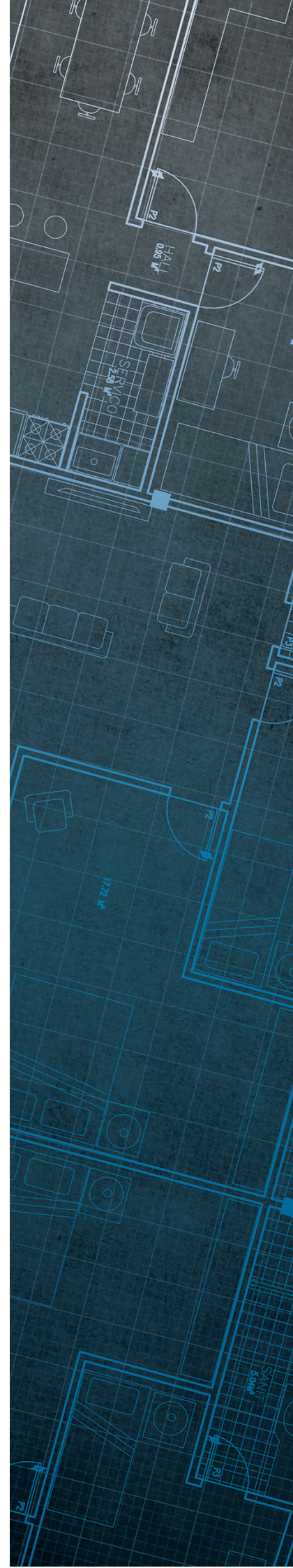
The Coal
Authority

Consultants Coal Mining Report

177 High Street, Royston
South Yorkshire

Date of enquiry:	26 May 2026
Date enquiry received:	26 May 2026
Issue date:	26 May 2026

Our reference:	51003572887001
Your reference:	GS-R4Z-CWF-7A9-IWQ



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

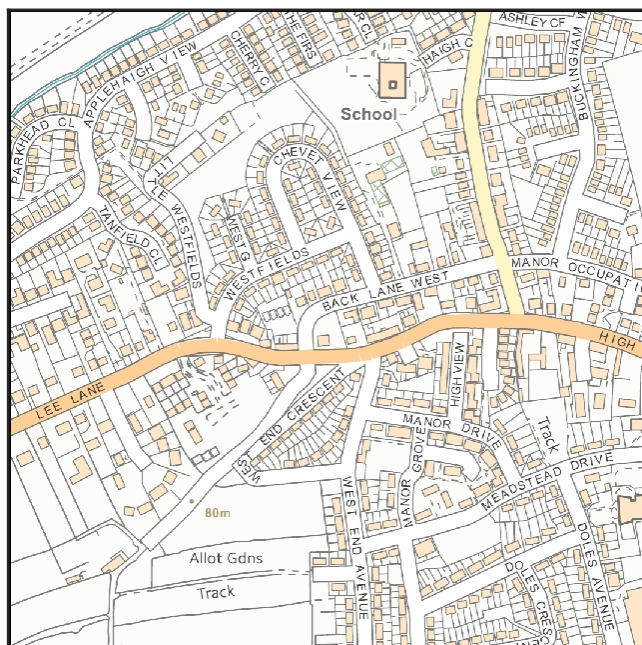
177 High Street, Royston
South Yorkshire

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOW BARNSELEY	Coal	652K	274	Beneath Property	1.2	East	157	1916
unnamed	WARREN HOUSE	Coal	652E	308	South-West	5.1	South-East	144	1921
unnamed	LOW HAIGH MOOR	Coal	652V	380	North-West	4.3	East	79	1965
unnamed	LOW BARNSELEY	Coal	652J	404	East	4.9	North-East	161	1908
unnamed	LIDGETT	Coal	6530	412	Beneath Property	4.6	North-East	82	1944
unnamed	LIDGETT	Coal	6532	419	North	5.0	South-East	82	1946
unnamed	FENTON	Coal	6533	512	South-West	4.1	North	180	1977
WOOLLEY	FENTON	Coal	R47	520	North-East	4.1	South-East	161	1980
WOOLLEY	FENTON	Coal	R46	523	North-East	4.1	South-East	185	1980
unnamed	MIDDLETON MAIN	Coal	6534	540	South-West	3.9	North	84	1973
unnamed	MIDDLETON MAIN	Coal	6535	560	North	6.1	South-East	84	1972

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

SY69	NE190	NE1033
NE158	NE695	NE996
NE1037	NE979	

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
20.7	South-West

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

There is a claim within 50 metres of the property boundary that does not match the property address. This is 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.miningremediation.co.uk.

See Section 4 for further information.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is in an area where notices to withdraw support were given in 1947 and 1977.

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.

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.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

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 500m of 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.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of 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.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

