

Saltersbrook, Goldthorpe
Coal Mining Risk Assessment Report
S140404
Yorkshire Housing

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COAL MINING RISK ASSESSMENT REPORT

SALTERSBROOK, GOLDTHORPE

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Revision	Date	Prepared By	Checked By
Final	April 2014	R Woods *Principal Geotechnical Engineer*	D Simpson *Geotechnical Engineer*

1 EXECUTIVE SUMMARY

Site Address	Saltersbrook, Goldthorpe, S63 9AR.
Site Description	The area comprises a parcel of land which is located to the north west of Saltersbrook, Goldthorpe, Rotherham. The site is currently occupied by a large single storey building in the centre of the site. Surrounding the building is tarmac car park area. The site boundaries consist of grassed areas with trees and a 6ft metal fence. The topography of the site is relatively level.
Proposed End Use	The site is expected to be developed with residential bungalows.
Environmental Setting *Geology*	The solid geology is shown as Middle Coal Measures and the drift deposits are shown too negligible (i.e. <3m deep). The Shaft coal seam is shown to sub crop approx. 800m south to south west of the site and conjectured to dip beneath.
Mining Report	The mining report indicates five known worked coal seams below the site. The shallowest seam is named Shafton which was extracted before 1936 subjacent to the site at a depth of 29m with a section of 2.13m. The report concludes old workings are present but all settlement is likely to have completed long ago.
Mining Assessment	Using the generally accepted rule that providing competent rock cover (H) is >10x the extracted seam thickness (h) then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). At this site, assuming rock head is around 3m depth as no drift deposits were depicted on the geological plans, the Shafton seam has a worked section of 2.13m at 29mbgl, a ratio of 12h has been calculated which is above the 10h limit. Therefore the risk from shallow mine workings is deemed low. However, should rock head be proved around >6m depth the rotary boreholes maybe required as the ratio would reduce to <10h. The rock head depth can be proven during a Phase 2 Site Investigation within small percussive boreholes.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Bernard Williams Associates on behalf of Yorkshire Housing to undertake a Coal Mining Risk Assessment on a parcel of land located off Saltersbrook, Goldthorpe, Rotherham. The proposed development on site is to comprise new residential bungalows. A site location map is included within Appendix 1.

The purpose of this mining assessment is to evaluate the underlying ground conditions of the site based on existing information and to plan the scope of the subsequent investigation should it be required. The objectives and planned outcomes of the mining assessment are:

- to identify existing features on and near the site
- to review geological maps and previous site investigations of the area
- to source and make an assessment of a coal mining report for the site
- to design the scope of the proposed intrusive investigation (if necessary)
- to identify constraints to the investigation, i.e. site access and health and safety considerations

3 SITE DESCRIPTION

The centre of the site is located at OS Grid Ref 445520E, 404420N. The site currently occupied by a large single storey brick building which lies north west of Saltersbrook, Goldthorpe, Rotherham.

The desk study area comprises a parcel of land which is located to the north west of Saltersbrook, Goldthorpe, Rotherham. The topography of the site is relatively level and is currently occupied by a large single storey building in the centre of the site with timber canopy on the east face of the building. Surrounding the building is tarmac surfacing used as a car park area. The site boundaries consist of grassed areas with trees and a 6ft metal fence.

4 GEOLOGY

Inspection of British Geological Survey (BGS) 1:50,000 scale sheet No 87 Barnsley (solid and drift) indicates the solid geology beneath the site to comprise Middle Coal Measures of the Upper Carboniferous Age. Drift deposits are not shown and will likely comprise weathered rock head.

The Shafton coal seam is shown to sub crop approximately 800m south to south west of the site and is conjectured to dip beneath the site.

5 MINING

A Coal Authority Mining Report for the site dated 15th April 2014 is presented in Appendix 4.

The mining report indicates five known worked coal seams below the site. The shallowest seam is named Shafton which was extracted before 1936 subjacent to the site at a depth of 29m with a section of 2.13m.

The report states that there are no known shafts or adits within 20m of the property.

The report highlights that the site is not in the boundary of a former opencast coal mining site. The site is also not located within 200m of an operating opencast coal mine or 800m of a future opencast coal mine.

The report concludes old workings are present but all settlement is likely to have completed long ago.

The Envirocheck Report states that there is a former BGS Recorded Mineral Site 470m north of the site for extraction of Coal using opencast methods, however; operations have since ceased.

5.1 Mining Assessment

The mining report highlighted that there is a worked seam which lies 29mbgl. The seam is highlighted to be

the Shafton, which has a section of 2.13m.

Using the generally accepted rule that providing competent rock cover (H) is >10x the extracted seam thickness (h) then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). At this site, assuming rock head is around 3m depth as no drift deposits were depicted on the geological plans, the Shafton seam has a worked section of 2.13m at 29mbgl, a ratio of 12h has been calculated which is above the 10h limit. Therefore the risk from shallow mine workings is deemed low. However, should rock head be proved around >6m depth then rotary boreholes maybe required as the ratio would reduce to <10h. The rock head depth can be proven during a Phase 2 Site Investigation within small percussive boreholes.

The use of extra reinforcement in the footings may help developers to regard the risk as acceptable.

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Appendix A:
Figures



Client:	Yorkshire Housing
Project:	Saltersbrook, Goldthorpe
Title:	Site Location Map
DRG No:	Figure 1
Date	April 2014

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Client:	Yorkshire Housing
Project:	Saltersbrook, Goldthorpe
Title:	Site Plan
DRG No:	Figure 2
Date	April 2014

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Plate 1: View looking west from the east of the site.



Plate 2: View looking north from the southeast of the site.

Client:	Yorkshire Housing
Project:	Saltersbrook, Goldthorpe
Title:	Plates 1 & 2
DRG No:	Figure 3
Date	April 2014

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Plate 3: View looking west from the northeast of the site.



Plate 4: View looking west from the south east of the site.

Client:	Yorkshire Housing
Project:	Saltersbrook, Goldthorpe
Title:	Plates 3 & 4
DRG No:	Figure 4
Date	April 2014

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Appendix B:
Mining Report

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(DX 720352 Harrogate)

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By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

searchcode

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AFFILIATE MEMBER

David Bellis Consulting Surveyors Ltd. – Registered in England no. 5034580
Registered Address : 10 Bolton Street, Ramsbottom, Bury, BL0 9HX

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

Serial Number 293610

Client detail :

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TS18 3NA

CoalSearchPlus+ by David Bellis Consulting Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Land at
Barnsley Bungalows
Saltersbrook
Goldthorpe

Your ref : S140404
Purchaser :
Vendor :

In accordance with your instructions received 26 Mar 2014 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Shafton	29	213	1936	Subjacent
Newhill	275	144	1976	Subjacent
Meltonfield	290	127	1969	Subjacent
Barnsley	443	190	1909	Subjacent
Parkgate	670	140	1983	Subjacent

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. **UNDERLYING GEOLOGY :**

The property is situated in an area of Middle Coal Measures, shales and mudstones.

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4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago.
In our opinion it is unlikely that coal will be worked in the forseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that

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proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database and plans and records publicly available at the time of inspection from the Coal Authority, including British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only :

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

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- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan to be provided by the instructing organisation or individual. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

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If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
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- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):
Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

Date : 15 Apr 2014 Signed : 

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Important Consumer Protection Information

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
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- Ensure that all search services comply with the law, registration rules and standards.
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TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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   b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
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   d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
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44. CoalsearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
45. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

Appendix C:
Notes on Limitations

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2014)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek. Solmek was a trading name of Hymas Geoenvironmental Ltd.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2001 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.