



COAL MINING RISK ASSESSMENT

Land off Whaley Road
Barugh Green
Barnsley

Reference

6709-JPG-Z2-XX-RP-G-0602-S2-P02

Date

29 May 2026

Author

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Figure 1 - Site Location Plan

Figure 2 - Aerial Photograph

AJA Architects. Proposed VMU & External Works, Whaley Road, Barnsley. Proposed Site Plan. Drawing No. 7628-010 D, dated 30.07.26.

JPG Leeds Limited. Whaley Road, Barugh Green, Barnsley. Composite Geological Constraints Plan. Drawing Ref: 6709-JPG-ZZ-ZZ-DR-G-1101 S2 P01, dated 14 May 2025.

Appendix B Coal Authority Mining Reports

The Coal Authority. Consultants Coal Mining Report. Whaley Road, Barugh Green, Barnsley. Ref 51003568572002. Date of issue 5 May 2026.

The Coal Authority. CON29M Non-Residential Mining Report. Whaley Road, Barugh Green, Barnsley. Ref 51003568572001. Date of issue 5 May 2026.



CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

Wordsworth Property Partnership.
Unit 1
Wordsworth Business Park
Whaley Road
Barugh Green
BARNSELY
S75 1FJ

This report has been prepared for the sole use and reliance of the above-named party. This report shall not be relied upon or transferred to any other parties without the express written authorisation of JPG (Leeds) Limited. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party.

DOCUMENT HISTORY

Revision	Date	Revision Details	Status	Author	Approved
P01	29.05.2026	NA	Final	EJS	RJM
P02	31.07.2026	Client Comment	Final	EJS	RJM



1.0 APPLICATION

Wordsworth Property Partnership is to submit a planning application for the demolition of existing buildings, erection of a Vehicle Maintenance Unit (VMU) and other associated works including truck and plant wash facilities and refuelling facilities on their existing site to enable a more efficient use of the applicants existing site off Whaley Road in Barnsley.

JPG Leeds Limited has been commissioned to prepare a Coal Mining Risk Assessment Report for the proposed investment to improve existing facilities on the site and provide VMU, to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

1.1 Location

The site is located off Whaley Road in Barugh Green, approximately 4km to the northwest of Barnsley town centre. The approximate centre of the site is located at NGR 432136, 408281.

A site location plan is provided as Figure 1 in Appendix A.

1.2 Site Description and Topography

A site walkover was carried out by a JPG Engineer on 5 May 2026.

The site is irregular in shape and covers an area of approximately 2.22 hectares.

The landowner (Wordsworth Property Partnership) occupies the land in the north, east and south of the site. Two tenants occupy the land in the centre and west of the site.

Land use typically comprises storage, car parking and service yards with a number of temporary buildings and storage units.

The land occupied by the tenant in the western part of the site can be accessed from the southwest; the remainder of the site can be accessed from the south.

The site is traversed by several roads and tracks providing access across the site.

An electricity pylon is located in the south of the site in the centre of a car park used by Wordsworth Construction. The pylon has a gabion retaining wall at its base which will required to be maintained as part of any future development. Overhead electricity cables extend east to west, spanning the southern part of the site.

The land to the north, south and west comprises industrial land use. A railway track is located immediately to the northeast of the site with agricultural land beyond.

An aerial photograph of the site is provided as Figure 2 in Appendix A.



1.3 Description and Layout of Proposed Development

An indicative site layout plan for the proposed development has been provided. This is referenced below and a copy is provided in Appendix A.

- AJA Architects. Proposed VMU & External Works, Whaley Road, Barnsley. Proposed Site Plan. Drawing No. 7628-010 D, dated 30.07.26.

This shows the proposed Vehicle Maintenance Unit building in the west of the site, with extensive areas of hardstanding, comprising mostly vehicle parking across the remainder of the site.

1.4 Scope of the Coal Mining Risk Assessment

The purpose of the Coal Mining Risk Assessment is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including cumulative impacts.
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.



2.0 SOURCES OF INFORMATION USED TO INFORM THIS REPORT

Sources of information upon which this risk assessment of coal mining is based are detailed below.

- The Coal Authority. Consultants Coal Mining Report. Whaley Road, Barugh, Barnsley. Ref 51003568572002. Dated 5 May 2026.
- The Coal Authority. CON29M Non-Residential Mining Report. Whaley Road, Barugh, Barnsley. Ref 51003568572001. Dated 5 May 2026.
- British Geological Survey (BGS), Sheet SE30NW (Barnsley), at 1:10,000 Scale, dated 2005.
- JPG (Leeds) Limited. Geoenvironmental Desk Study Report. Land off Whaley Road, Barugh Green, Barnsley. Ref, 6709-JPG-XX-XX-RP-G-0601-S2-P01. Dated 27 May 2026.

Copies of the Coal Authority Reports are provided in Appendix B.



3.0 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING

Coal Mining Issue	Yes	No	Remarks
Surface mining (opencast workings)		No	The CON29M Report states, <i>'The property is not within the boundary of an opencast site from which coal has been removed by opencast methods'</i>, The Consultants Mining Report, Summary of Findings Plan, shows that the site is not affected by opencast mining. The nearest opencast coal site, shown as 'Whalley Road, 2C/3615', is located approximately 150m to the southeast. The proposed development will not be affected by this.
Underground coal mining	Yes		An unnamed inferred coal seam, oriented approximately southwest to northeast passes through the approximate centre of the site. The Dunsil seam, with a similar orientation, is inferred to outcrop immediately west of the site. Both of these seams dip towards the east. The on-line MRA interactive map shows parts of the site, immediately east of the inferred coal outcrops, to be high risk development areas. The CON29M Coal Mining Report states the following: The property is in a surface area that could be affected by underground mining in 5 seams of coal at 130m to 360m depth and last worked in 1985. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now. The property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered. The Consultants Coal Mining Report states the following: The Dunsil and an unnamed coal seam are recorded to outcrop on the site; both are stated to be 'workable'. Past underground coal mining directly beneath the property has been recorded in the Flockton Thick at 149m, Top Fenton at 185m, Dodworth at 281m and 289m and Whinmoor at 337m. There are no probable unrecorded shallow workings beneath the site. Based on the above, the presence of unrecorded shallow workings associated with both the Dunsil seam, and the unnamed seam cannot be discounted. This will need to be confirmed as part of a ground investigation. Proposed mitigation measures are outlined in Section 4.
Mine entries (shafts and adits)		No	There are no recorded mine entries located on the site or within 20m of the site boundary, according to the mining reports. It is possible that unrecorded mine entries are present, and vigilance should be maintained during any ground investigation. Proposed mitigation measures are outlined in Section 4.
Coal mining geology (fissures/faults)		No	The CON29M Coal Mining Report states that...<i>'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'</i>. The Consultants Mining Report states that no faults, fissures or break lines have been recorded. The MRA Interactive Map does not indicate any fissures or fault on the site. It is considered unlikely that geological faults or fissures could affect the proposed development of the site.
Record of past mine gas emissions		No	The CON29M Coal Mining Report states that the Mining Remediation Authority has no record of a mine gas emission requiring action. The Coal Authority Consultants Coal Mining Report indicates no records of past mine gas emissions have been recorded within 500m of the site. Hazardous ground gas monitoring will be carried out as part of the ground investigation to confirm the requirements for ground gas protection



Coal Mining Issue	Yes	No	Remarks
			measures for new buildings constructed on the site. Potential sources of ground gas include shallow coal workings and made ground. Proposed mitigation measures are outlined in Section 4.
Recorded coal mining surface hazard		No	The MRA has not received a damage notice or claim for the subject property, or any property within 50m of the enquiry boundary, since 31 October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property. The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
Coal Outcrop	Yes		The Coal Authority Consultant report and the BGS 1:10,000 scale map indicates the outcrop of an Unnamed coal seam within the proposed boundary and the Dunsil seam immediately adjacent to the site. Proposed mitigation measures are outlined in Section 4.



4.0 PROPOSED MITIGATION STRATEGY

4.1 Unrecorded Underground Coal Workings

An unnamed inferred coal seam, oriented approximately southwest to northeast passes through the approximate centre of the site. The Dunsil seam, with a similar orientation, is inferred to outcrop immediately west of the site. Both of these seams dip towards the east. The on-line MRA interactive map shows parts of the site, immediately east of the inferred coal outcrops, to be high risk development areas.

The CON29M Coal Mining Report states that the property is in an area where the Coal Authority believes there is coal at or close to the surface and that this coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered.

The Consultants Coal Mining Report states that the Dunsil and an unnamed coal seam are recorded to outcrop on the site, both are stated to be 'workable'.

The approximate extent of the potentially affected area, based on recorded information, is shown on JPG Drawing No. 6709-JPG-ZZ-ZZ-DR-G-1101.

It is recommended that an intrusive coal mining investigation is carried out as part of a geoenvironmental ground investigation in order to confirm the presence or absence of shallow coal or coal workings below the site within influencing depth of the surface.

If shallow coal workings are proven, JPG recommend that the worked areas are treated via drill and grout techniques on an initial 6m by 6m grid with tightening to a secondary 6m by 6m overlapping grid (effectively a 4.24m grid) where excessive grout takes are encountered, with consideration of tightening further with a tertiary 3m by 3m grid to ensure stabilisation of the potential shallow coal workings where higher loading is anticipated and where the workings are at shallow depth.

Foundation and highway design will need to take into consideration the presence of the treated underground workings (if proven).

4.2 Mine Entries

There are no recorded mine entries on the site, although there remains a residual risk of unrecorded mine entries.

Should any unrecorded mine entries be encountered, a suitably qualified person should be consulted. Before any treatment works, a detailed methodology for the stabilisation and capping of the shaft should be provided and agreed with the Coal Authority. A permit to treat the mine entry will also be required.



4.3 Potentially Combustible Soils

Due to the presence of coal bearing strata at or close to the ground surface, there is the potential for shallow soils to contain coal. In order to assess their potential combustibility, samples of the shallow soils should be obtained and submitted to the laboratory for caloric value testing.

Due to the high calorific value of coal, there remains a residual risk of combustion where coal is present near to the surface. On this basis, coal seams and any coal-rich soils shall be removed from near the finished surface of the site.

Where coal is encountered during excavations, it should be treated as 'incidental coal' and will need to be removed off-site.

No coal or potentially combustible soils, i.e. with elevated calorific values of $>2\text{MJ/kg}$ shall remain within 1.00m of finished ground level.

Confirmatory testing will be required as part the site preparation works/earthworks in order to confirm this has been achieved.

4.4 Hazardous Ground Gas

Although there are no recorded mine gas emission incidents within 500m of the site, consideration of hazardous ground gases in relation to the proposed development will need to be taken into consideration.

Potential sources of hazardous ground gases include shallow coal seams and made ground.

Hazardous ground gas monitoring wells were installed as part of the 2022 Byrne Looby Geoenvironmental Ground Investigation for part of the wider site. The report concluded that no gas protection measures are required as the site was classified as Characteristic Situation 1 (wells did not cover the full site).

It is recommended that additional ground gas monitoring wells are installed and monitoring undertaken as part of the JPG ground investigation, in order to confirm the hazardous ground gas regime across the site.



5.0 COAL RECOVERY

The site is located within a Surface Coal Resource Area, in accordance with the Coal Authority Interactive Map.

As part of the enabling works for the site, site preparation works will be carried out. As part of these earthworks, coal seams may be encountered and extracted.

Where this 'incidental coal' is present in areas of development, it will be limited in volume, and the economic value will need to be assessed.



6.0 CONCLUSION

Based on the findings of this coal mining risk assessment, there is a risk of shallow coal workings and hazardous ground gases being present on the site. Therefore, there is a risk to the proposed development on the site.

It is recommended that an intrusive coal mining investigation is carried out as part of a geoenvironmental ground investigation in order to confirm the presence or absences of shallow coal or coal workings below the site within influencing depth of the surface.

If shallow coal workings are proven, JPG recommend that the worked areas are treated via drill and grout techniques on an initial 6m by 6m grid with tightening to a secondary 6m by 6m overlapping grid (effectively a 4.24m grid) where excessive grout takes are encountered, with consideration of tightening further with a tertiary 3m by 3m grid to ensure stabilisation of the potential shallow coal workings where higher loading is anticipated and where the workings are at shallow depth.

Foundation and highway design will need to take into consideration the presence of the treated underground workings (if proven).

Should any unrecorded mine entries be encountered, a suitably qualified person should be consulted. Before any treatment works, a detailed methodology for the stabilisation and capping of the shaft should be provided and agreed with the Coal Authority. A permit to treat the mine entry will also be required.

It is recommended that additional ground gas monitoring wells are installed and monitoring undertaken post earthworks, in order to confirm the hazardous ground gas regime across the site.

As part of the enabling works for the site, site preparation works will be carried out. As part of these earthworks, coal seams may be encountered and extracted. Where this 'incidental coal' is present in areas of development, it will be limited in volume, and the economic value will need to be assessed.



Appendix A Figures

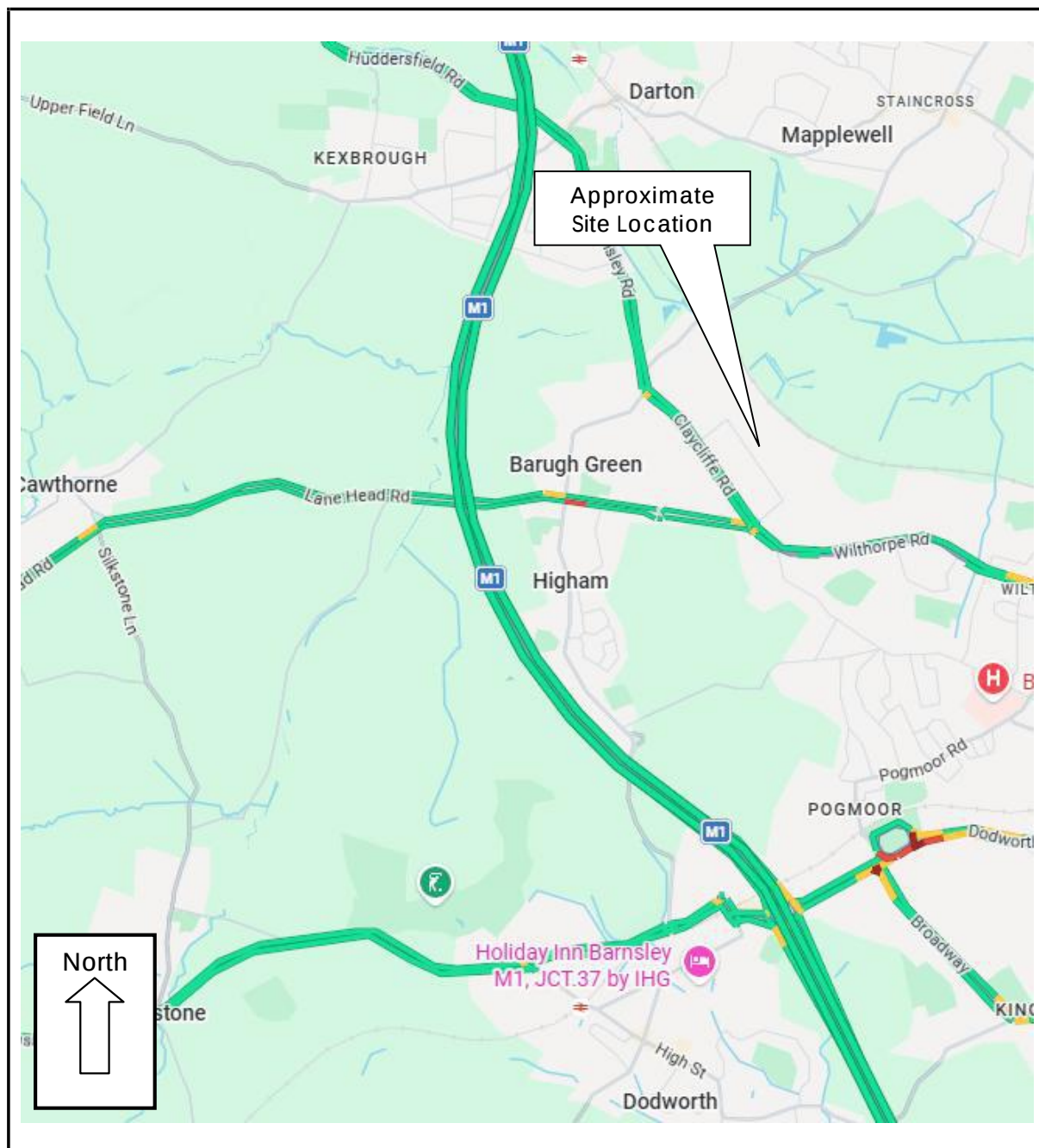


Figure 1 – Site Location Plan

Site	Whaley Road, Barugh Green, Barnsley
Client	Wordsworth Property Partnership
Job Number	6709
Scale	NTS

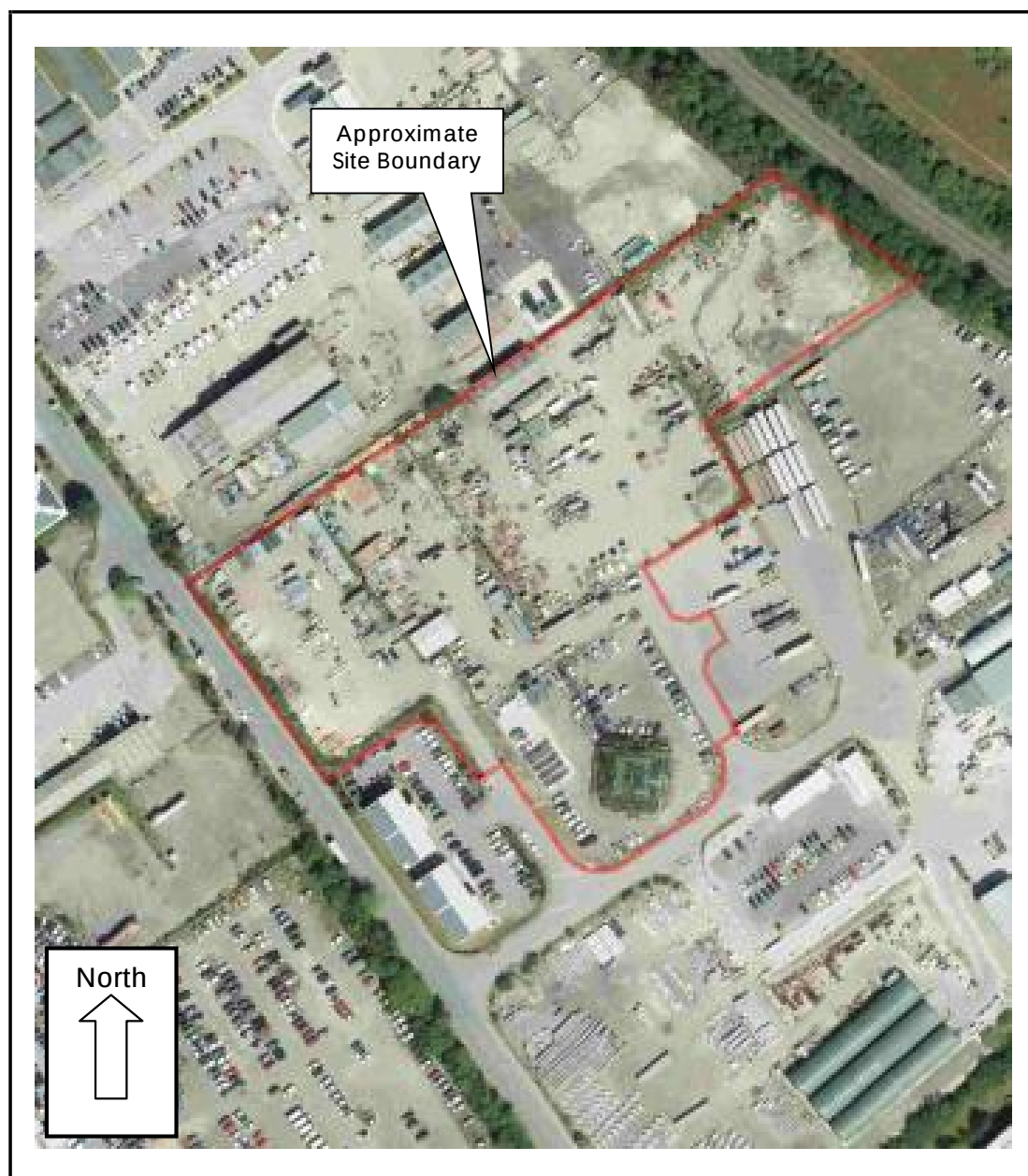


Figure 2 – Aerial Photograph	
Site	Whaley Road, Barugh Green, Barnsley
Client	Wordsworth Property Partnership
Job Number	6709
Scale	NTS



notes

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N

0m

25m

50m

Scale 1:500

Schedule of Areas (GIA)		
VMU	13,100 sq.ft.	1,217 sq.m.
Single Storey Offices	2,030 sq.ft.	189 sq.m.
(Area includes blockwork perimeter)		
Total	15,130 sq.ft.	1,406 sq.m.
Car Parking (inc. 2No. EV Spaces)	20 spaces	
Ancilliary Parking (Indicative only)	114 spaces	
Vehicle Parking (16x4m spaces)		
Total	55 spaces	
Planning Boundary	5.48 acres	2.22 ha.

D	30.07.26	Minor update	Zi
C	30.07.26	Minor update	Zi
B	27.07.26	Landscaping updated	Zi
A	30.06.26	Red line updated	Zi
no.	date	revision	by



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client

Wordsworth Property Ltd

project

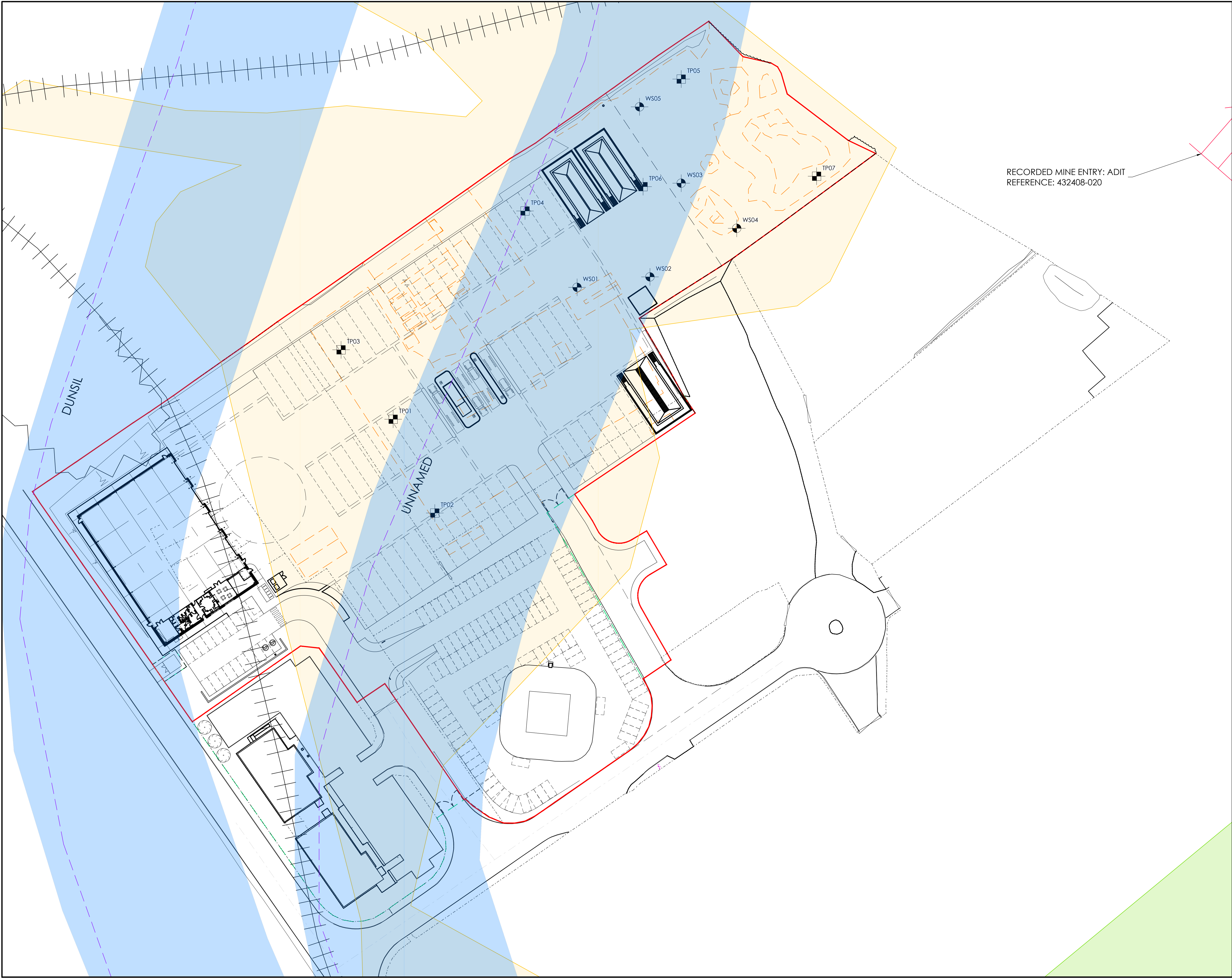
Proposed VMU
& External Works
Whaley Road
Barnsley

drawing

Proposed Site Plan

scale	1:500 @ A1	drawn	Zi
checked	spp	date	26-06-2026
no			

7628-010 D



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NOTES

EHLP LEGEND

- HISTORICAL COKE WORKS & DISUSED TIP
- BACKFILLED OPENCAST SITE
- COAL SEAM OUTCROP
- HISTORICAL RAILWAY
- LOCATION AND DIRECTION OF RECORDED MINE ENTRY: ADIT
- HISTORICAL TIP
- LOCATION OF HIGH RISK DEVELOPMENT AREA (MRA INTERACTIVE MAP)

BYRNE LOOBY INVESTIGATION 2021

- WS WINDOW SAMPLE BOREHOLE
- TP TRIAL PIT

0m 12.5m 25m
SCALE 1:500

P01	COMPOSITE PLAN	14.05.26	RJM	EJS
REV	DESCRIPTION	DATE	CHK	BY

Project
WHALEY ROAD
BARUGH GREEN
BARNSELY

Drawing Title
COMPOSITE GEOLOGICAL
CONSTRAINTS PLAN

INFORMATION





Appendix B Coal Authority Mining Reports



The Coal
Authority

CON29M

coal mining report

WHALEY ROAD, BARUGH, BARNSELY

We can confirm that the location is **on the coalfield**



Potential coal mining risks

Past underground coal mining	Page 3
Mine entries	Page 4
Withdrawal of support	Page 5



Recommended reports

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

For more information on our reports please visit www.miningremediation.co.uk



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 6** for further details on **Future development**.

Your reference: **6709**
Our reference: **51003568572001**
Date: **5 May 2026**

Client name:
JPG (LEEDS) LIMITED

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



The Law
Society

Enquiry boundary

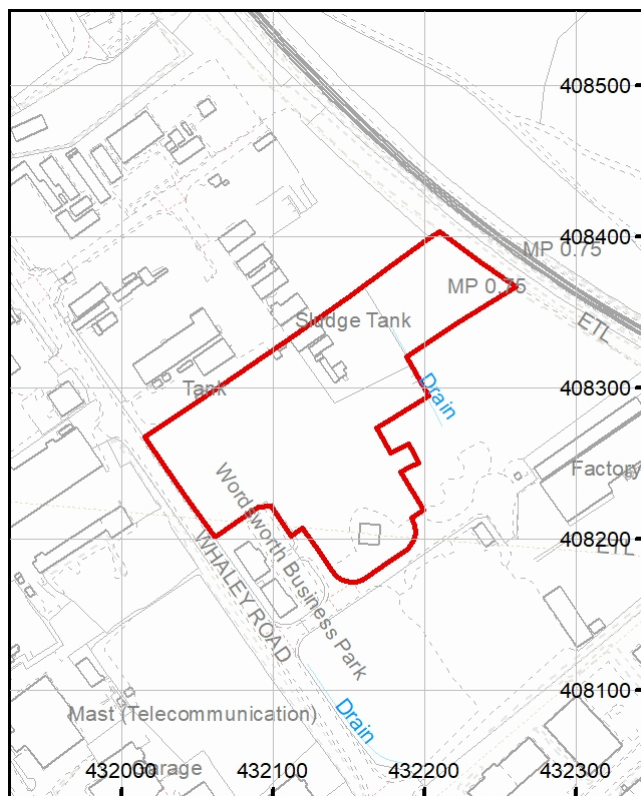
Key

Approximate position of enquiry boundary shown



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Coal Mining Subsidence Act 1991

In the unlikely event that any damage were to occur resulting from coal mining then the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) requires the mine owner to make good any such damage, with **no costs falling on the property owner, mortgage lender or insurer**. In most cases the mine owner is the Coal Authority, except a small number of cases that are owned by private landowners or relate to minerals other than coal.

Detailed findings

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 130m to 360m depth, and last worked in 1985.

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

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

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

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

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is in an area where notices to withdraw support were given in 1982 and 1987.

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.

Professional opinion



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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email cmra@miningremediation.gov.uk.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our Public Safety & Subsidence and Resilience teams provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Accessibility

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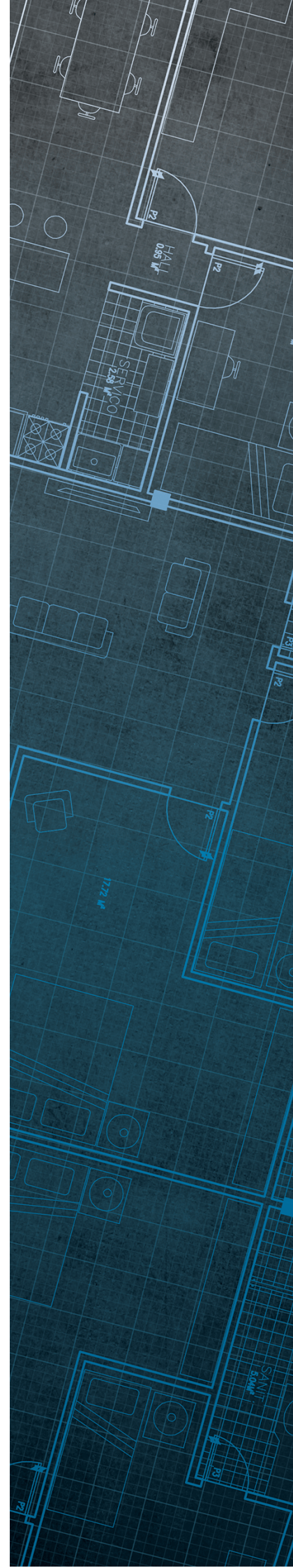
The Coal
Authority

Consultants Coal Mining Report

Whaley Road
Barugh
Barnsley

Date of enquiry: 5 May 2026
Date enquiry received: 5 May 2026
Issue date: 5 May 2026

Our reference: 51003568572002
Your reference: 6709



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

JPG (LEEDS) LIMITED

Enquiry address

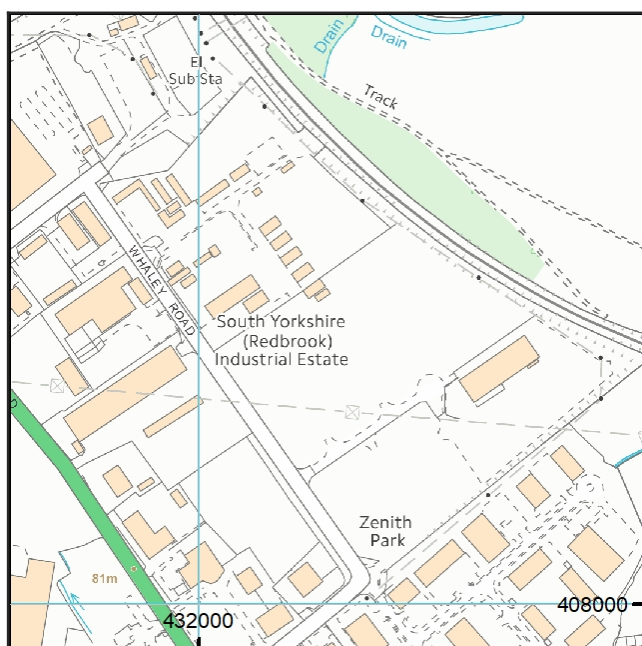
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Approximate position of property



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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
DODWORTH	FLOCKTON THICK	Coal	6NHT	126	North-West	5.4	East	60	1955
DODWORTH	FLOCKTON THICK	Coal	6YND	149	Beneath Property	5.2	North-East	76	1949
DODWORTH	FENTON	Coal	6NIU	175	South-West	3.7	North-East	81	1936
DODWORTH	TOP FENTON	Coal	6YN8	185	Beneath Property	5.3	North-East	81	1938
DODWORTH	SILKSTONE	Coal	6NDW	276	South-West	3.0	North-East	100	1978
DODWORTH	SILKSTONE	Coal	6Z70	278	South	4.3	North-East	105	1976
DODWORTH	SILKSTONE	Coal	6YNG	281	Beneath Property	3.9	North-East	90	1978
DODWORTH	SILKSTONE	Coal	X58	289	Beneath Property	3.4	North-East	100	1981
WOOLLEY	WHINMOOR	Coal	6NFV	321	South	4.4	North-East	115	1979
WOOLLEY/REDBROOK	WHINMOOR	Coal	6Z74	322	South	4.7	North-East	117	1979
WOOLLEY	WHINMOOR	Coal	Z89	322	South	5.2	North-East	107	1980
WOOLLEY/REDBROOK	WHINMOOR	Coal	6YNH	331	South-East	4.4	East	109	1979
WOOLLEY/REDBROOK	WHINMOOR	Coal	Z90	337	Beneath Property	4.0	East	115	1985
WOOLLEY/REDBROOK	WHINMOOR	Coal	Z92	359	North-East	4.0	North-East	113	1981

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Adit	432408-020	432355 408362	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded

mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entry was left untreated when abandoned.

Abandoned mine plan catalogue numbers

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

7197	7196	NE763
NE498	NE919	NE584
7195	PO0	7322

Our records show we have more plans than those shown above which could affect the enquiry boundary.

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
DUNSIL	Coal	Yes	Within	N/A	188
Unnamed	Coal	Yes	Within	N/A	17

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas 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

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

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 1982 and 1987.

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.

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.

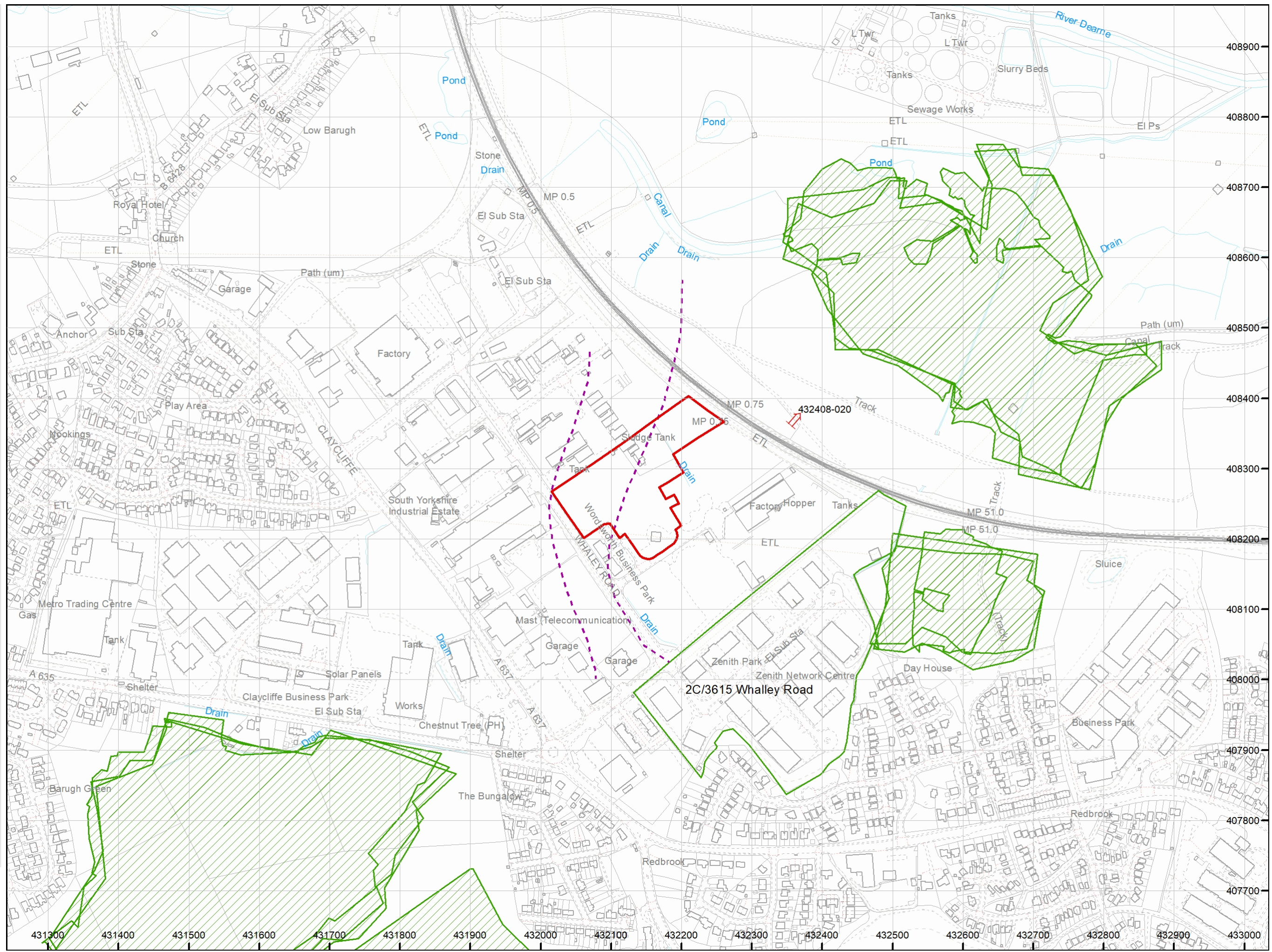
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown 
- Disused adit 
- Outcrop (Conjectured) 
- Opencast mine licence area 
- Unlicensed opencast site 

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