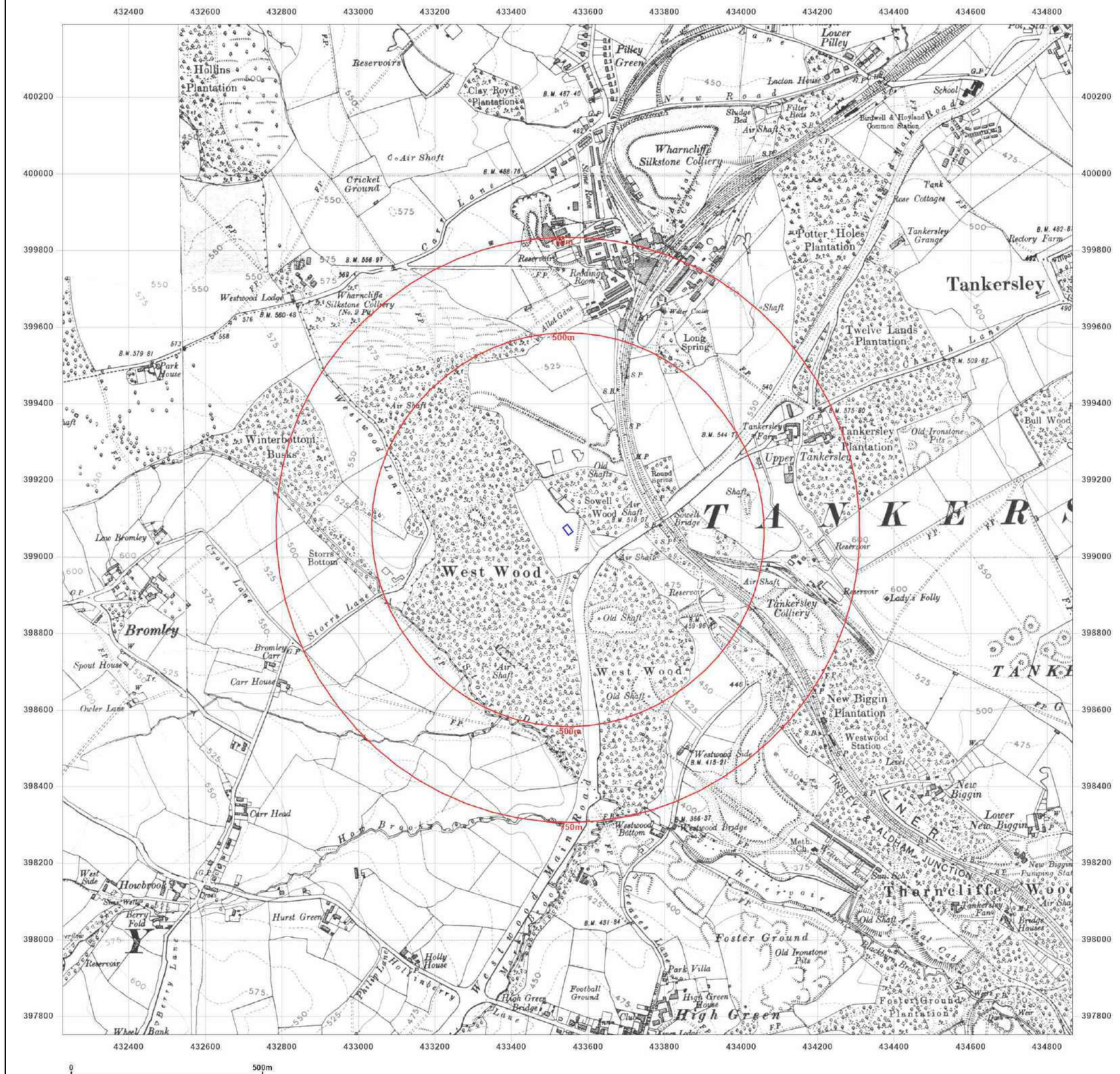

EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

N
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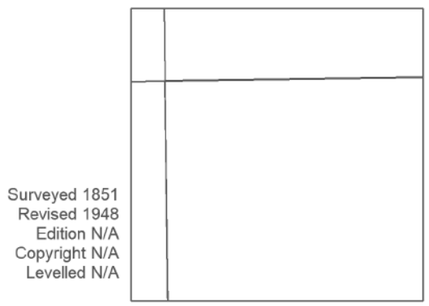
Surveyed 1851
Revised 1948
Edition 1948
Copyright N/A
Levelled 1929



Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1948
Edition 1948
Copyright N/A
Levelled 1929

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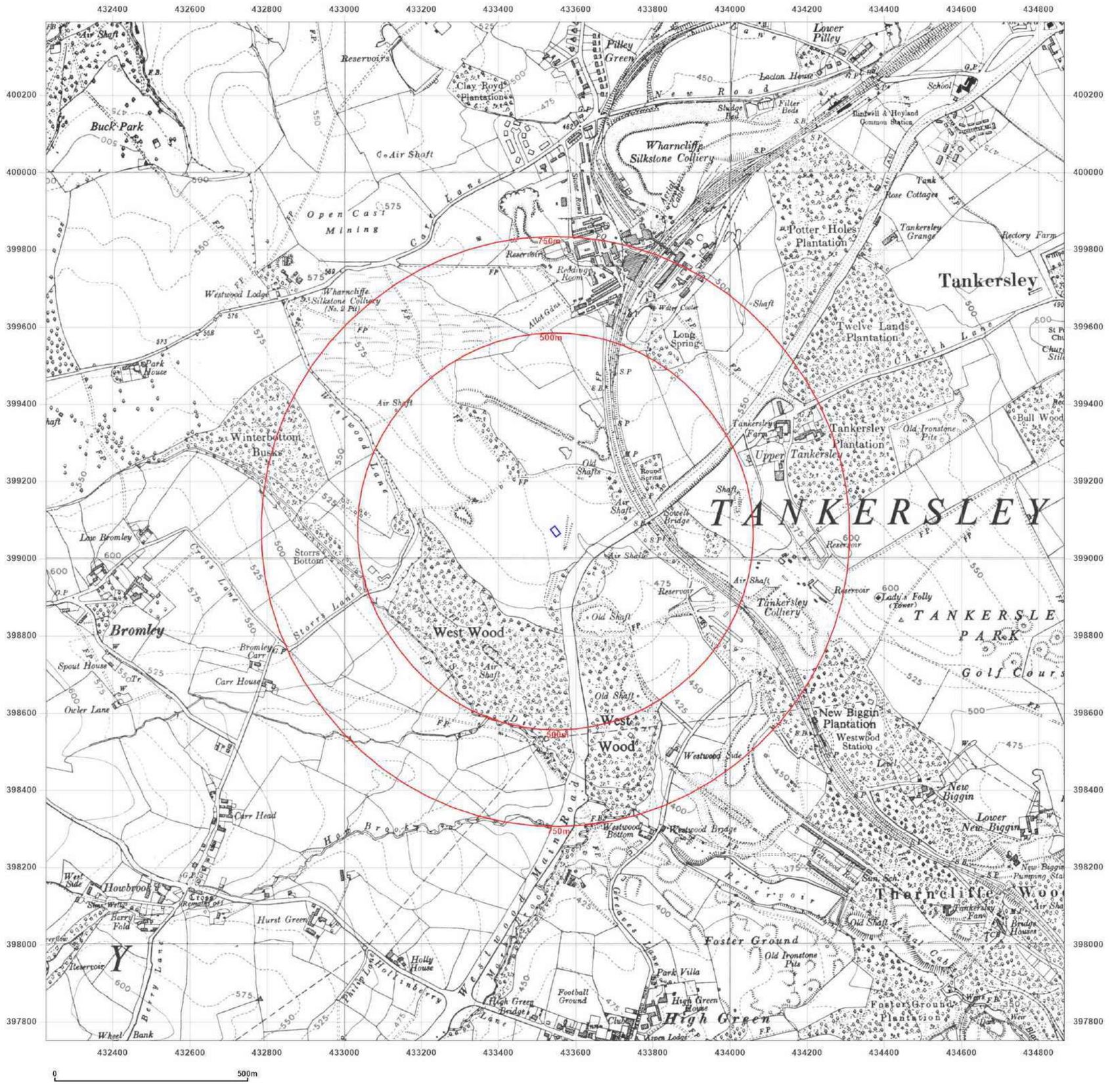
www.emapsite.com
sales@emapsite.com

Production date: 19 June 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: Provisional

Map date: **1951-1956**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed N/A
Revised 1955
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

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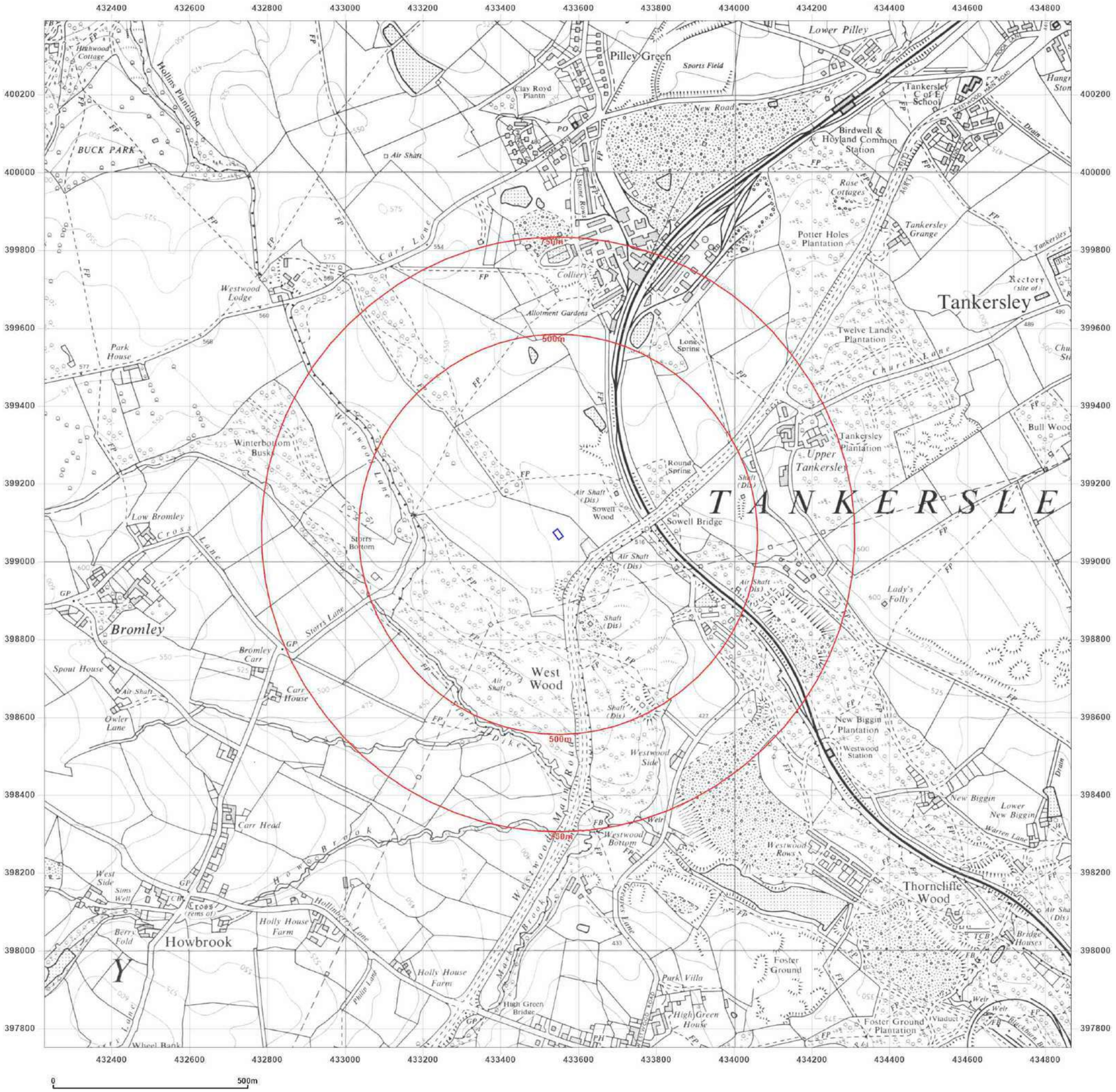

EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: Provisional

Map date: **1965-1966**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

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Map legend available at:
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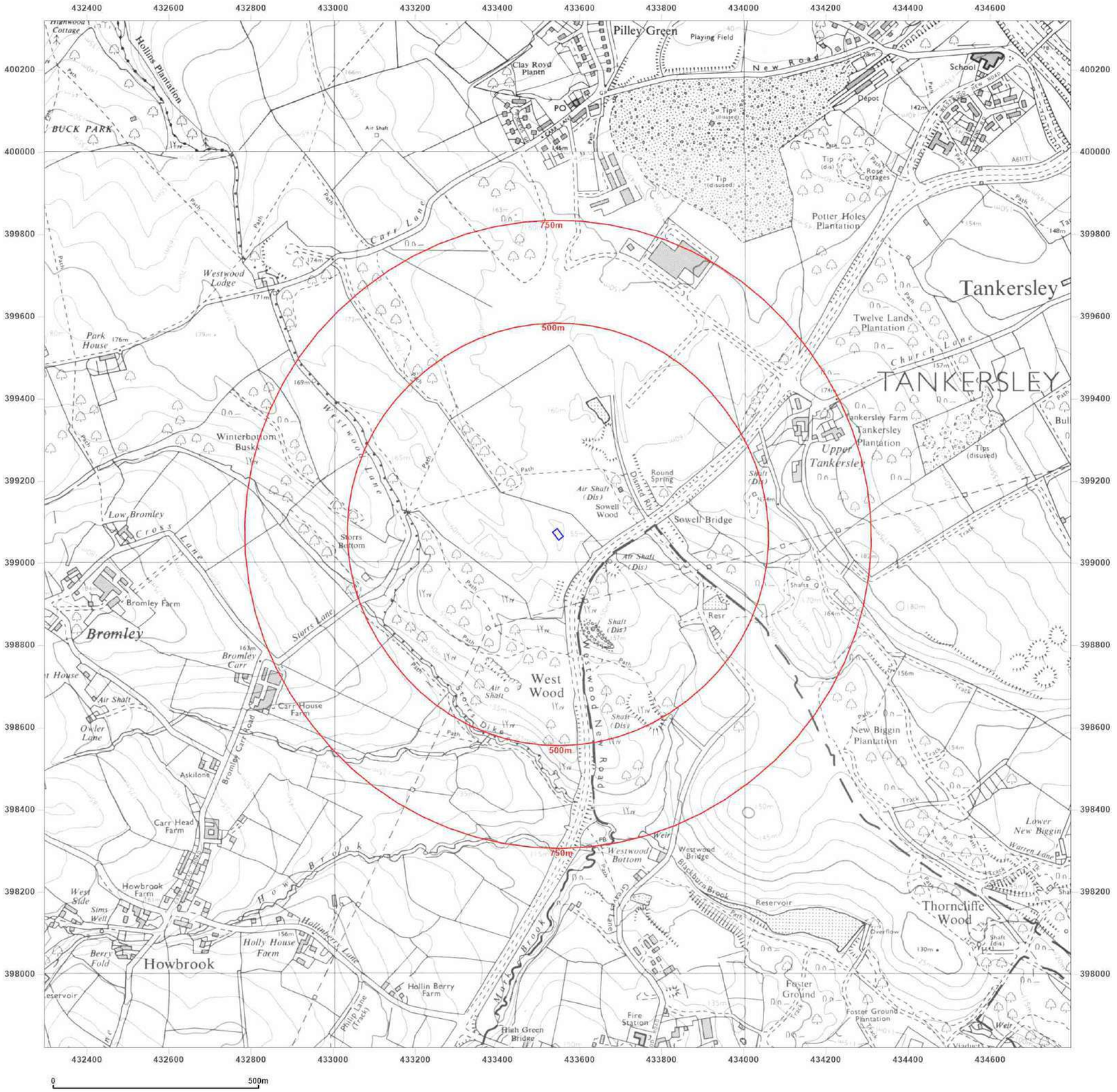

EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: National Grid

Map date: **1977-1980**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1973
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1980
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 19 June 2024

Map legend available at:
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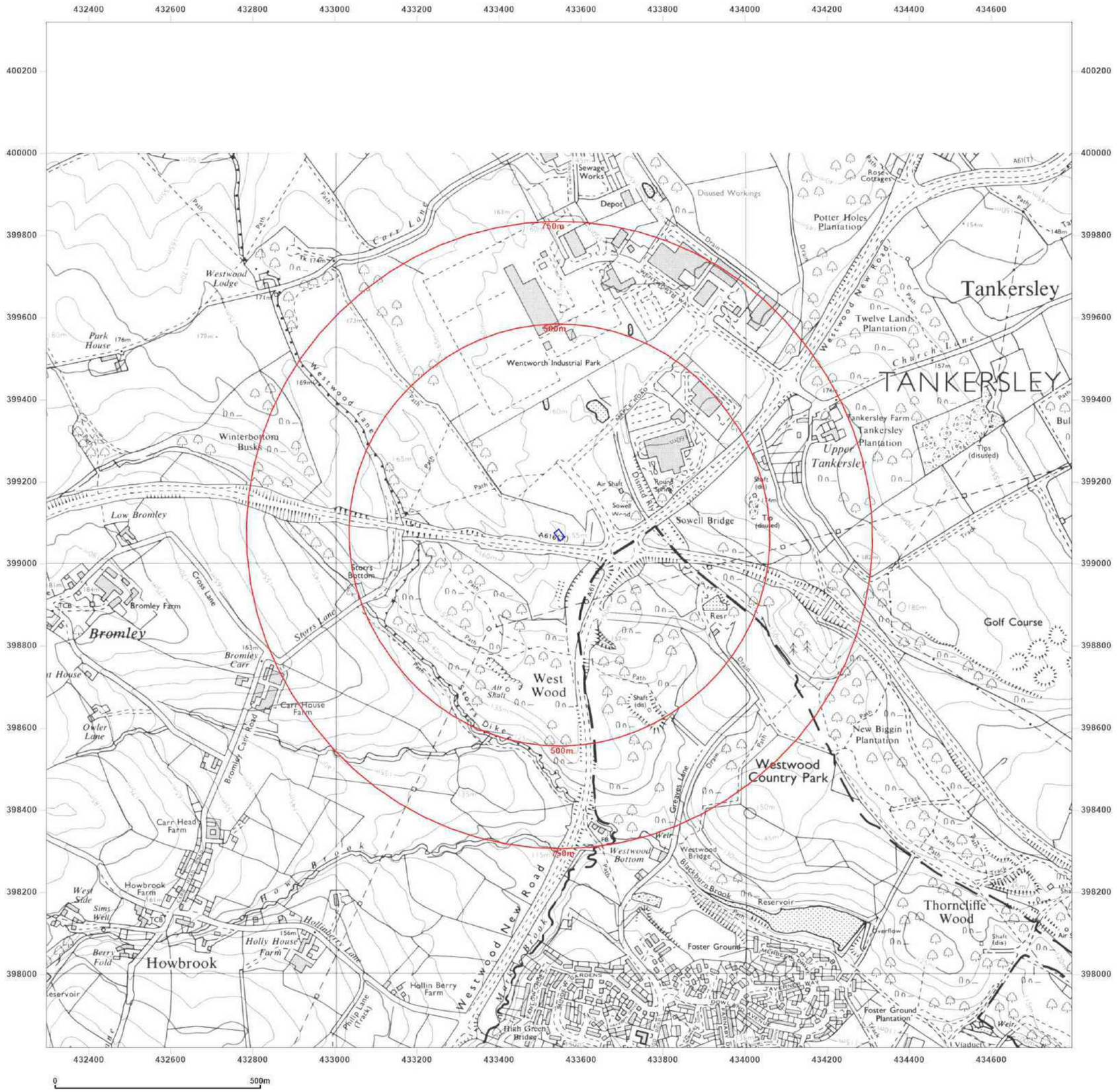

EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1991
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

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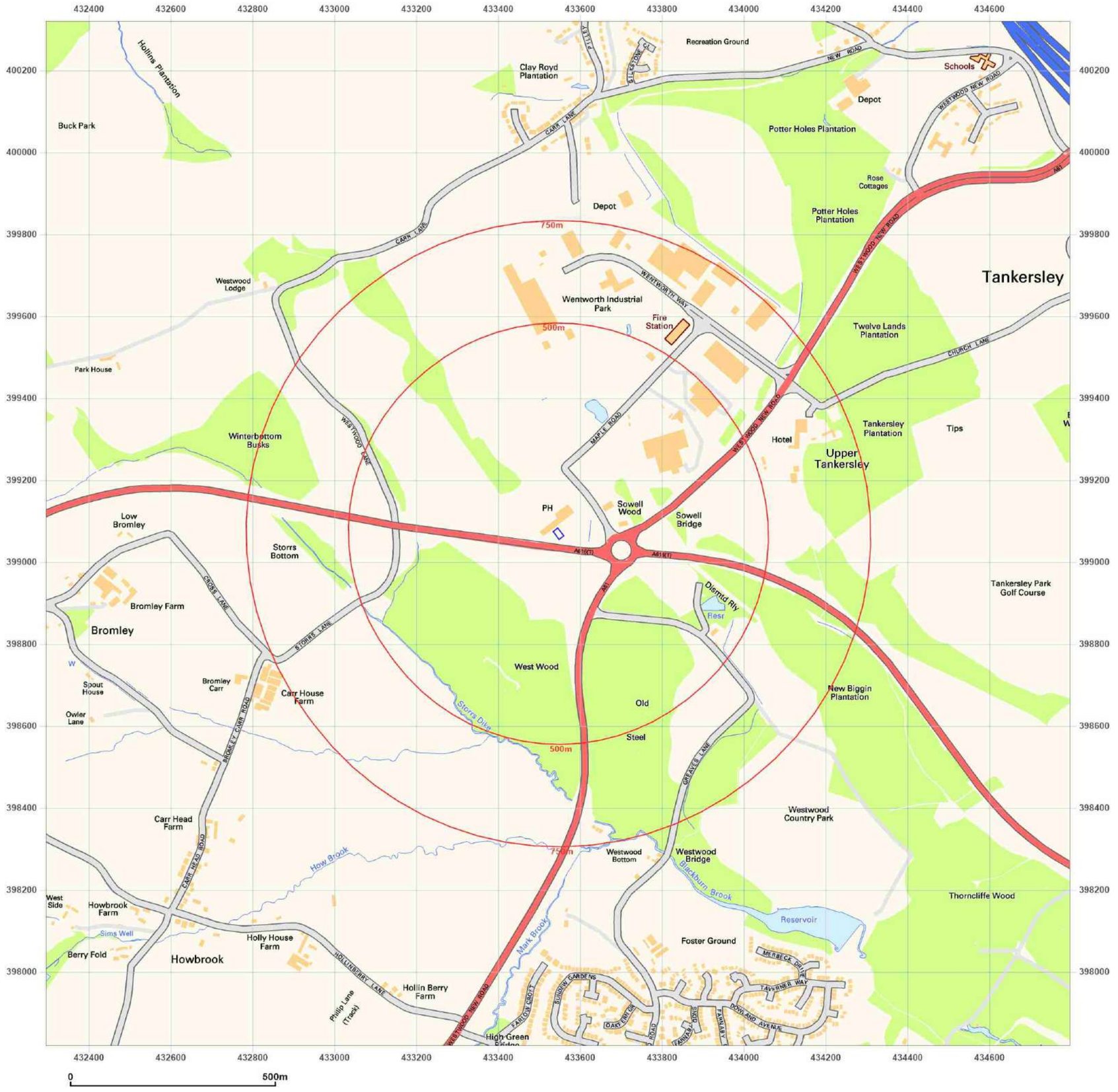
Production date: 19 June 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
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2001

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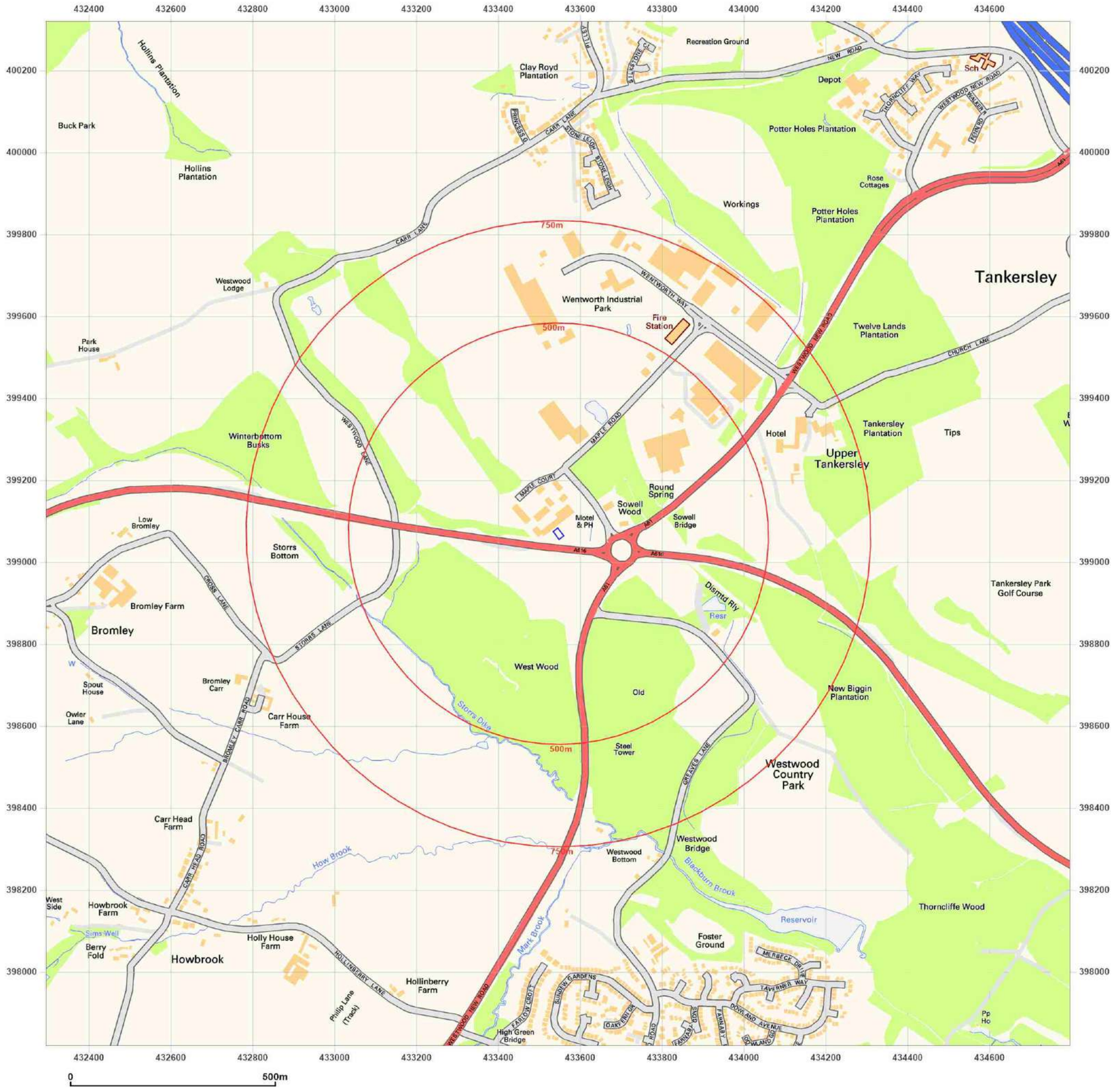
Production date: 19 June 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

Groundsure INSIGHTS

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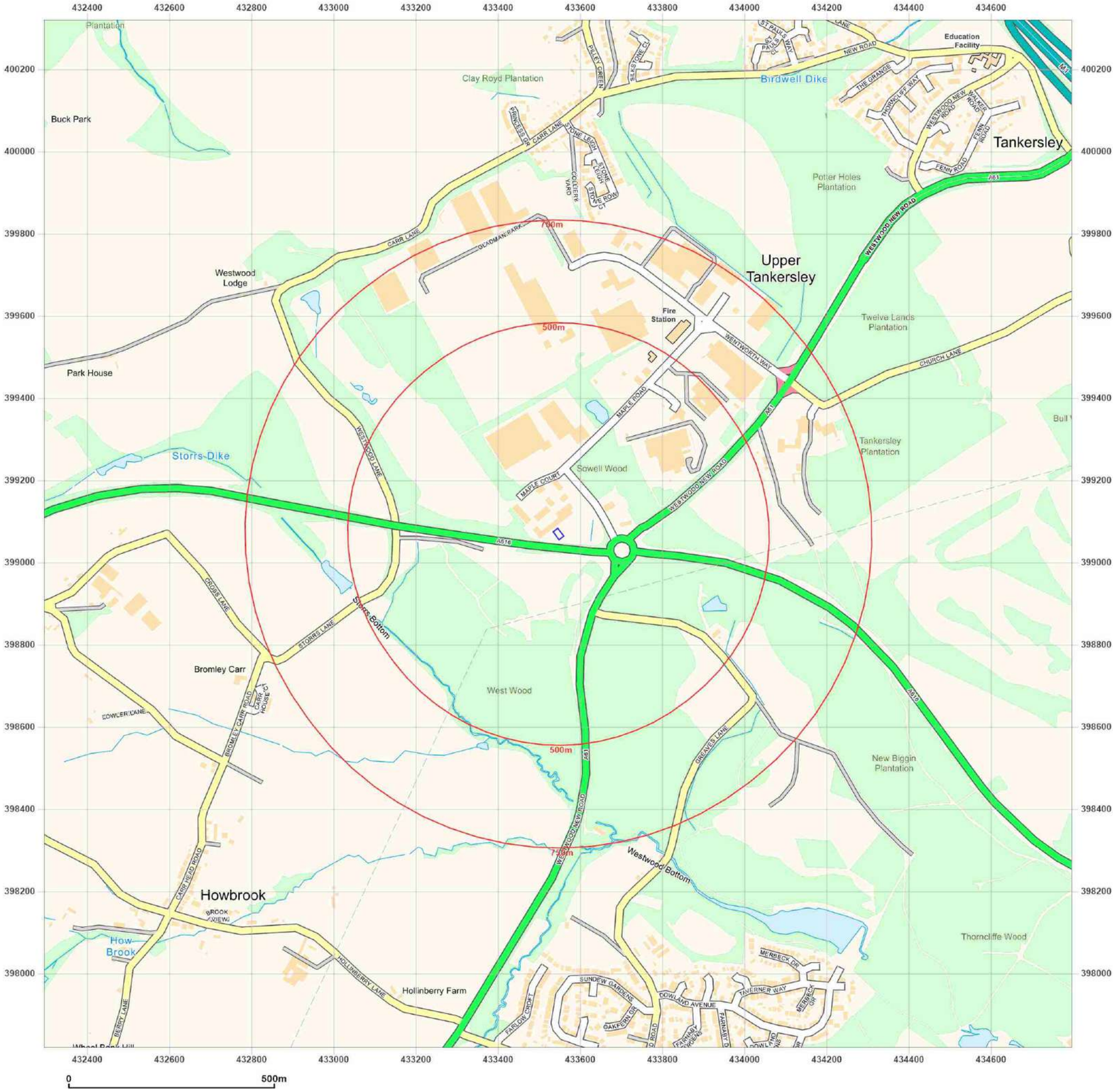
www.emapsite.com
sales@emapsite.com

Production date: 19 June 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

Premier Inn, Maple Road,
Barnsley, S75 3DL

Client Ref: EMS_952452_1182574
Report Ref: EMS-952452_1210473
Grid Ref: 433546, 399070

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

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2024

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www.emapsite.com
sales@emapsite.com

Production date: 19 June 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Appendix 2 – Mining Reports

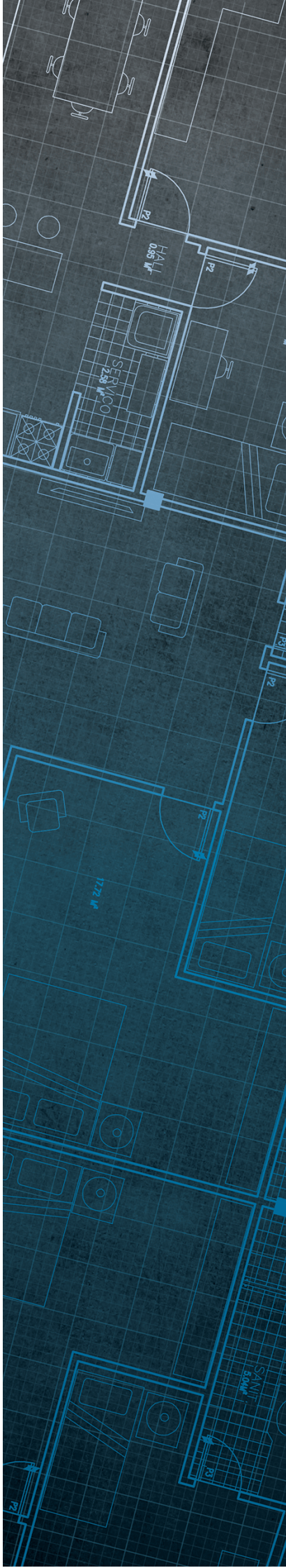
The Coal Authority

Consultants

Coal Mining Report

Premier Inn
Maple Road
Tankersley
Barnsley
Barnsley
S75 3DL

Date of enquiry:	**19 June 2024**
Date enquiry received:	**19 June 2024**
Issue date:	**19 June 2024**
Our reference:	**51003432037001**
Your reference:	**CRM.183.056 RH Geo**



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

ENZYGO LTD

Enquiry address

Premier Inn
Maple Road
Tankersley
Barnsley
Barnsley
S75 3DL

Approximate position of property

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

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
TANKERSLEY	THORNCLIFFE	Coal	65R1	40	Beneath Property	5.5	North-East	68	1887
TANKERSLEY	SILKSTONE	Coal	6IYD	110	South	6.8	North-East	170	1856
unnamed	SILKSTONE	Coal	65RL	114	Beneath Property	5.2	East	170	1875
TANKERSLEY	WHINMOOR	Coal	6IYC	158	South	5.7	North-East	81	1922
TANKERSLEY	WHINMOOR	Coal	65RB	161	Beneath Property	5.3	North-East	74	1920

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
Shaft	433399-031	433601 399057	Has been filled to an unknown specification and has probably been removed to some extent by opencast mining.	Coal	
Shaft	433399-032	433581 399094	Has been filled to an unknown specification and has probably been removed to some extent by opencast mining.	Coal	
Shaft	433399-033	433543 399137	has been filled to an unknown specification and has probably been removed to some extent by opencast mining	Coal	
Shaft	433399-034	433505 399174	has been filled to an unknown specification and has probably been removed to some extent by opencast mining	Coal	
Shaft	433399-048	433480 399129	Has been excavated by opencast mining	Coal	
Shaft	433399-049	433522 399142	has been excavated by opencast mining	Coal	
Shaft	433399-050	433575 399124	has been excavated by opencast mining	Coal	
Shaft	433399-051	433548 399114	has been excavated by opencast mining	Coal	
Shaft	433399-052	433525 399093	has been excavated by opencast mining	Coal	
Shaft	433399-053	433569 399106	Has been excavated by opencast mining.	Coal	
Shaft	433399-054	433554 399069	Has been excavated by opencast mining.	Coal	
Shaft	433399-055	433599 399065	Has been excavated by opencast mining	Coal	

Abandoned mine plan catalogue numbers

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

8643	16782	M17
8641	16772	16774
M675	9356	PO0

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

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops
No outcrops recorded.

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

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

See Section 4 for further information.

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

Distance to gas incident/remediation (m)	Direction
175.3	North-East

See Section 4 for further information.

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 not in an area where a notice to withdraw support has been given.

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.

Mine gas remedial works

The site is within an area of previous interest. It is close to where the Coal Authority has investigated and subsequently remediated the effects of mine or ground gas emissions following specific reported hazards.

The site requires further investigation and may influence your risk assessment. We recommend that you order the **Coal Authority Mine Gas Emission 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 call us on 0345 762 6848 or email us at groundstability@coal.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 **call us on 0345 762 6848** or **email us at groundstability@coal.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.

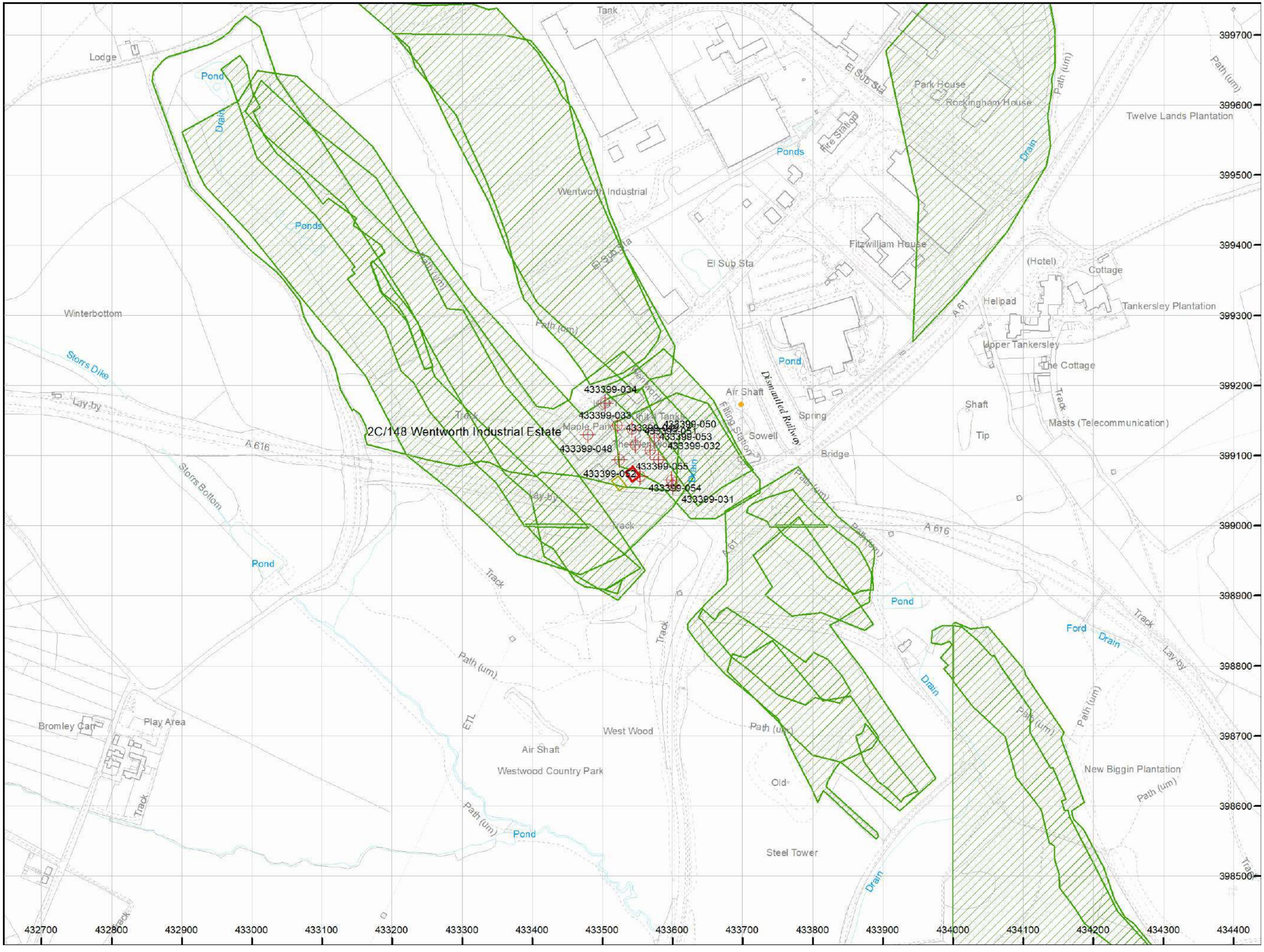
The Coal Authority

Summary of findings

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 mine shaft
- Opencast mine licence area
- Unlicensed opencast site
- Site investigations
- Mine gas remedial works



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

Appendix 3 – BGS Borehole Logs for the area

.

Scott Wilson Kirkpatrick & Partners

DEPARTMENT OF TRANSPORT
NORTH EASTERN ROAD CONSTRUCTION UNIT
A616 WORTLEY TO M1
SITE INVESTIGATION

DRILLHOLE No [illegible]

FIGURE [illegible]

SK39NW61

Sheet 1 of 2

FOUNDATION ENGINEERING LTD
ROTARY PILCON T30
START 30 11 1980 FINISH 2 12 1980

Coordinates 764 82 90 E
190 58 97 N

Laboratory testing by Foundation Engineering Ltd

Ground Level 151 96

Description of Strata:

Highly weathered thinly laminated brown grey weak silty MUDSTONE.

Below [illegible] grading into [illegible] weathered thinly laminated buff moderately [illegible] SANDSTONE/[illegible] with [illegible] clay silt infilled joints to [illegible]

Orange brown stained highly weathered zone.

Orange brown [illegible] highly weathered friable zone.

Orange brown [illegible] very weak stone.

[illegible] friable stones.

[illegible] thinly laminated grey weak to moderately weak SILTSTONE / silty MUDSTONE

Prominent light grey / dark grey laminations.

Scott Wilson Kirkpatrick & Partners

DEPARTMENT OF TRANSPORT
NORTH EASTERN ROAD CONSTRUCTION UNIT
A616 WORSBROUGH TO M1
SITE INVESTIGATION

DRILLHOLE No 5622

FIGURE A2

SK 39 NW 61

Sheet 2 of 2

FOUNDATION ENGINEERING LTD.
ROTARY PILCON 130
START 25.11.1980 FINISH 2.12.1980
76mm
146mm to 3.00m

Coordinates 764 82 90 E, 190 59 97 N
Ground Level 161.96 m OD

Laboratory Testing by: Foundation Engineering Ltd.

20mm thick grey strong siltstone band/nodule.

(See sheet 1)

50mm thick grey strong siltstone band

20mm thick grey strong siltstone band/nodule.

15.45 / 146.91

Silty zone.

Generally fresh black lustrous very weak COAL.

occasional moderately weak zone.

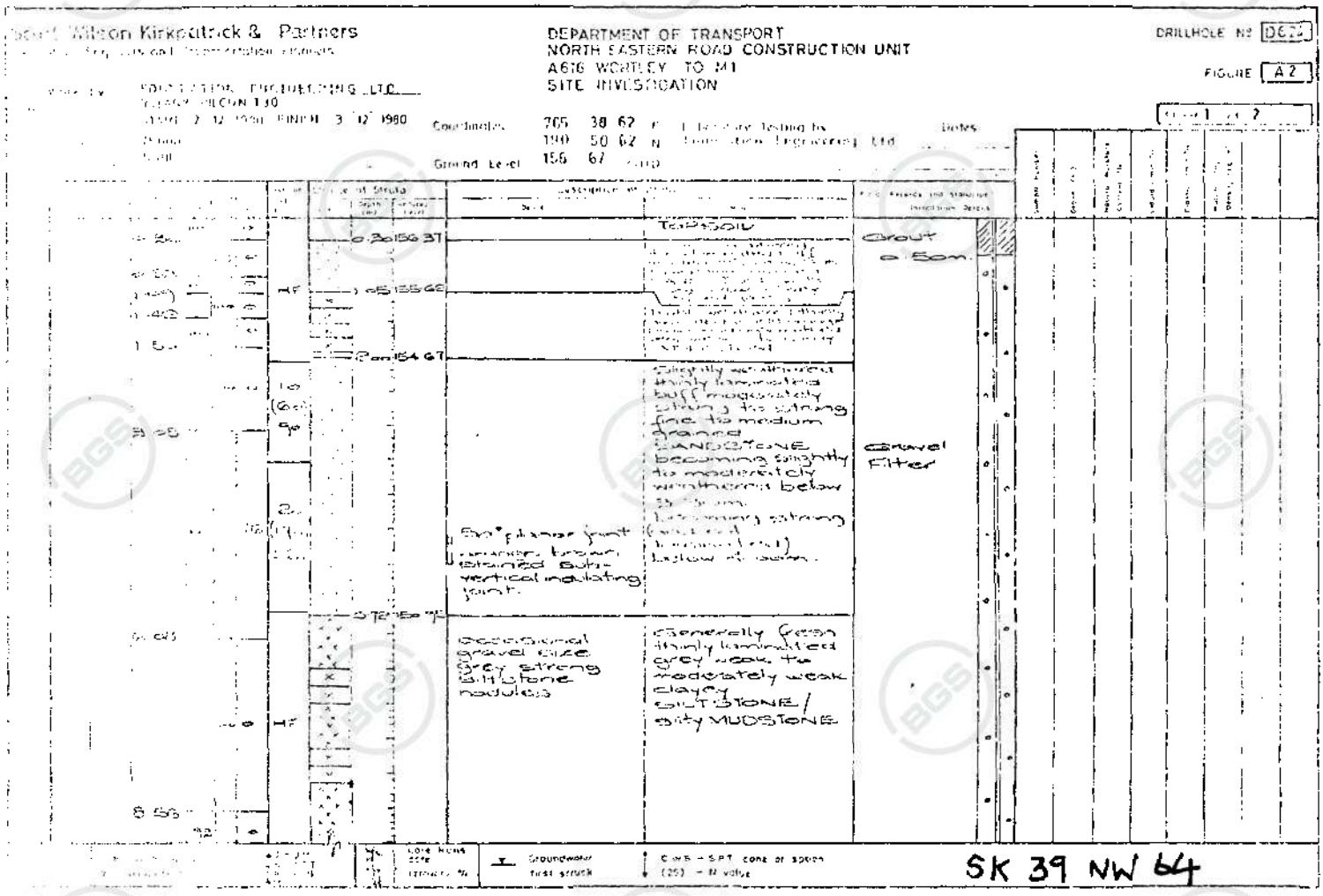
15.75 / 146.21

coarse gravel size grey strong siltstone nodule.

Fresh grey very weak clayey SILTSTONE with numerous carbonaceous fragments (SEATEARTH) below 16.4m grading into fresh thinly laminated grey moderately weak to moderately strong clayey SILTSTONE

17.82 / 144.14

END OF DRILLHOLE



Scott Wilson Kirkpatrick & Partners
Consulting Engineers and Transportation Planners

DEPARTMENT OF TRANSPORT
NORTH EASTERN ROAD CONSTRUCTION UNIT
A616 WORTLEY TO M1
SITE INVESTIGATION

DRILLHOLE No D624
FIGURE A2
Sheet 2 of 2

Field Work by: FOUNDATION ENGINEERING LTD
Method: ROTARY PILCON T30
Dates: START 2-12-1980 FINISH 3-12-1980
Hole Diameter: 76 mm
Casing Dimensions: NONE

Coordinates: 765 38·62 E; 390 50·62 N
Ground Level: 156·67 m OD

Laboratory Testing by: Foundation Engineering Ltd.
Dates:

Drilling depth (m)	Change of Strata: Depth (m)	Reduced Level	Description of Strata: Detail	Description of Strata: Main	Field Records and Standpipe / Installation Details
10·81			8mm thick grey strong siltstone nodule.	(See sheet 1)	
			coarse gravel size grey strong siltstone nodule		
			8mm thick grey strong siltstone band / nodule		Gravel Filter
12·73	12·15	145·52	Slightly weathered zone		
13·75			Fresh friable grey very weak silty mudstone band (SEATEARTH)	Generally fresh black lustrous very weak COAL	
14·75	14·50	142·17		Fresh grey very weak to weak silty MUDSTONE with numerous carbonaceous fragments (decreasing with depth). Below 15·8m grading into fresh occasionally thinly laminated light grey moderately strong sandy SILTSTONE	
	15·80	140·87			
16·85	16·85	139·82			16·55

Drilling notes: 3·12·80 NONE DRY; 3·12·80 NONE DRY

END OF DRILLHOLE

Key: Disturbed Samples; W – Groundwater; Core Runs, Core recovery %; Groundwater first struck; C or S SPT cone or spoon, (25) – N value

SK 39 NW 64

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Appendix 2 – Coal Mining Risk assessment (CMRA)

Phase I Coal Mining Risk Assessment

Premier Inn, Maple Road, Tankersley, Barnsley,

S75 3DL

CRM.1483.056.GE.R.001.A

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Coal Mining Risk Assessment

Project:	Premier Inn, Maple Road, Tankersley, Barnsley, S75 3DL
For:	Whitbread PLC
Ref:	CRM.1483.056.GE.R.001.A
Status:	Final
Date:	June 2024
Author:	Richard Hamilton **Director of Geoenvironmental**
Reviewer:	Steve Rhodes **Director**

Contents

Tables and Figures

Drawings and Appendices

1.0 INTRODUCTION

1.1 Background

1.1.1 Enzygo Geoenvironmental Limited has been commissioned to prepare a Coal Mining Risk Assessment in support of a planning application at the Premier Inn, Maple Road, Tankersley, Barnsley, S75 3DL.

1.2 Proposed Development

1.2.1 The existing site comprises a Premier Inn Hotel and Brewers Fayre restaurant with associated car parking and soft landscaping. The proposed development comprises an extension/annex to the existing hotel together with car parking and soft landscaping to the south east of the hotel.

1.2.2 The proposed development is shown on Drawing P11079 – SK998 prepared by Allison Pike Architects. A copy is included within the Drawing Section of this report.

1.3 Objectives

1.3.1 The objectives of the study are to:

- Obtain desk study information, a copy of which is included within Appendix 1;
- Obtain a coal mining report, a copy of which is included in Appendix 2;
- Assess the implications of any potential geotechnical issues is relation to the site and any historically mining; and
- Provide a report relating to the Geotechnical and mining risks.

2.0 SITE SETTING

Table 2.0 Site Description

Item	Description
Site Address	Premier Inn, Maple Road, Tankersley, Barnsley, S75 3DL
National Grid Reference	433546 399070

2.1 Current Site Description

2.1.1 The site of the proposed annex/extension site is currently occupied by car parking surrounded by soft landscaping comprising a grassed area and hedging with scattered mature trees in the soft landscaping areas.

2.1.2 The main hotel buildings comprise a two-storey building and is located to the north west of the site.

2.1.3 The hotel has previous been extended to the north west of the hotel and out of the northern wall of the previous hotel.

2.1.4 An area of low growing hedges is located immediately to the south east of the hotel and divides the existing hotel and the proposed annex.

2.1.5 A proposed link from the southern eastern wall of the existing hotel will connect into the proposed annex.

2.1.6 Mature trees were noted on the southern boundary of the hotel site and some 50m away from the proposed annex site.

2.1.7 The proposed extension is located to the south east of the existing hotel and is occupied by car parking and areas of soft landscaping vegetated with bushes, grass and occasional mature trees.

2.2 Surrounding Area

2.2.1 Land uses surrounding the site are summarised as follows:

Table 2.2.1 Land Use Surrounding the Area

Direction	Land Use
North	Hotel building, and Restaurant buildings with commercial units beyond.
South	Grass Mature Trees (Hotel Boundary) and A616 and open ground including grass and trees beyond.
West	Hotel Car Park, Trees (Hotel Boundary), and A616 and Tankersley Diner beyond.
East	Car park, open space (Hotel Boundary) Maple Road, McDonalds and roundabout beyond.

2.2.2 There is no evidence of ground workings on or adjacent to the site, however given the generally level development site some cut and fill operations and therefore Made Ground will be present.

3.0 SITE HISTORY

3.1 Historical Maps

3.1.1 A review of historical Ordnance Survey maps and information pertinent to the site and within a 250m radius is summarised below:

Table 3.1.1 Historical Maps

Potentially Contaminative Historical Land Use		
Map Edition	**Site**	**Surrounding Area**
1855	Open field site	Sowell wood is shown 50m N and NW. West Wood 90m S and SW. Iron stone pit 150 to 180m SE. Sandstone and ironstone pit 250m NE. Westwood Colliery 279m S to include ironstone pit shaft and railway connecting into the mainline 550m SE.
1893-1894	Open field site	Westward colliery is not shown and all that remains is pit/pond and old shaft. All the infrastructure and structure for the colliery are not shown. By 1894 ponds 80m, 90m and 140m N and Air shafts and pit 120m S associated with the coal workings from (Wharncliffe Silkstone colliery 800m NE and Tankersley colliery 500m SE) . Old ironstone pit 180m SE. Old pit and shaft 200m to 270m S. Old shafts shown in Sowell wood 150m NE and 130m NE. Further air shafts 220m E and old shafts 220m NE. Woodburn Junction railway 200m E. Sowell railway Bridge 220m E. Earthworks 20m E and 100m S (Possible former colliery railway or embankment or spoil heap.
1903	No changes	Additional earthworks shown 220 to 250m N and NE. Additional pond/reservoir/20m N.
1929- 1948	No changes	Westward Main road 250m E to 90m S and 250m S. Two more additional ponds/reservoirs 220m NE and 270m NE.
1956	Site has been regraded and infilled.	Sowell Wood has been removed as part of the infilled exercise . Part of West Wood has alos been removed as part of the infill exercise. The majority of the air shafts and pits recorded in 1855 and 1893 have been infilled. One remaining air shaft is shown 220m NE and a second old shaft 120m SE. Road relabelled as A61 and the bridge has been widened over railway. All the historical ponds and reservoirs minus the pond 270m NE have been infilled as part of the infilling and regrading exercise.
1966	No changes.	Earthworks 20m E infilled.
1980-1981	No changes.	Railway is shown as dismantled. Industrial units shown E of railway. 270m NE.
1992	Site is shown as reprofiled and shows topographical levels on the site.	A616 is shown 20m S on embankment. This connects into roundabout with A61. Drain and excavation (possibly related to the road and roundabout drainage surface water drainage basin.)
1999 to 2003	Hotel Car park and landscaping.	Hotel buildings 20m N. Restaurant 45m NE. filing station 100m NE.

2009-2018	No significant changes.	Hotel building 20m N has been extended 50m NW. Commercial buildings 50m N to 100m N.
2021	No significant changes.	Further Commercial buildings 150m N.
2024	No significant changes.	No significant changes.

3.1.2 Historic shafts are identified in the surrounding area associated with the coal outcrop and coal workings underneath the site. Historically collieries and iron workings are shown in the area surrounding the site.

3.1.3 The coal legacies are shown via shafts and pits which were worked from the 1850s to 1910. The remaining coal legacy (shallow coal and iron seams) were worked via opencast methods to an estimated depth of 15m by the 1950s whereby these and the previous shafts and pits were infilled to provide the current working platform. As part of the regarding exercise the previous shafts were infilled and/or excavated out.

3.1.4 Commercial development including the road network have been subsequently built on top of regarded infilled formation which were infilled and regraded in the late 1950s.

3.1.5 Based on the above `backfill/ Made Ground / infilling is noted from 1956 across the entire area including the development site. These materials are likely to contain remnant coal materials and also be loosely compacted. The thickness, classification, chemical composition, and compaction characteristics will need to be confirmed via investigation.

4.0 ENVIRONMENTAL SETTING

4.1 Ground Conditions

4.1.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence:

Table 4.1.1 Geological Sequence

Geological Unit	Type	Descriptions	Aquifer Classification
Drift	N/a	None	N/a
Solid	Pennine Lower Coal Measures Formation -	Mudstone, Siltstone And Sandstone and coal seam	Secondary A

4.1.2 No faults are shown on the site or within 250mm if the site.

4.1.3 BGS records show the site is within an area and published records of infilled ground with worked ground and Made ground to the south east and east.

4.1.4 There are no records of landslips on or near to the site.

4.1.5 A coal seam has been observered on site with a number of coal seams surrounding the site.

4.1.6 There are two viewable BGS boreholes logs on or within the vicinity of the site. Borehole records are available from the BGS, which are included in Appendix 3 and are summarised on the table below:

Table 4.1.5 Borehole Records

Reference	Location	Details
380422	17m N	1.5m of plastic brown clay over gravel to 7.50mbgl over weathered sandstone to 8.78mbgl over sandstone to 12.42m a thin coal seam was encountered at 11.51m (2inch thick). This coal seam is not considered a sufficient risk due to it being thin and non economically to excavate.
380442	36m NE	0.61m of topsoil over fine sand to 1.37m and weathered sandstone and siltstone to 9.45m bgl. Refusal on rockhead at 9.45mbgl. Groundwater at 1.45mbgl/

4.1.7 Both these boreholes were drilled before any infilled materilas and relate to the A616 construction as they were drilled in 1980.

4.1.8 Madeground and superficial a materials were noted to 2.00mbgl below which was sandstone. Coal seams were encountered a depths between 12.00m and 14.00mbgl and were generally 1.50m thick. Made Ground (infilled materilas have been placed on top of these boreholes.

4.2 Natural Hazards Finding

4.2.1 BGS information presented within the Groundsure report identified the following ground conditions:

Table 4.2.1 Natural Hazards

Hazard	Risk Designation (Groundsure)
Shrink Swell	Very Low
Landslides	Very Low
Soluble Rocks	Negligible
Compressible Ground	Moderate
Collapsible Rocks	Very Low
Running Sands	Negligible to very Low

4.2.2 The Moderate compressible risk is associated with the Made Ground infilled materials and will be assessed as part of the invetsigtaion.

4.2.3 No other significant ground hazards are identified.

4.3 Coal Mining

4.3.1 The site is identified as being in a coal mining area and as such a more detailed assessment has been undertaken. This is presented in Section 5.

4.4 Non-Coal Mining and Cavities

4.4.1 There is one Non coal mining activity shown within 500m of the site. This non coal mining activities comprises an ironstone underground mine 109m east. The risk of these underground mine workings affecting the site are discussed in the section below and in the coal assessment. There are six recorded other underground ironstone mines from 500m to 1000m from the site.

4.4.2 The Groundsure GeoInsight report indicates no other significant risk from non-coal mining activities.

4.5 Natural Cavities

4.5.1 No natural cavities are identified below or near to the site.

4.6 Ground Workings

4.6.1 There are a number of previous coal pits within 250m of the site the closest two are 138m north east which is referenced Sowell Pit and 165m north east referenced Catnob Pit. Sowell pit was alos extended to work ironstone. All these pits were wholly underground and accessed via shafts.

4.6.2 A number of surface workings have been idenitfed within 500m of the site including, unspecified heaps are located 8 to 10m east, Ponds 31m to 35m south and more unpsecifed pits 91m to 105m North.

4.6.3 These workings could have been associated with the infilled materilas recorded in sections 4.1.3 and roads and ponds identified in the historically section 3.

4.6.4 A number of underground workings have been idenitfed within 500m of the site. These underground workings comprise disused and unspecified air shafts from 125m to 128m south east, 128 to 214 north east, 221m to 228m south and 215m west.

4.6.5 Other underground ground workings include the collieres and these are referenced 256 to 302m east, 332m north, 669m north, 824 to 852m north west and 921m north. The majority of these are described and dismissed in the historical section 3.0.

4.6.6 Ironstone pits are also referenced as underground workings 727m to 867m south, 814m to 914m west, and 952m to 995m south east and east. The direct risk from these pits is dismissed given the distance to the site.

4.6.7 Some of the workings assoicted with the collieries and ironstone pits are accessed from air shafts and therfore will extend below the site. the workings are initially thought to be deep enough. however further analysis will be undertaken in section 4.0 to confirm this.

4.6.8 Nearest referenced colliery shown as 256m east with associated shafts 708m. This was dismissed in the historical section.

5.0 COAL MINING RISK ASSESSMENT

5.1 General

5.1.1 The Groundsure Geo Insight report indicates the site is located within an area of potential coal mining and a detailed coal mining risk assessment has been undertaken.

5.2 Coal Authority Viewer

5.2.1 The Coal Authority Interactive Viewer shows there are probably underground working underneath the site.

5.2.2 It also shows an outcrop of coal to the north (35m north which dips to the north west at 283 degrees) away to the north east of the site. This outcrop and the probably underground workings are also shown in a high risk development area.

5.2.3 In addition, the coal workings are associated with a number of mine shafts covering the entire Hotel site and the adjacent McDonalds site. The majority of the shafts follow the position of the outcrop. Further details in relation to the mine shafts are given in the coal mining report and are summarised below.

5.3 Coal Authority Report

5.3.1 A Coal Authority Report has been obtained for the development site. A copy of this report is included in Appendix 2. Results are summarised below:

5.3.2 The Coal Mining report identifies past mining recorded on the development site associated with three seams (Thorncliffe which is 40m deep, the Silkstone with in 110m deep and the Whinmoor with is 161m deep). The thickness extracted ranges from 68cm to 170cm and they all dip to the north east and east at shallow angles up to 7 degrees and away from the development site. All the seams have been worked underneath the site from 1875 to 1920 and the extent is shown on the interactive website. Other worked seams are referenced in the area however these are all deeper and to the south of the development site. (110m to 161m deep).

5.3.3 The full list of worked seams is given below and within the coal mining report in Appendix 2.

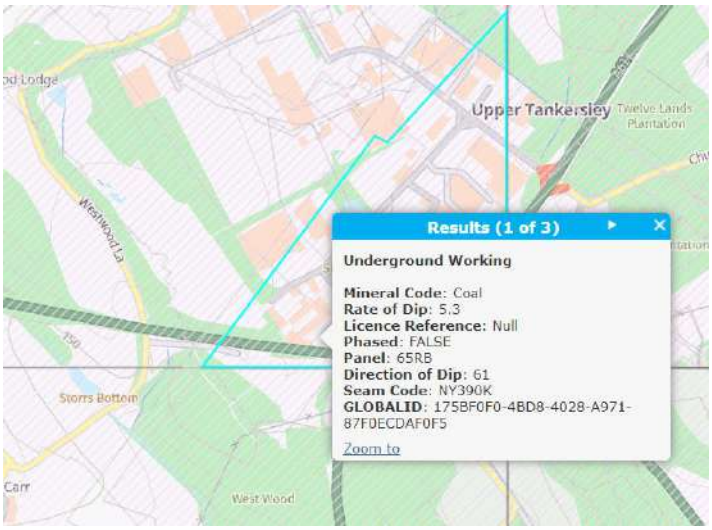
Table 5.3.3 Past underground workings

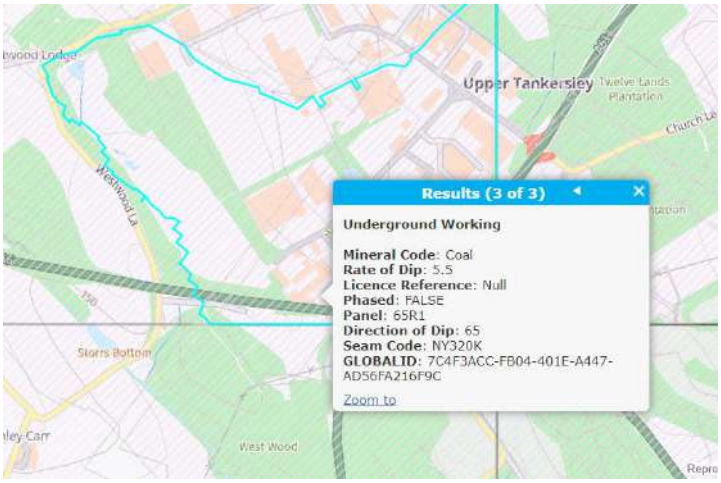
Past underground mining

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
TANKERSLEY	THORNCLIFFE	Coal	65R1	40	Beneath Property	5.5	North-East	68	1887
TANKERSLEY	SILKSTONE	Coal	6IYD	110	South	6.8	North-East	170	1856
unnamed	SILKSTONE	Coal	65RL	114	Beneath Property	5.2	East	170	1875
TANKERSLEY	WHINMOOR	Coal	6IYC	158	South	5.7	North-East	81	1922
TANKERSLEY	WHINMOOR	Coal	65RB	161	Beneath Property	5.3	North-East	74	1920

5.3.4 The extent of these workings is shown in the interactive coal authority website and extracts below indicate the extent of the three sets of works.

Table 5.3.4 Extracts from Coal authority interactive website (coal workings underneath the site)





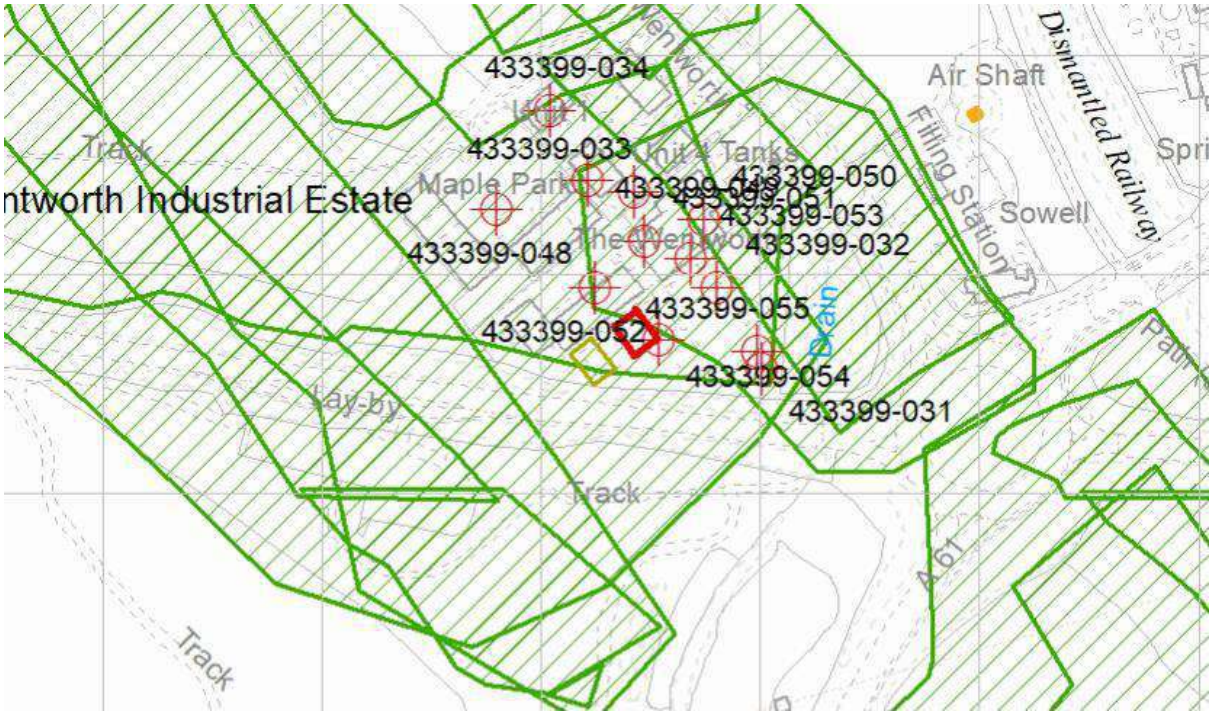
5.3.5 No spine roadways recorded at shallow depth.

5.3.6 No unrecorded shallow workings are encountered.

5.3.7 The coal mining report has recorded no probable un recorded shallow working.

5.3.8 There are a number of mine shafts recorded within the area of the site with one shaft recorded in the south eastern corner of the development site as shown in the plan below and within Appendix 2.

Table 5.3.8 Mine shafts



5.3.9 This shaft within the site development boundary is referenced as 433399-052 as is shown as being excavated as part of the later opencast mining.

5.3.10 The second closet mine shaft which is also located underneath the existing hotel building to the north west of the development area is referenced as 433399-48 and is also shown as excavated as part of later opencast mining.

5.3.11 Detailed shaft records are given below and in Appendix 2.

Table 5.3.11 Mine shaft records

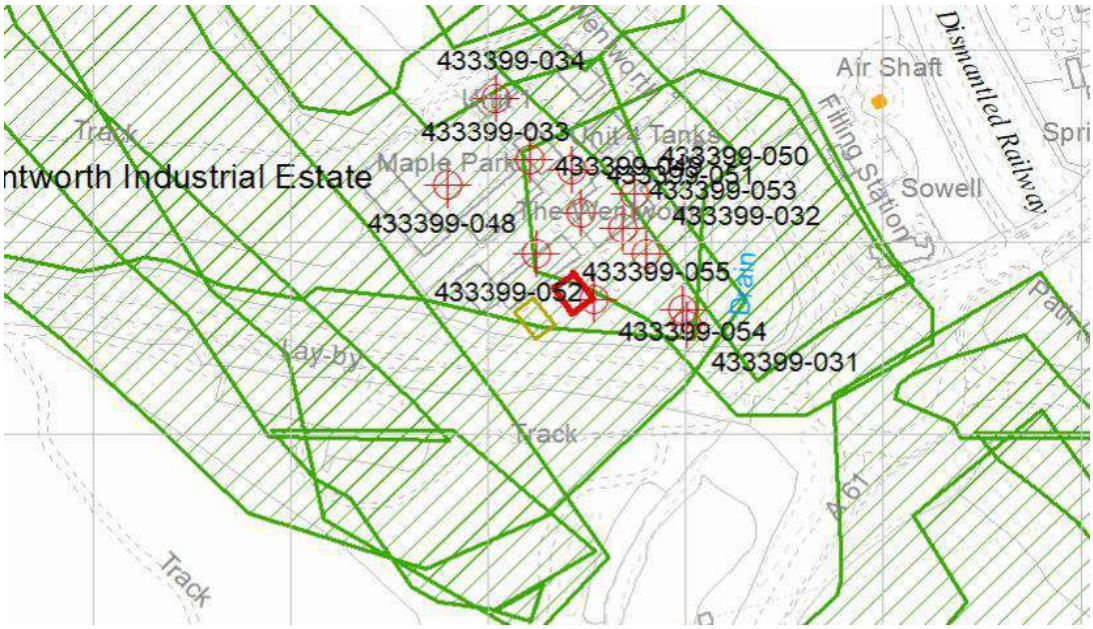
Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	433399-031	433601 399057	Has been filled to an unknown specification and has probably been removed to some extent by opencast mining.	Coal	
Shaft	433399-032	433581 399094	Has been filled to an unknown specification and has probably been removed to some extent by opencast mining.	Coal	
Shaft	433399-033	433543 399137	has been filled to an unknown specification and has probably been removed to some extent by opencast mining	Coal	
Shaft	433399-034	433505 399174	has been filled to an unknown specification and has probably been removed to some extent by opencast mining	Coal	
Shaft	433399-048	433480 399129	Has been excavated by opencast mining	Coal	
Shaft	433399-049	433522 399142	has been excavated by opencast mining	Coal	
Shaft	433399-050	433575 399124	has been excavated by opencast mining	Coal	
Shaft	433399-051	433548 399114	has been excavated by opencast mining	Coal	
Shaft	433399-052	433525 399093	has been excavated by opencast mining	Coal	
Shaft	433399-053	433569 399106	Has been excavated by opencast mining.	Coal	
Shaft	433399-054	433554 399069	Has been excavated by opencast mining.	Coal	
Shaft	433399-055	433599 399065	Has been excavated by opencast mining	Coal	

5.3.12 There are no recorded faults, fissures and breaklines.

5.3.13 There are a number of opencast records across the development site and wider area. The extent of the opencast workings is given in Appendix 2 and below which shows multiple phases (shown by green shading on plan below) of opencast across the site and wider area with a possible high wall of one of these phases crossing the northern part of the development area.

Table 5.3.13 Opencast works extent plan



5.3.14 The opencast workings are supported by the historical OS plans however the initial deep coal workings pre date the first edition OS historical plans with the earliest large scale plan recorded is 1893. Within the first edition OS plan the shafts are refenced as old shafts and old groundworks and earthworks. The old shafts and workings are located in the former Sowell wood which by 1948 some are referenced as ponds and by 1956 have been removed and infilled.

5.3.15 Based on this it would appear that the opencast workings were dated between these two dates (1948 and 1956) however the depth of these opencast workings is still unknown.

5.3.16 Photographic evidence referenced by the BGS indicates that the adjacent Sowell wood opencast works extents to an estimated 46ft (14mbgl). This links in closely with the estimated depth of the rock head depths from the BGS borehole logs (Appendix 3). The photographs also appear to show the removal of rock and the engineer in the photograph is pointing at the Middle Fenton coal seam. The coal seams referenced in this photograph are referenced as the Low to High Fenton coal seams. None of the seams referenced above include the ironstone seam known as the Black mine which had have been worked previously. A photograph and description of the open cast rock face is given below.

Table 5.3.15 Photographic records

Looking north at Sowell Wood opencast site, 360 yd. W. 40 degrees N. Sowell Bridge. Old underground ironstone workings. The face of the cut shows, beneath a cap of soil: 25 feet sandstone; 10 feet mudstone; 5 feet High Fenton Coal (including dirt partings); 2 feet 9 in. old ironstone workings completely filled by broken rock; 1 foot 3 in. hard ironstone unworked; 1 foot Middle Fenton Coal; 2 feet mudstone; 2 feet 9 in. Lower Fenton Coal. The dark-coloured band on which the engineer's hand is resting is the Middle Fenton. None of the coals had been worked. The Fenton seam consists of several thin coals with dirt and shale partings though over most of the area they are two seams known as the Low and High Fenton coals. The main parting between them often contains ironstone and is known as the Black Mine. The other two main ironstone beds are the Claywood Ironstone just above the Silkstone Coal and the Tankersley Ironstone a few feet above the Flockton Coal.

5.3.17A further photograph referenced Sowell Bridge works and to the east of the development site given below shows the extent of the open cast workings in the area prior to being restored to its current level. (See below).

Table 5.3.16 Additional Photographic records of opencast workings

Looking north-east at Sowell Wood opencast site, 830 yd. W. 46 degrees N. Sowell Bridge. A worked-out site before restoration. The general view shows an opencast site after the coal has been worked out and the cuts filled but before levelling of the surface has commenced. Beyond the site is Wharncliffe Silkstone Colliery. The prominent heap by the colliery is the tip of material from underground workings. The Silkstone coal is one of the three primary seams worked in the Barnsley area, the other two are the Barnsley and the Parkgate. The basic method of working was by removing the overburden in a series of cuts 40 feet wide parallel to the outcrop edge. Overburden was removed using a variety of equipment and methods e.g. scrapers, tractor/scrapers and dozers, high-lift shovels and draglines. The development of coal mining in the Barnsley area has been largely dependant on the working of three seams, the Silkstone, Parkgate and the Barnsley coals.

5.3.18 The Coal Authority confirms that it has not received damage notice or claim for the property or within 50m.

5.3.19 There are no records of preventative works having been undertaken.

5.3.20 Mine gas has been recorded in the area and subsequential investigated and reporting following specific reported hazards.

5.3.21 No coal mining licenses within 200m of the site.

5.4 Conclusion

5.4.1 Based on the geological maps, the findings of the Coal Authority Report, together with the BGS boreholes logs and the BGS photographic records the risk associated with the coal workings are associated with the workings underneath the site at 40m depth and the mine shaft being in the

south east corner of the site. The conclusions also confirm the opencast works cover the entire area and have excavated out the mine shaft in the development area to an estimated depth of 14m. In the process of removing the open cast materials the High, Middle and Low Fenton Seams were also excavated together with the ironstone seams referenced as The Black Mine. Based on this all the shallow seams have been removed leaving the shallowest underground worked seam at 40m bgl

5.4.2 Based on the geological borehole records for the area the sandstone is shown at depths ranging from 8.78 to 9.45m bgl and a shallowest coal and ironstone seams up toa depth of 14m bgl have been excavated out as part of the opencast works.

5.4.3 The conclusions drawn from the above evidence and the mining report indicates that there is more than 10x seam thickness of solid rock cover. This conclusion is summarised in the table below which summarises all the information obtained from the BGS boreholes logs, BGS geoscience photographic records and the Coal mining report.

Table 5.4.3 Coal seam risk classification – summary table

Coal Seam referenced below the site	Depth of competent bedrock (mbgl)	Depth of seam (mbgl)	Seam thickness (m)	Rock cover thickness (m)	Ratio of competent rock verse seam thickness	More than 10x seam thickness	Risk classification
Unknown coal seam (BGS BH logs)	9.45	12.15	0.05m	0	N/a	N	No coal related risk due to seams have been worked out via opencast workings.
Fenton coal seams and the black beds ironstone seams	14.00 as backfill materials above this depth currently.	9.45 to 14.00	0.3-1.5	0	N/a	N	No coal related risk due to seams have been worked out via opencast workings.
Thorncliffe	14	40	0.68	28	41X	Y	No coal legacy risk to current site.
Silkstone	74.7	114	1.7	39.3	23X	Y	No coal legacy risk to current site.
Whinmoor	76.4	161	0.74	84.6	114X	Y	No coal legacy risk to current site.

6.0 PRELIMINARY GEOTECHNICAL RISK ASSESSMENT

6.1 General

6.1.1 A preliminary geotechnical risk register has been produced for the proposed scheme in order to identify potential hazards, the probability of the hazard occurring, impact and risk rating. This geotechnical register reflects the current situation on site and should be used to confirm where the current risks are. It is a very simple qualitative risk assessment and should not be viewed as definitive. This risk assessment reflects the current level of understanding of the geotechnical aspects of the scheme and will be subject to revision. It is a generalised risk register that covers all of the main risks.

Table 6.1.1 Risk assessment Criteria and rating

Risk rating (R) = Probability (P) x Impact (I).

Risk Assessment Criteria and Rating			
Probability (P)		**Impact (I)**	
Very likely	5	Very high	5
Probable	4	High	4
Possible	3	Medium	3
Unlikely	2	Low	2
Negligible	1	Very Low	1
Risk Rating (R) = Probability X Impact			
Low 1-8	Medium 9-15	High 16-25	

Table 6.1.2 Preliminary Geotechnical risk Register

Table 6.1.2: Geotechnical Risk Register (existing conditions)						
Hazard / Risk	Cause	Consequence(s)	Pre-Control			Mitigation
			P	I	R	
Ground collapse from Coal mining or workings collapse	Potential for shallow coal seams and workings	Local collapse - Damage to proposed property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	1	4	4	Shallow coal mining identified below the site have been worked using opencast methods. Confirmation Investigation works to confirm dismissed risk (2 holes to 40m depth recommended)
Ground collapse from Coal mining or workings collapse	Void migration and collapsing of shallow workings	Local collapse - Damage to proposed property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	1	4	4	Shallow coal mining identified below the site have been worked using opencast methods. Therefore no void migration anticipated. Deeper workings in excess of 10X seam thickness. No coal legacy risk to the site. Confirmation Investigation works to confirm dismissed risk (2 holes to 40m depth recommended).
	Foundation collapse		1	4	4	No shallow coal mining identified below the site which has not been excavated out as part of the opencast workings. In excess of 10X seam thickness for deep coal seams so risk dismissed. Confirmation Investigation works to confirm dismissed risk (2 holes to 40m depth recommended)
Mine shaft(s)	Void migration and collapsing of shallow mine shaft in development area	Local collapse - Damage to proposed property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	1	4	4	Mine shaft identified in development area and surrounded area however removed as part of the opencast works. No future risk.
Unstable and loose ground conditions	Foundation collapse	Local collapse - Damage to proposed property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	4	3	12	Backfill opencast materials identified to estimated minimum depth of 14m. Could be loosely compacted materials with potential voids. Rotary boreholes recommended to prove rock head up to 20m depth. In additional 2 Number confirmation deep rotary boreholes required to 40m depth to dismiss coal risk. .

Unforeseen Ground Conditions	Unforeseen Ground Conditions (e.g. un identified shallow workings Variability in encountered soils and Made Ground associated with landfill.	- potential local collapse via void migration - effects on neighbouring properties & infrastructure - Damage to proposed property - Potential cost of remedial measures	4	3	12	No shallow coal mining identified below the site. No risk from the coal outcrop to the east. Risk associated with the loose or un compacted backfill opencast materials and potential voids within these materials.

Drawings

HATCH LEGEND

- RECEPTION AREA
- BREAKFAST ROOM
- OFFICE
- LINEN STORE
- PLANT ROOM
- PUBLIC HOUSE

Drain

PHD	DRAWN	31/10/23	
DRAWN	REVISION	DATE	VER

PROJECT

PREMIER INN EXTENSION
PREMIER INN SHEFFIELD / BARNSLEY (M1 J36)

TITLE

EXISTING SITE PLAN

SCALE

1:500 @ A3

JOB No	DRAWING No	REV
PI1079	SK1	

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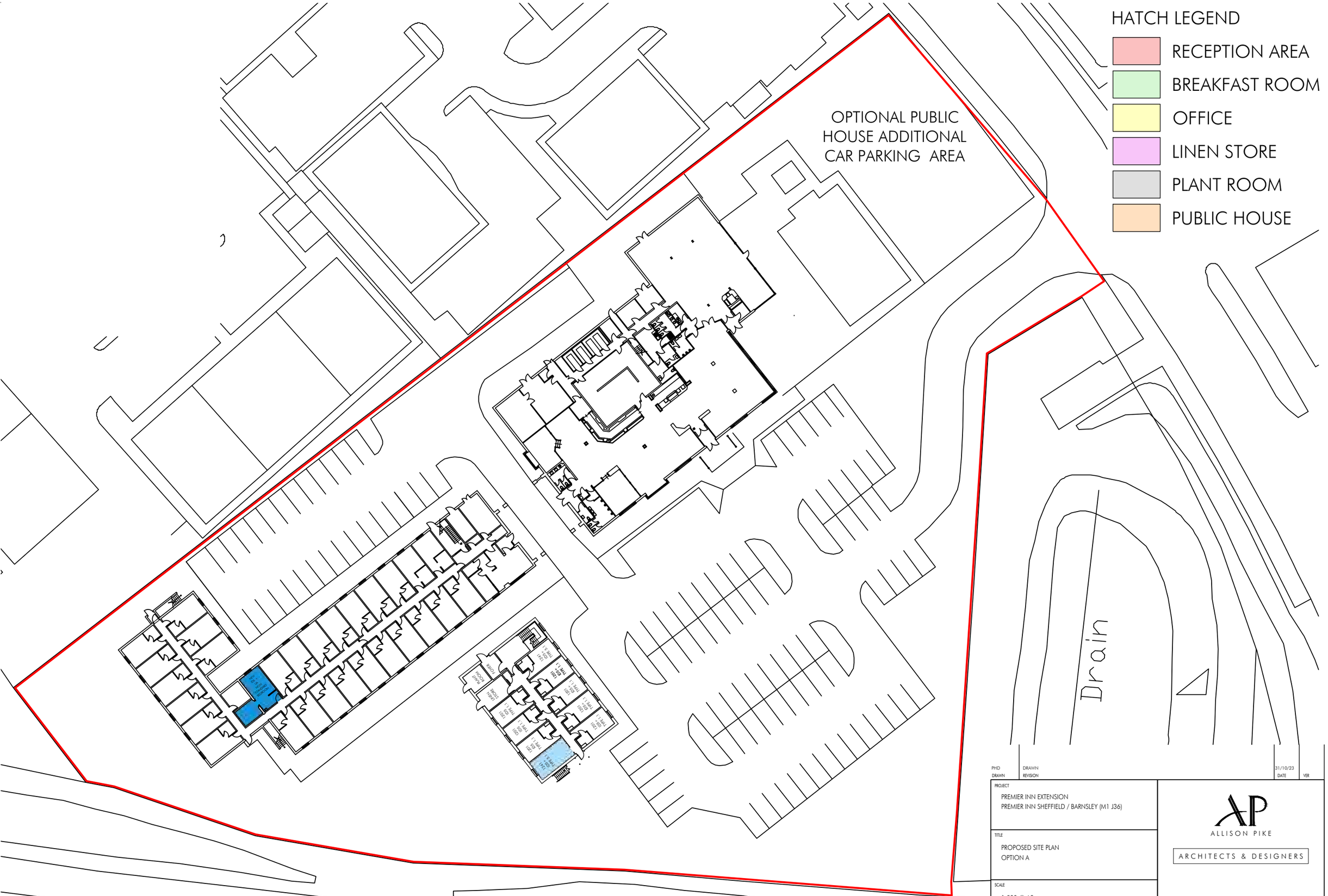

PHD DRAWN | DRAWN REVISION | 31/10/23 DATE | VER

PROJECT
PREMIER INN EXTENSION
PREMIER INN SHEFFIELD / BARNSLEY (M1 J36)

TITLE
PROPOSED SITE PLAN
OPTION A

SCALE
1:500 @ A3

JOB No: PI1079 | DRAWING No: SK998 | REV:

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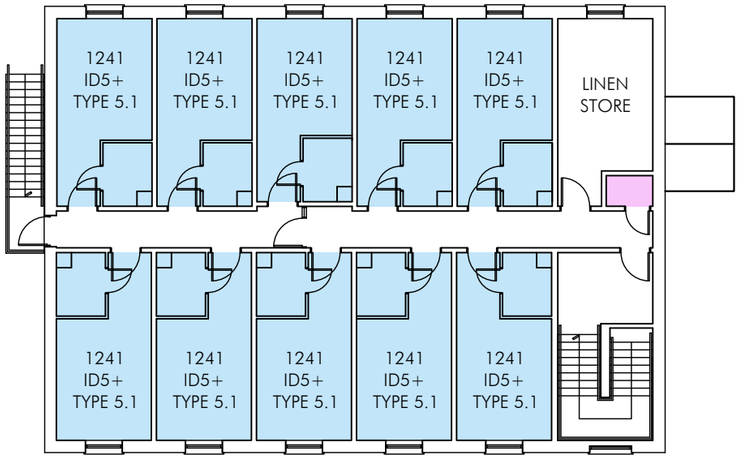
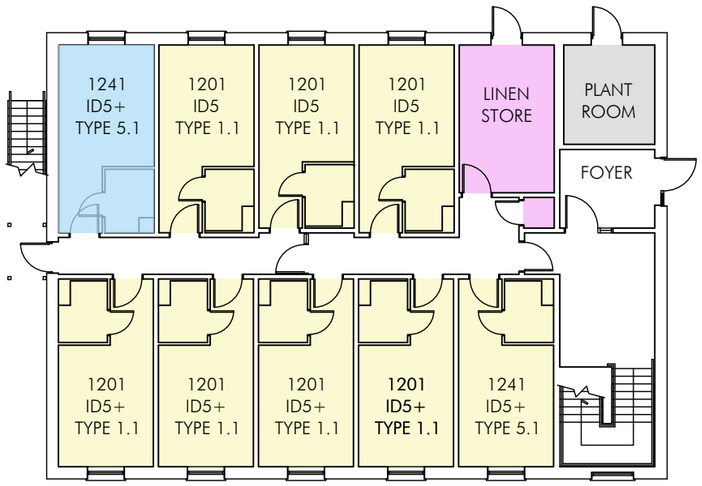


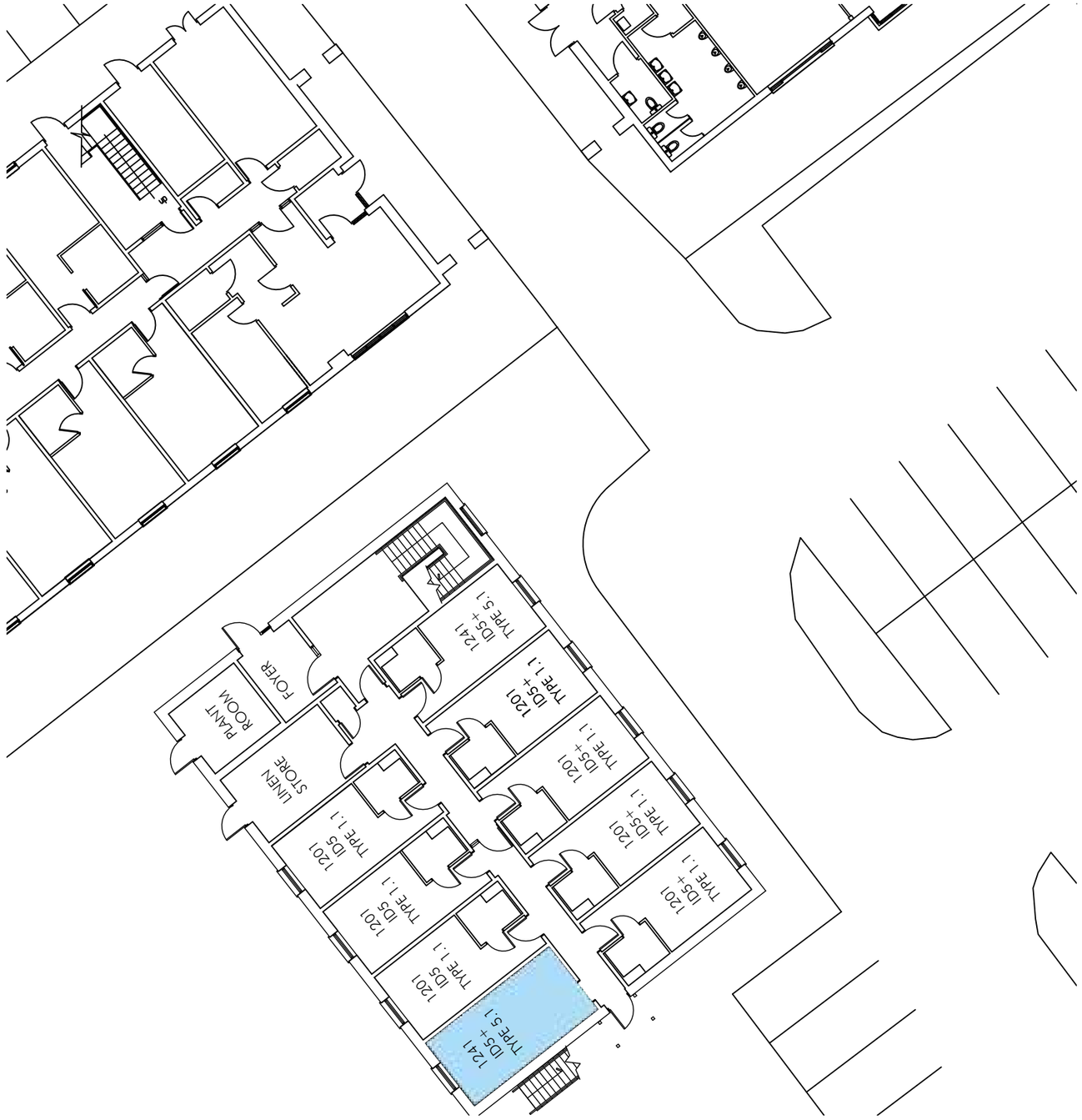
PROPOSED GROUND FLOOR LAYOUT (OPTION A)
SCALE 1:200



PROPOSED GROUND FLOOR LAYOUT (OPTION A)
SCALE 1:200

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



PROPOSED GROUND FLOOR (OPTION A)
ANNEX ENTRANCE LAYOUT
SCALE 1:200

PROPOSED EXTENSION BEDROOM SPLIT

FLOOR	ID5 TYPE 1 (DOUBLE)	ID5 TYPE 1.1 (DOUBLE)	ID5 TYPE 1.2 (DOUBLE)	ID5 TYPE 2 (QUAD)	ID5 TYPE 2.1 (TRIPLE)	ID5 TYPE 3 (TWIN)	ID5 TYPE 4 UA	ID5 TYPE 5 PREMIER PLUS	ID5 TYPE 5.1 PREMIER PLUS	ID5 TYPE 5.2 PREMIER PLUS	ID5 TYPE 6 PREMIER PLUS UA	FLOOR TOTAL
	21.2m2	18.9m2	17.8m2	21.2m2	21.2m2	21.2m2	26.9m2	21.2m2	18.9m2	17.8m2	26.9m2	
GROUND	0	8	0	0	0	0	0	0	1	0	0	9
FIRST	0	0	0	0	0	0	0	0	10	0	0	10
TOTAL	0	8	0	0	0	0	0	0	11	0	0	19
PERCENTAGE	0.0	42.1	0.0	0.0	0.0	0.0	0.0	0.0	57.9	0.0	0.0	100.0

PHD DRAWN | DRAWN REVISION | 31/10/23 DATE | VER

PROJECT
PREMIER INN EXTENSION
PREMIER INN SHEFFIELD / BARNSLEY (M1 J36)

TITLE
PROPOSED GROUND AND FIRST FLOOR PLANS OPTION A

SCALE
1:200 @ A3

JOB No PI1079 | DRAWING No SK999 | REV

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Appendix 1 – Desk Study Assessment

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Premier Inn, Maple Road, Barnsley, S75 3DL

Order Details

Date: 19/06/2024

Your ref: EMS_952452_1182574

Our Ref: EMS-952452_1210474

Site Details

Location: 433546 399070

Area: 0.04 ha

Authority: Barnsley Metropolitan Borough Council ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	4	63	70	-
21 >	1.2 >	Historical tanks >	0	0	0	1	-
21	1.3	Historical energy features	0	0	0	0	-
21	1.4	Historical petrol stations	0	0	0	0	-
22	1.5	Historical garages	0	0	0	0	-
22	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	2.1 >	Historical industrial land uses >	0	5	84	98	-
30 >	2.2 >	Historical tanks >	0	0	0	1	-
31	2.3	Historical energy features	0	0	0	0	-
31	2.4	Historical petrol stations	0	0	0	0	-
31	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
32	3.1	Active or recent landfill	0	0	0	0	-
32	3.2	Historical landfill (BGS records)	0	0	0	0	-
33	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
33	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
33 >	3.5 >	Historical waste sites >	0	0	0	1	-
33	3.6	Licensed waste sites	0	0	0	0	-
34 >	3.7 >	Waste exemptions >	0	0	2	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	4.1 >	Recent industrial land uses >	0	0	7	-	-
36 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
36	4.3	Electricity cables	0	0	0	0	-
36	4.4	Gas pipelines	0	0	0	0	-
37	4.5	Sites determined as Contaminated Land	0	0	0	0	-

37	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
37 >	**4.7 >**	**Regulated explosive sites >**	0	0	0	1	-
37 >	**4.8 >**	**Hazardous substance storage/usage >**	0	0	0	1	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
38 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	1	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	2	0	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
40	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
40	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
42	5.1	Superficial aquifer	None (within 500m)				
43 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
44 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	2
47 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	1
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
49 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	1	-	-

50 >	6.2 >	Surface water features >	0	0	1	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
55	8.1	Surface water flooding	Negligible (within 50m)

Page	Section	Groundwater flooding >	
56 >	9.1 >	Groundwater flooding >	Negligible (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
59 >	10.7 >	Designated Ancient Woodland >	0	0	3	2	10
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	1	1	0	1
61	10.12	Proposed Ramsar sites	0	0	0	0	0

61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	2
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68 >	12.3 >	Tree Felling Licences >	0	4	13	-	-
69 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	0	10	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	1	0	5	4	-
75	14.3	Superficial geology (10k)	0	0	0	0	-

75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	1	2	9	-
77 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	8	9	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80 >	15.2 >	Artificial and made ground (50k) >	1	0	2	2	-
81 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
82	15.4	Superficial geology (50k)	0	0	0	0	-
82	15.5	Superficial permeability (50k)	None (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	1	1	7	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	4	11	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	16.1 >	BGS Boreholes >	0	2	62	-	-
Page	Section	**Natural ground subsidence** >					
90 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
91 >	17.2 >	Running sands >	Low (within 50m)				
93 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
95 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
96 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	**Mining and ground workings** >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	18.1 >	BritPits >	0	0	5	15	-
104 >	18.2 >	Surface ground workings >	0	8	68	-	-
107 >	18.3 >	Underground workings >	0	0	24	28	39
110	18.4	Underground mining extents	0	0	0	0	-
110	18.5	Historical Mineral Planning Areas	0	0	0	0	-