

002/2405/REG

23rd February 2016

Mr J Baldwin
9 Park Side
Flockton
Huddersfield
WF4 4AD



Registered in England 07068066

Parkhill
Wetherby
West Yorkshire
LS22 5DZ

T 01937 545 330

www.lithos.co.uk

Dear Jim

Proposed cattery, Flockton

Further to your recent invitation, please find below our proposal for undertaking a geotechnical and environmental desk study appraisal of the above land. It is understood that the site consists of a single parcel of land of approximately 200m².

Brief examination of the relevant geological map suggests the site is underlain by Lower Coal Measures bedrock (undifferentiated sandstone, siltstone and mudstone). The Flockton Thick seam outcrops to the west. This site is located within a Coal Mining Development High Risk Area (an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc), and therefore our report will include a mining risk assessment (desk-based) that should satisfy the Coal Authority.

Environmental search data and historical maps (obtained from Landmark), will be reviewed in order to determine whether any past land uses have had any effect on the proposed development. In addition we will visit site to undertake a walkover survey.

The report will include preliminary recommendations with respect to mining, foundations, contamination and hazardous gas. Our report will be in a format that should satisfy the planning condition imposed by Kirklees Council. However, depending on the findings of our preliminary investigation, Kirklees might insist on some intrusive investigation.

As discussed, we are on the adjacent Barratt site next week so we could excavate 2 or 3 shallow trial pits (c. 1.5m) to log and sample soils (most notably any made ground).

It is anticipated that a final bound report will be available within 3 weeks of receiving your written instruction to proceed. Our lump sum fee for provision of this report (inclusive of the pitting) is plus VAT. However, if significant made ground is encountered and testing of samples is undertaken, this would cost a further £ per sample.

This work will be undertaken in accordance with our Standard Terms and Conditions, a copy of which are enclosed.

It is hoped the above is sufficient for your present needs. However, should you require any further information, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "Mark Perrin".

Mark Perrin
Director

**for and on behalf of
LITHOS CONSULTING LIMITED**



Appendix D

Historical OS Plans

Yorkshire

Published 1894

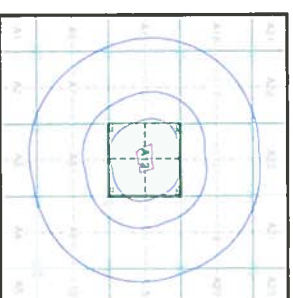
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the surveyed data. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1840's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unaltered - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

247SE	1894
1:10,560	
281NE	1894
1:10,560	

Historical Map - Slice A



Order Details

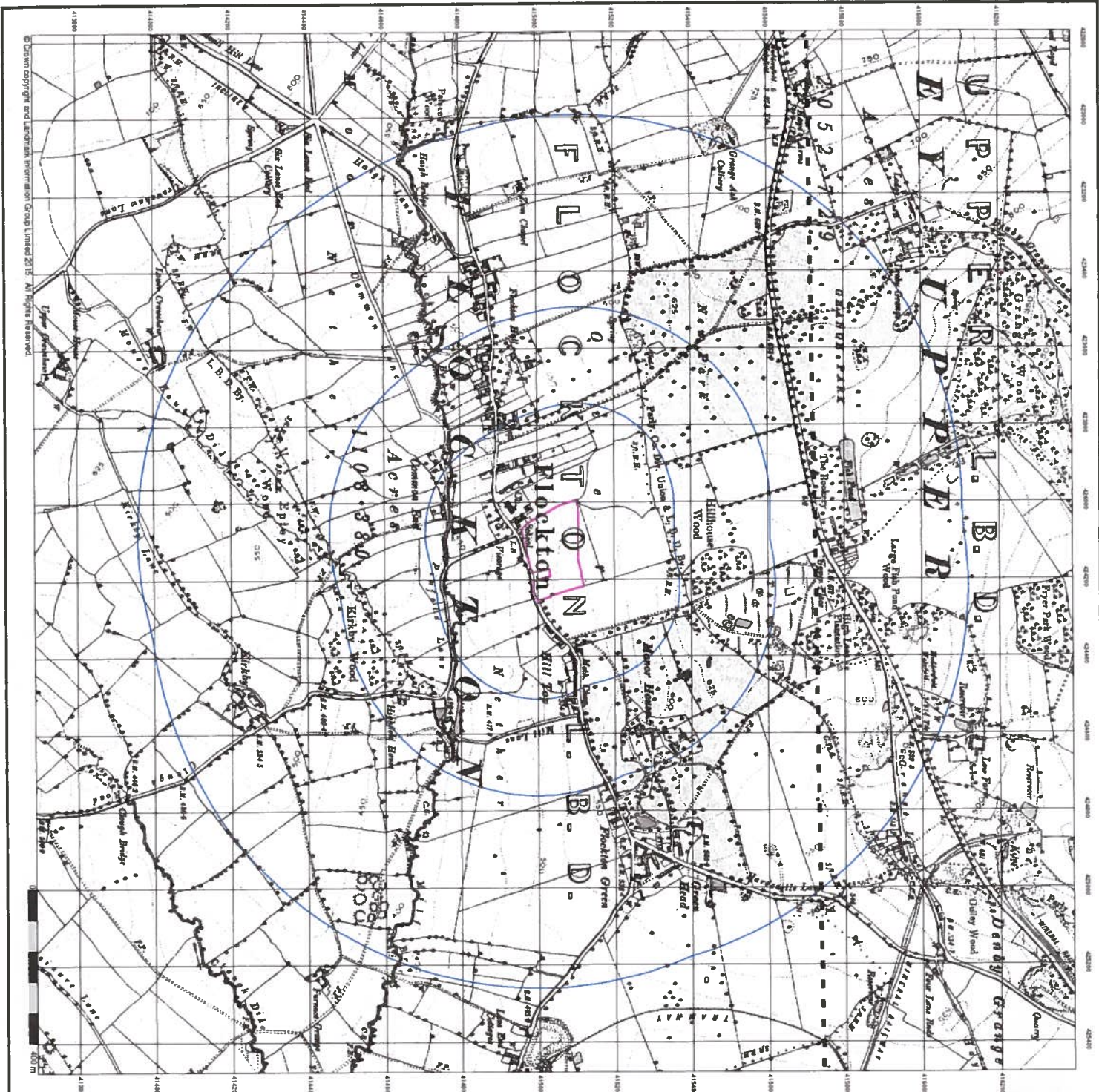
Order Number: 72890244_1.1
Customer Ref: 2211
National Grid Reference: 424130, 415050
Site Area (Ha): A
Search Buffer (m): 1000

Site Details

Flockton Green Working Mens Club, 157 Barnsley Road,
Flockton, WAKEFIELD, West Yorkshire, WF4 4AA



Tel: 0844 844 8852
Fax: 0844 844 8853
Web: www.ernwood.co.uk



Appendix E
Search Responses & other Correspondence



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

72890244_1_1

Customer Reference:

2211

National Grid Reference:

424130, 415050

Slice:

A

Site Area (Ha):

2.82

Search Buffer (m):

1000

Site Details:

Flockton Green Working Mens Club

157 Barnsley Road, Flockton

WAKEFIELD

West Yorkshire

WF4 4AA

Client Details:

Mr M Thompson

Lithos Consulting Ltd

Parkhill

Walton Road

Wetherby

LS22 5DZ

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		3	4	3
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 3				3
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3		Yes		
Pollution Incidents to Controlled Waters	pg 4		2	2	1
Prosecutions Relating to Authorised Processes					
Prosecutions Relating to Controlled Waters					
Registered Radioactive Substances					
River Quality	pg 4		1		
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 5				(*1)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 5	Yes	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 5		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 5		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines	pg 5		Yes	Yes	n/a
Detailed River Network Offline Drainage	pg 8			Yes	n/a

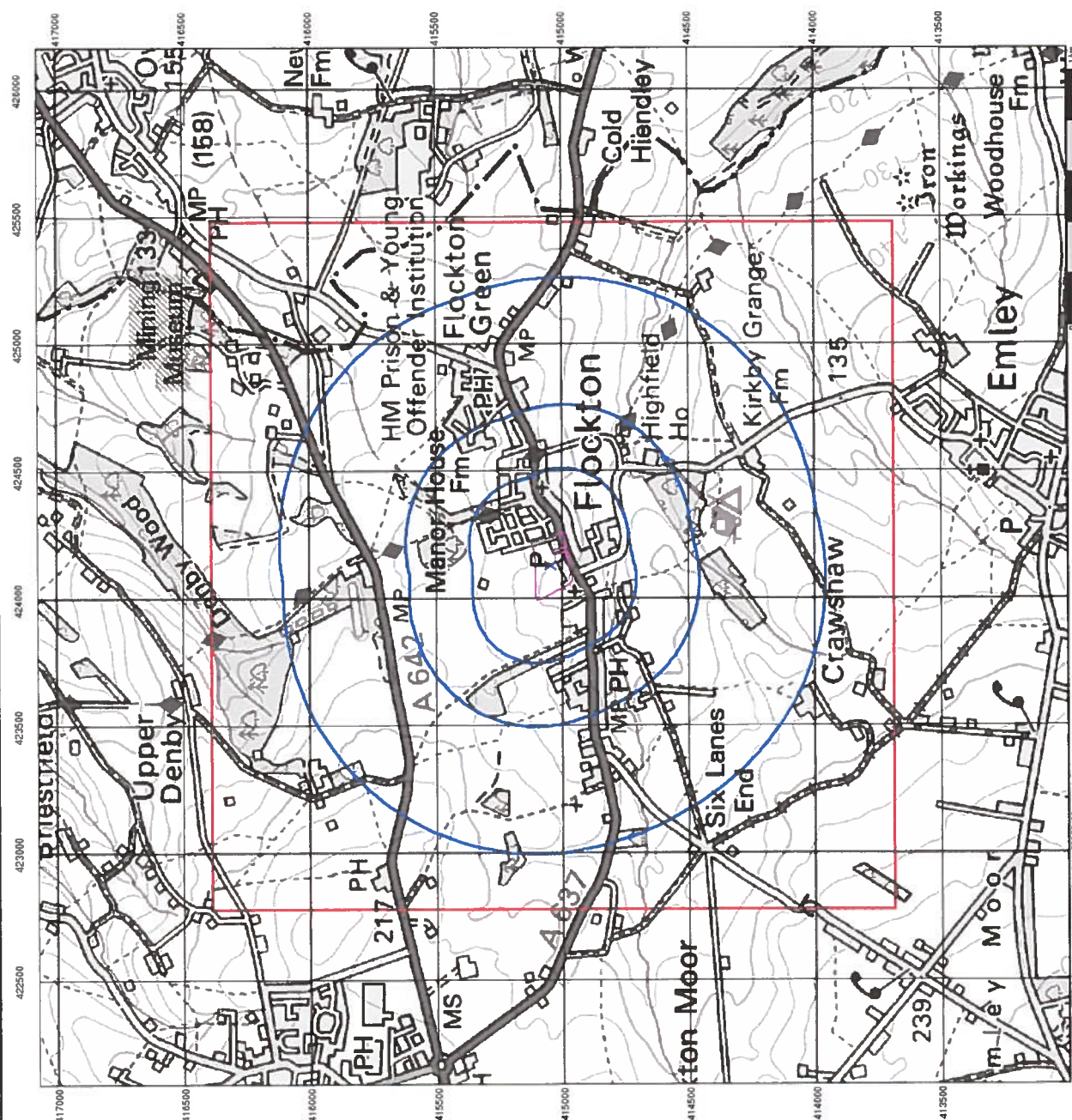
Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 10	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 10	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 27			5	26
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas	pg 32	Yes	n/a	n/a	n/a
Mining Instability	pg 33	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 33	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 33	Yes	Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 33	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 34	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 34	Yes		n/a	n/a
Radon Potential - Radon Affected Areas	pg 35	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 36			1	2
Fuel Station Entries					
Sensitive Land Use					
Areas of Adopted Green Belt	pg 37	1			
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 37	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					

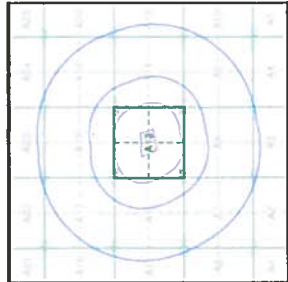


Source Protection Zones

- General**
- Specified Site
 - Specified Buffer(s)
 - Map ID
 - Bearing Reference Point
- Agency and Hydrological**
- Inner zone (Zone 1)
 - Inner zone - subsurface activity only (Zone 1c)
 - Outer zone (Zone 2)
 - Outer zone - subsurface activity only (Zone 2c)
 - Total catchment (Zone 3)
 - Total catchment - subsurface activity only (Zone 3c)
 - Special interest (Zone 4)
 - Source Protection Zone Boundary



Site Sensitivity Context Map - Slice A



Order Details

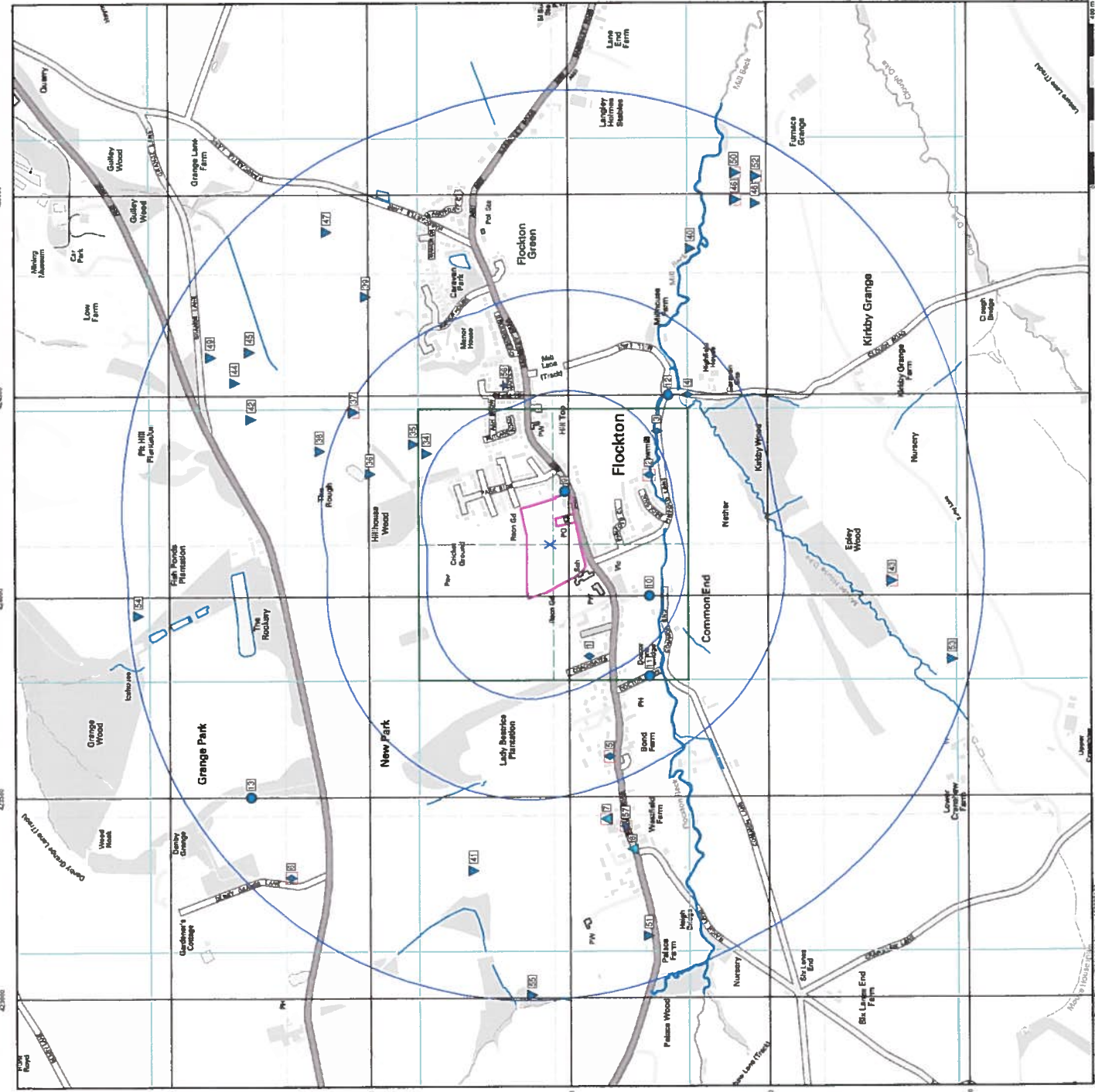
Order Number: 72890244_1_1
Customer Ref: 2211
National Grid Reference: 424130, 415050
Site: A
Site Area (Ha): 2.82
Search Buffer (m): 1000

Site Details

Flockton Green Working Mens Club, 157 Barnsley Road, Flockton,
WAKEFIELD, West Yorkshire, WF4 4AA



Tel: 0844 844 0832
Fax: 0844 844 0831
Web: www.landmark.co.uk



- ### General

 - Specimen Site
 - Severed Type at Location
 - Design Reference Point
 - Map ID

Agency and Hydrological

Contaminated Land Register Entry or Notice (Leaseman)

 - Contaminated Land Register Entry or Notice (Leaseman)
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Protection Relating to Authorised Processes
 - Protection Relating to Controlled Waters
 - Registered Releaseable Substance
 - River Networks or Water Features
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral

Geological

 - BOS Recorded Mine or Site

Waste

 - BOS Recorded Landfill Site (Leaseman)
 - EA Historic Landfill (Revised New)
 - EA Historic Landfill (Physique)
 - Integrated Pollution Control Registered Waste Site
 - Landfills Residues Management Facility (Landfill Residue)
 - Licensed Waste Management Facility (Leaseman)
 - Local Authority Recorded Landfill Site (Leaseman)
 - Registered Landfill Site
 - Registered Landfill Site (Point Revised to 10m)
 - Registered Landfill Site (Point Revised to 10m)
 - Registered Landfill Site (Point Revised to 10m)
 - Registered Waste Transfer Site (Leaseman)
 - Registered Waste Treatment or Disposal Site (Leaseman)
 - Registered Waste Treatment or Disposal Site

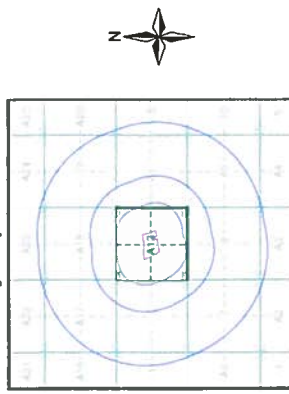
Hazardous Substances

 - COMAH Site
 - Erysipate Site
 - NeHS
 - Planning Hazardous Substance Content
 - Planning Hazardous Substance Enforcement

Industrial Land Use

 - Contemporary Trade Directory Entry
 - Fuel Station Entry

Site Sensitivity Map - Slice A



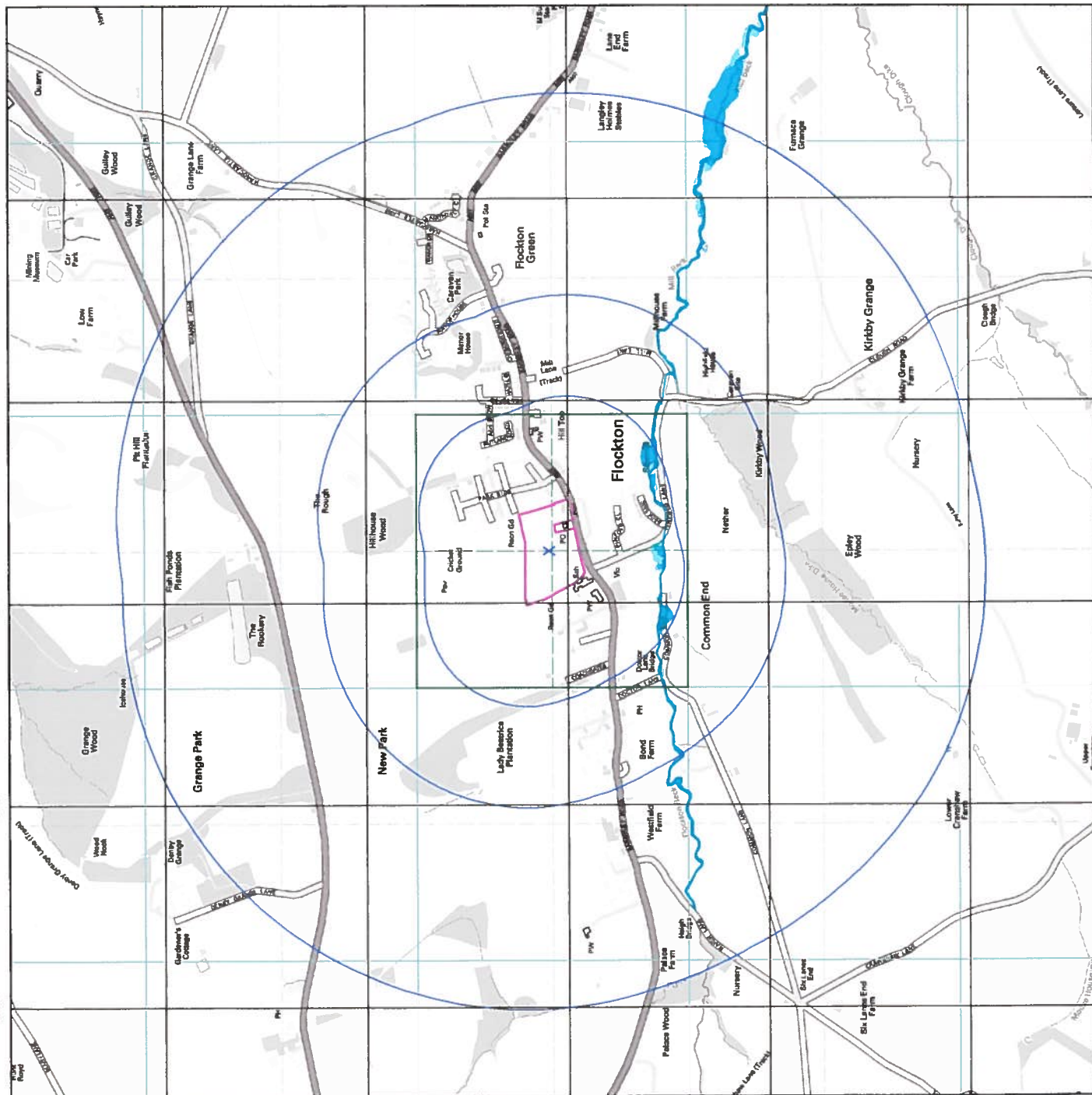
Order Details

Order Details

Order Number: 72890244_1_1
Customer Ref: 2211
National Grid Reference: 424130, 415050
A
Slice: 2.82
Site Area (Ha): 1000
Search Buffer (m):

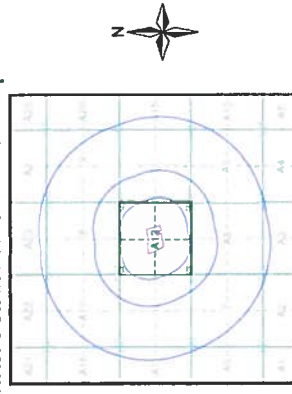
Site Details

Site Details
Flockton Green Working Mens Club, 157 Bamsley Road,
Flockton, WAKEFIELD, West Yorkshire, WF4 4AA



- General**
- Specified Site
 - Specified Buffer(s)
 - Beating Reference Point
 - Map ID
- Detailed River Network Data**
- Extended Culvert (greater than 50m)
 - Primary River
 - Secondary River
 - Tertiary River
 - Canal
 - Canal Tunnel
 - Unfinished River
 - Lake/Reservoir
 - Offline Drainage Feature
 - Underground River (infered)
 - Underground River (local knowledge)
 - Downstream of High Water Mark
 - Downstream of Seward Extension
 - Not assigned River feature
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
 - Mean Low Water
 - Mean High Water

EA NRW Detailed River Network Map - Slice A



Order Details

Order Number: 72890244_1.1
 Customer Ref: 2211
 National Grid Reference: 424130, 415050
 Slice: A
 Site Area (Ha): 2.82
 Search Buffer (m): 1000

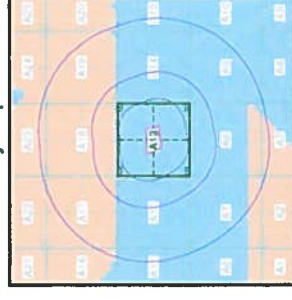
Site Details

Flockton Green Working Mens Club, 157 Bamsley Road,
 Flockton, WAKEFIELD, West Yorkshire, WF4 4AA

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Risk of Flooding from Surface Water**
- High - 30 Year Return
 - Medium - 100 Year Return
 - Low - 1000 Year Return

- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EANRW Suitability Map - Slice A



Order Details

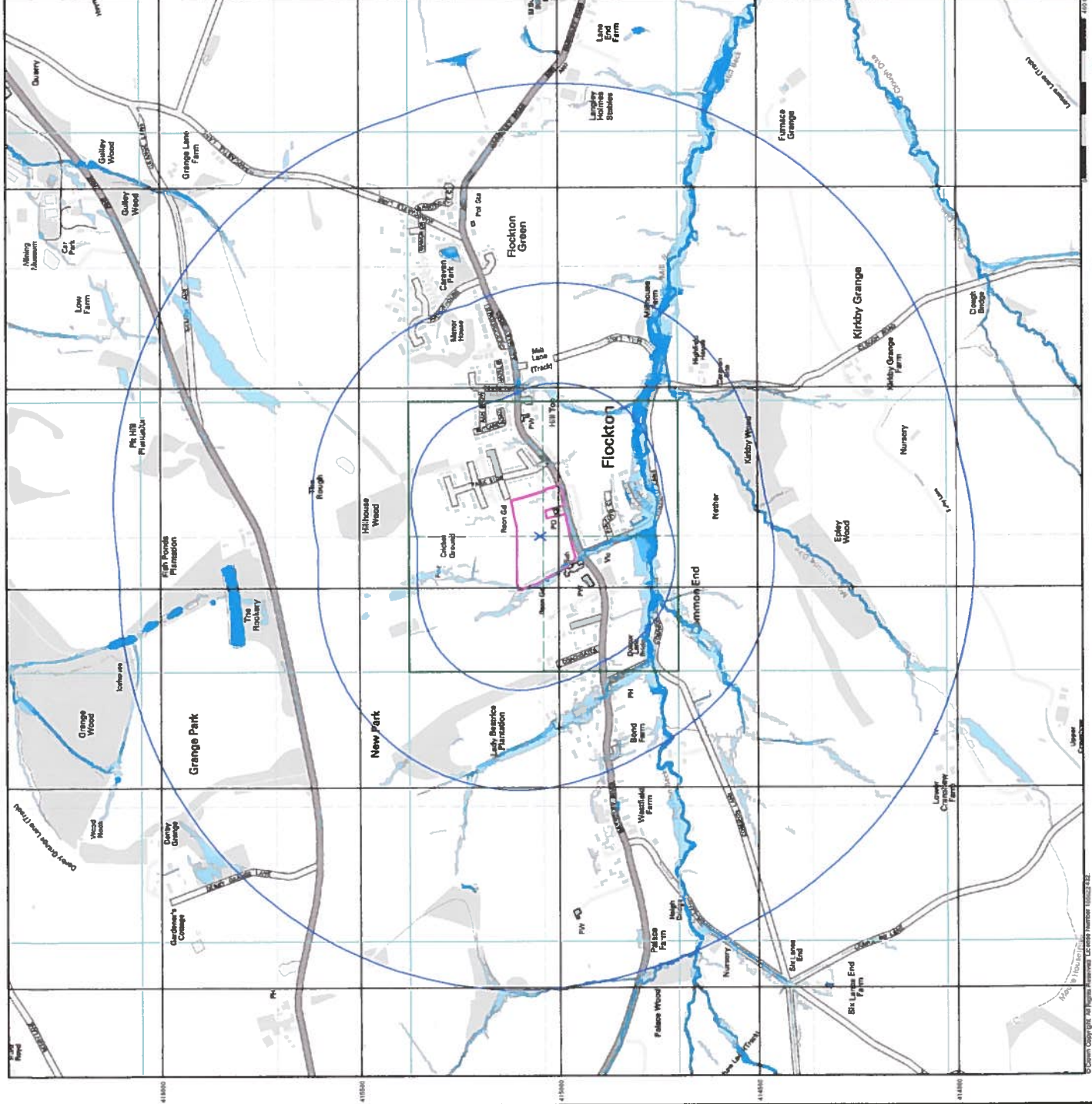
Order Number: 7280244_1_1
 Customer Ref: 2211
 National Grid Reference: 424130, 415050
 Slice: A
 Site Area (Ha): 2.82
 Search Buffer (m): 1000

Site Details

Flockton Green Working Mens Club, 157 Barnsley Road,
 Flockton, WAKEFIELD, West Yorkshire, WF4 4AA



Tel: 0844 844 9952
 Fax: 0844 844 9953
 Web: www.landmark.co.uk





The Coal
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**LANDMARK INFORMATION GROUP
LIMITED
SOWTON INDUSTRIAL ESTATE
ABBAY COURT
UNIT 5/7 EAGLE WAY
EXETER
DEVON
EX2 7HY**

Our reference: **51001006684001**
Your reference: **72890244_2|**
Date of your enquiry: **23 September 2015**
Date we received your enquiry: **23 September 2015**
Date of issue: **23 September 2015**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

**FLOCKTON GREEN WORKING MENS CLUB, FLOCKTON, 157 BARNSELY ROAD
WAKEFIELD, WEST YORKSHIRE,**

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

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 5 seams of coal at shallow to 210m depth, and last worked in 1975.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there are 4 mine entries, the approximate positions of which are shown on the attached plan.

There is no record of what steps, if any, have been taken to treat the mine entries.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining. Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0345 7626 848.

Coal mining geology

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

Opencast coal mining

Past

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

Coal mining subsidence

A damage notice or claim for alleged subsidence damage was made in November 2011 for 1 PARKSIDE, FLOCKTON, WAKEFIELD, WEST YORKSHIRE, WF4 4AD. However, the claim was rejected.

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

There are a further 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the attached plan.

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

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. For further advice on how to order this additional information visit www.groundstability.com or telephone 0345 7626 848.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Withdrawal of support

The property is in an area for which notices of entitlement to withdraw support were published in 1972.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which 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.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637225. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

*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.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to

generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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Location map



Approximate position
of property



Enquiry boundary

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Key

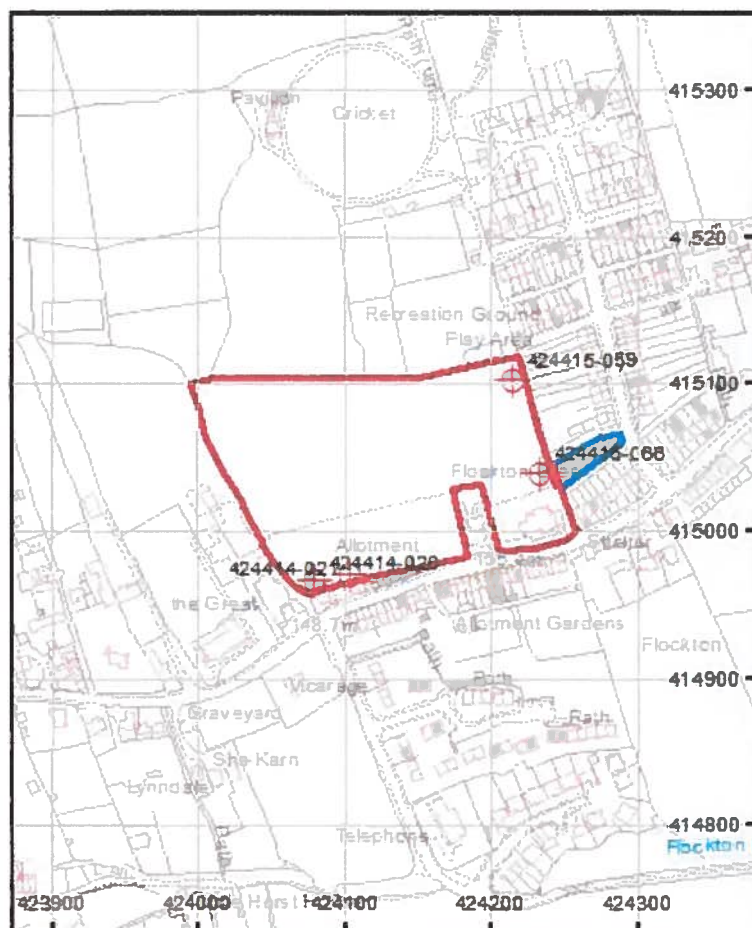
Approximate position of enquiry
boundary shown



Disused Adit or Mineshaft



Coal Claims





The Coal
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**LITHOS CONSULTING
PARKHILL
WALTON ROAD
WETHERBY
LS22 5DZ**

Our reference:	51000997071001
Your reference:	PO 9778/2211/MJT
Date of your enquiry:	24 September 2015
Date we received your enquiry:	24 September 2015
Date of issue:	25 September 2015

This report is for the property described in the address below and the attached plan.

Shaft Plan and Data Sheets

**FLOCKTON POST OFFICE, FLOCKTON GREEN WORKING MENS CLUB, BARNSELEY ROAD,
WAKEFIELD, WF4 4AA**

I refer to the enquiry dated 24 September 2015, received 24 September 2015, in connection with the above.

As requested I enclose the mine entry data sheet(s) held for the mine entry/entries referred to.

Mine Entry Data

Shaft/adit:	Shaft
Reference:	424415-059
Source:	Former British Coal Records (Colliery Surface Overlay)
Colliery name:	Unknown
Entry name:	Unknown
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	Not Applicable
Treatment details:	Unknown
Conveyance:	Not Applicable
Easting:	424216
Northing:	415102
Other information:	None

Mine Entry Data (continued)

Shaft/adit:	Shaft
Reference:	424415-066
Source:	Former British Coal Records (Colliery Flockton Thick 6" Plan)
Colliery name:	Unknown
Entry name:	Unknown
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	Not Applicable
Treatment details:	Unknown
Conveyance:	Not Applicable
Easting:	424234
Northing:	415039
Other information:	None

Mine Entry Data (continued)

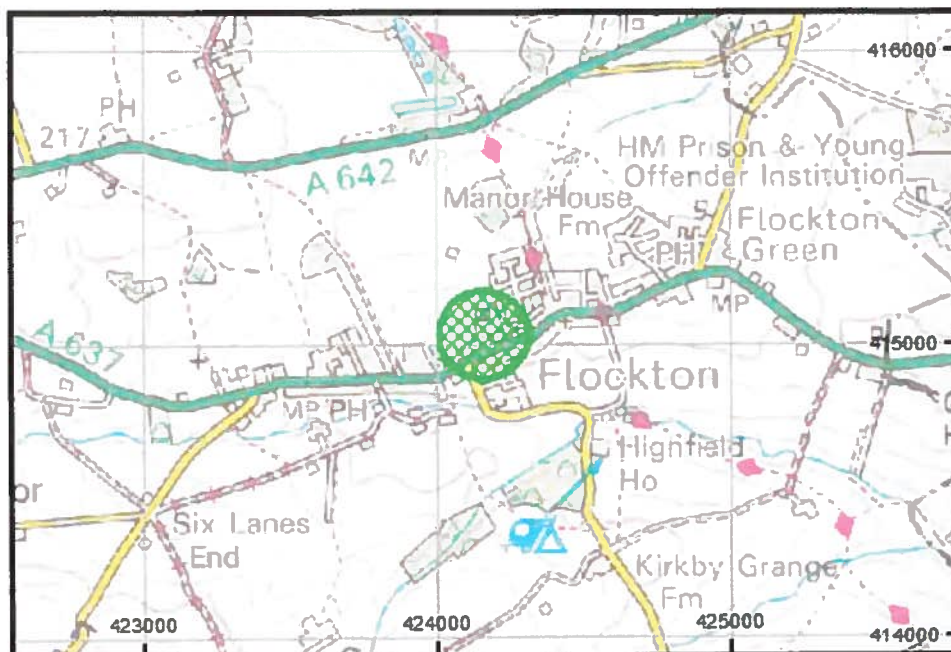
Shaft/adit:	Shaft
Reference:	424414-020
Source:	Former British Coal Records (Colliery Flockton Thick 6" Plan)
Colliery name:	Unknown
Entry name:	Unknown
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	Not Applicable
Treatment details:	Unknown
Conveyance:	Not Applicable
Easting:	424081
Northing:	414966
Other information:	None

Mine Entry Data (continued)

Shaft/adit:	Shaft
Reference:	424414-021
Source:	Former British Coal Records (Colliery Flockton Thick 6" Plan)
Colliery name:	Unknown
Entry name:	Unknown
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	Not Applicable
Treatment details:	Unknown
Conveyance:	Not Applicable
Easting:	424105
Northing:	414970
Other information:	None

Location map

Approximate position of enquiry



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This plan shows the approximate location of the disused mine entry / entries referred to in the attached mining report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848.

If you wish to discuss the relevance of any of the information contained in the attached report you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken these are available at our Mansfield office, free of charge by prior appointment, telephone 01623 637225. Should you or your advisor wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

Our emergency telephone number at all times is 01623 646333.

Key

Disused Adit or Mineshaft



Appendix F

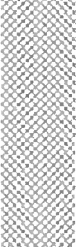
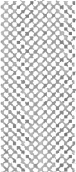
Trial Pit Logs

				Trial Pit Log				Trialpit No TP01	
Project Name: Land at No. 9 Park Side				Project No. 2405		Co-ords: - Level:		Sheet 1 of 1 Date 01/03/2016	
Location: Flockton, Kirklees						Dimensions (m):		Scale 1:10	
Client: Mr J Baldwin						Depth 1.00		Logged GLM	

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.10	J,K&T					MADE GROUND: Greyish brown slightly sandy clay with occasional subangular fine gravel of coal and rare gravel sized fragments of plastic. (MADE GROUND TOPSOIL)
				0.30			Stiff light brown mottled grey slightly gravelly CLAY. Gravel is angular tabular medium of sandstone lithorelics. (COHESIVE RESIDUAL SOIL)
			HVP=76				0.6m Thin (<10cm) bed of grey gravelly clay. Gravel is subangular fine of coal. Likely a weathered 'thin' coal.
				1.00			End of pit at 1.00 m

Remarks:	1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. The sides of the trial pit remained stable during excavation. 4. Backfilled with materials arising upon completion.
Stability:	

				Trial Pit Log				Trialpit No TP02	
Project Name: Land at No. 9 Park Side				Project No. 2405		Co-ords: - Level:		Sheet 1 of 1 Date 01/03/2016	
Location: Flockton, Kirklees						Dimensions (m):		Scale 1:10	
Client: Mr J Baldwin						Depth 1.10		Logged GLM	

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.10	J,K&T					MADE GROUND: Greyish brown slightly gravelly silty clay. Gravel is subangular fine of brick, coal and siltstone. Some rootlets. (MADE GROUND TOPSOIL)
	0.50	J,K&T					MADE GROUND: Brownish grey slightly sandy clay with some subangular fine to medium gravel of coal brick and pottery. (COHESIVE MADE GROUND)
							Firm light brown mottled grey gravelly CLAY. Gravel is subangular medium of sandstone lithorelics. (COHESIVE RESIDUAL SOIL)
			HVP=78	1.10			End of pit at 1.10 m

Remarks: Stability:	1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. The sides of the trial pit remained stable during excavation. 4. Backfilled with materials arising upon completion.	
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				Trial Pit Log				Trialpit No TP03 Sheet 1 of 1	
Project Name: Land at No. 9 Park Side				Project No. 2405		Co-ords: - Level:		Date 01/03/2016	
Location: Flockton, Kirklees						Dimensions (m):		Scale 1:10	
Client: Mr J Baldwin						Depth 1.00		Logged GLM	

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.10	J,K&T					MADE GROUND: Greyish brown slightly sandy silty clay. Rare gravel sized fragments of plastic and pottery. Some rootlets. (TOPSOIL)
				0.30			Firm light brown mottled grey CLAY. (COHESIVE RESIDUAL SOIL)
				1.00			End of pit at 1.00 m

1
2

Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. The sides of the trial pit remained stable during excavation. 4. Backfilled with materials arising upon completion.

Stability:
 

Appendix G

Hazardous Gas Monitoring Results

Job Title: Fleckton Green, WMC		Job No: 2211	
Client: Barrett David Wilson Homes		Sheet: 1 of 1	
Date: 10/11/2015	Arrival Time: 14:50	Depart Time: 15:30	Operator: J Jones

Gas Monitoring Results:			
Ambient Concentration (% Volume):			
CH ₄ :	CO:	CO ₂ :	O ₂ :
0.0	0.0	10.4	20.4

Monitoring Point	Groundwater level (m) bgl	Concentrations				Gas Flow Rates			Time to fall from highest to steady secs	Bottom of well m	Remarks
		Initial / Highest		Steady concentrations		Initial / Maximum	Steady	Time to fall from highest to steady			
		CH ₄ % v/v	CO ₂ (%)	CH ₄ % v/v	CO ₂ (%)						
PH01a	3.63	ND	0.7	ND	0.7	ND	ND	ND	3.67		
PH02a	ND	ND	3.2	ND	3.2	ND	ND	ND	3.70	H2S 1 ppm	
PH03a	3.71	ND	0.7	ND	0.7	ND	ND	ND	3.95		
PH04a	3.62	ND	1.4	ND	1.4	ND	ND	ND	3.64		
PH05a	3.54	ND	5.3	ND	5.3	ND	0.0	12.0	3.74		
PH06a	ND	ND	5.3	ND	5.3	ND	ND	ND	3.66	H2S 1 ppm	

Notes

Equipment Used: Gas Data GFM30 Infrared Gas Analyser / Geotechnical Instruments Dipmeter		Next Calibration Date: 29/07/2016		Key: ND None Detected, NR Not Recorded	
				Recorded value does not breach trigger levels	
				Recorded value breaches trigger level 1	
				Recorded value breaches trigger level 2	
				CH ₄ CO ₂ O ₂	

Time: 15:01		15:23		15:10		18:15		22:46	
Pressure (mb): 994		994		1011.4		1013.1		1015.8	
Weather Conditions: Windy		Dry		Rising		Rising		Rising	
Surface Ground Conditions: Dry		Dry		Rising		Rising		Rising	

Remarks:

Job Title:

Pickham Green, WMC

Job No:

2211

Client:

Barratt David Wilson Homes

Sheet:

1 of 1

Date:

27/11/2015

Arrival Time:

10:50

Depart Time:

11:20

Operator:

J Jones

Gas Monitoring Results:

Ambient Concentration (% Volume):

CH₄:

0.0

CO₂:

0.0

O₂:

20.2

Monitoring Point

Groundwater level

(m) bgl

PH01a

2.85

PH02a

0.81

PH03a

3.65

PH04a

3.59

PH05a

1.92

PH06a

1.91

Notes

Initial / Highest

CH₄

% v/v

CO₂

(%)

O₂

(%)

Steady concentrations

CH₄

% v/v

CO₂

(%)

O₂

(%)

Lowest concn

CH₄

% v/v

CO₂

(%)

O₂

(%)

Initial / Maximum

CH₄

litre/hr

CO₂

litre/hr

O₂

litre/hr

Steady

CH₄

litre/hr

CO₂

litre/hr

O₂

litre/hr

Time to fall from highest to steady

CH₄

secs

CO₂

secs

O₂

secs

Bottom of well

CH₄

m

CO₂

m

O₂

m

Remarks

CO₂ to 0.9 in 36 seconds.

CO₂ to 0.3 in 52 seconds.

CO₂ to 0.3 in 52 seconds.

CO₂ to 0.3 in 52 seconds.

CO₂ to 0.3 in 52 seconds.

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CO₂ to 0.3 in 52 seconds.

CO₂ to 0.3 in 52 seconds.

Equipment Used:

Gas Data GPH430 Infrared Gas Analyzer

Geotechnical Instruments Dipmeter

Next Calibration Date

29/07/2016

Key

ND

Not Detected

NR

Not Recorded

1.0

Recorded value does not breach trigger levels

2.0

Recorded value breaches trigger level 2

3.0

Recorded value breaches trigger level 3

4.0

Recorded value breaches trigger level 4

5.0

Recorded value breaches trigger level 5

6.0

Recorded value breaches trigger level 6

7.0

Recorded value breaches trigger level 7

8.0

Recorded value breaches trigger level 8

9.0

Recorded value breaches trigger level 9

10.0

Recorded value breaches trigger level 10

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Recorded value breaches trigger level 11

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Recorded value breaches trigger level 12

13.0

Recorded value breaches trigger level 13

14.0

Recorded value breaches trigger level 14

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Recorded value breaches trigger level 15

16.0

Recorded value breaches trigger level 16

17.0

Recorded value breaches trigger level 17

18.0

Recorded value breaches trigger level 18

19.0

Recorded value breaches trigger level 19

20.0

Recorded value breaches trigger level 20

21.0

Recorded value breaches trigger level 21

22.0

Recorded value breaches trigger level 22

23.0

Recorded value breaches trigger level 23

Site Data:

Temp (°C):

11

10:55

11:05

11:16

11:27

11:38

11:49

12:00

12:11

12:22

12:33

12:44

12:55

13:06

13:17

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14:01

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16:57

17:08

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18:03

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Weather Station Data (Entry Village Station)

Barometric Pressure Trend:

04:27

11:03

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Temp (°C):

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Weather Conditions

Cloudy/windy

Surface Group Conditions:

Damp

Remarks:

Job Title:	Flockton Green, WHC		Job No:	2211
Client:			Sheet:	1 of 1
Operator:	Barrett David Wilson Hemmas			
Date:	13/01/2016	Arrival Time:	14:10	Depart Time:
			15:00	Operator:
				J. Jones



Gas Monitoring Results:

Ambient Concentration (% Volume):

CH ₄ :	0.0	CO ₂ :	0.0	O ₂ :	20.3
-------------------	-----	-------------------	-----	------------------	------

Monitoring Point	Groundwater level (m) bgl	Concentrations				Gas Flow Rates			Bottom of well	Remarks
		Initial / Highest		Steady concentrations		Lowest concn	Initial / Maximum	Steady		
		CH ₄ % v/v	CO ₂ (%)	CH ₄ % v/v	CO ₂ (%)					
PH01a	2.51	ND	0.5	ND	0.5	20.1	ND	ND	3.60	10litres of water removed to 2.27 @ 14:27, 2.32 @ 14:29, Gas mon @ 14:51, 0.8% CO2 & 20.1% O2.
PH02a	0.45	ND	1.5	ND	1.5	19.7	-1.3	0.0	8.0	
PH03a	3.64	ND	0.1	ND	0.1	20.3	ND	ND	3.93	
PH04a	3.61	ND	1.8	ND	0.5	17.3	ND	ND	3.63	CO2 to 0.5 in 85 seconds.
PH05a	1.69	ND	0.8	ND	0.8	19.8	-2.0	-0.1	15.0	
PH06a	1.67	ND	0.4	ND	0.4	20.1	-1.9	0.0	14.0	4.5 litres of water removed till empty @ 14:46, 2.43 @ 14:48, Gas mon @ 14:55, 0.15 CO2 & 20.3% O2.

Notes

Equipment Used:	Gas analyser: 1514-15 Infrared Gas Analyser	Next Calibration Date:	09/06/2016
Geotechnical Instruments Dipmeter		Key:	ND None Detected
			NR Not Recorded
			1.0 Recorded value does not breach trigger levels
			5.0 Recorded value breaches trigger level 1
			10.0 Recorded value breaches trigger level 2

Time:	Site Data:		Weather Station Data (Emley Village Station)			
	Temp (°C)	5	Barometric Pressure Trend:	Fluctuating	CH ₄	O ₂
	14:16	14:37	00:07	04:58	1.0	16.0
Pressure (mb):	990	988	1006	1009	5.0	10.0
Weather Conditions:	Sunny/Cloudy					
Surface Ground Conditions:	Wet					

Remarks:

Job Title:

Flecken Green, WMC

Client:

Barrett David Wilson Homes

Date:

28/01/2016

Job No:

2211

Sheet:

1 of 1

Arrival Time:

08:50

Depart Time:

09:25

Operator:

J Jones

Gas Monitoring Results

Ambient Concentration (% Volume):

CH₄: 0.0

CO₂: 0.0

O₂: 20.7

Monitoring Point	Groundwater level (m) bgl	Initial / Highest			Steady concentrations			Lowest concn			Gas Flow Rates			Bottom of well	Remarks
		CH ₄		CO ₂	CH ₄		CO ₂	O ₂		Initial / Maximum	Steady	Time to fall from highest to steady			
		% v/v	(%)	% v/v	(%)	(%)	(%)	litre/hr	litre/hr	secs					
PH01a	3.27	ND	0.9	ND	0.9	20.0	ND	ND	ND	ND	ND	3.63			
PH02a	0.61	ND	1.5	ND	1.5	20.2	ND	ND	ND	ND	7.0	3.67			
PH03a	2.47	ND	0.0	ND	0.0	20.7	ND	ND	ND	ND	ND	3.67			
PH04a	3.62	ND	0.8	ND	0.5	19.3	ND	ND	ND	ND	ND	3.66	CO2 to 0.5 in 57 seconds, 10 ppm CO.		
PH05a	1.74	ND	1.2	ND	1.2	20.1	ND	ND	ND	ND	ND	3.73			
PH06a	1.89	ND	1.0	ND	1.0	19.8	ND	ND	ND	ND	ND	3.74			

Notes

Equipment Used:

Gas Data GF4435 Infrared Gas Analyser

Geotechnical Instruments Dipmeter

Next Calibration Date

09/06/2016

Key

None Detected

NR

Not Recorded

1.0

Recorded value does not breach trigger levels

5.0

Recorded value breaches trigger level 1

10.0

Recorded value breaches trigger level 2

CH₄

CO₂

O₂

Time:

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