



Report on **Coal Mining Risk
Assessment**

Proposed Residential
Development:
Dobroyd Mills
Hepworth Road
Hepworth

For **Robert Halstead**

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Date **23 March 2016**

Ref. **B21058/CM**

Chesham
Brighouse
Midlands
Sheffield
Teesside

Issue Record

Job Number: B21058

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Revision	Change Overview	Reason for Change	Date

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COAL MINING RISK ASSESSMENT

B21058: Dobroyd Mills, Hepworth Road, Hepworth

1 INTRODUCTION

Robert Halstead has submitted a planning application for a proposed development at Dobroyd Mill, Hepworth, Holmfirth, West Yorkshire HD9 1AF.

JNP Group has been commissioned to prepare a Coal Mining Risk Assessment Report of the proposed development site, in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

1.1 Site Location and Description

The site is located between Jackson Bridge and Hepworth, to the west of the Hepworth Road. The site is located in the valley bottom with Rakes Dike bounding the eastern side of the site and Dean Dike and associated millpond in the northern part of the site. Refer to Appendix A for a site location map.

1.2 Description and Layout of Proposed Development

The site is to be redeveloped with new build housing.

1.3 Scope of the Coal Mining Risk Assessment

The purpose of this Coal Mining Risk Assessment Report is to:

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

2 SOURCES OF INFORMATION USED TO INFORM THIS REPORT

The following sources of information have been obtained upon which the risk assessment of coal mining issues has been based. Reports/extracts are appended where relevant.

- An up-to-date Coal Mining Report (Appendix B) including information obtained from a visit to The Coal Authority's Mining Records Office in Mansfield, Nottinghamshire.

The property is situated in an area underlain by Gritstones.

The site is in an area where underground coal mining has not historically been undertaken. However, the site is located in an area where underground coal is in reserved, but workings are not currently planned.

The site is not located within the boundary of a former opencast mining site and is not within 200m of a currently operational opencast mining site. The site is not within 800m of a site licensed for future opencast mining.

There are no recorded shafts or adits within 20m of the site, nor are there any tips or lagoons in the vicinity of the property.

There is no evidence of coal mining related subsidence claims in relation to the property.

- Geological information obtained from the British Geological Survey including GeoIndex (<http://mapapps2.bgs.ac.uk/geoindex>), the 1:50,000 Series Solid and Drift Edition (Appendix C) and nearby borehole location records.

Examination of the published data for the site and surrounding area shows that there are no opencast prospecting sites on the site. A large worked area exists 200m to the east on the far side of the A616, in an area underlain by Upper Coal Measures. Artificial ground or mass movement deposits are also not present on the site or in its immediate vicinity.

The bedrock geology beneath the site comprises rocks of the Millstone Grit Group. The junction between the Millstone Grit Group and the overlying Upper Coal Measures is approximately coincident with the north south trending valley to the east of the site (route of the A616).

The majority of the site is underlain by the Rough Rock which the BGS describe as '*coarse-grained feldspathic sandstone, cross-bedded*'. This is part of the Rossendale Formation which in turn is part of the Millstone Grit Group. The base of the valley on the western side of the site is underlain by the Marsden Formation which comprises '*fine to very coarse-grained and pebbly feldspathic sandstone, interbedded with grey siltstone and mudstone, and subordinate marine black shales, thin coals and seatearths*' and is also part of the Millstone Grit Group. A marine band is located within these strata.

A fault trending south south east to north north west passes through or close to the western side of the site. Strata on the upthrown south western side are similar to the majority of the site. The strata on both sides of the fault dip gently (3° to 5°) to the north east.

Lower Coal Measures underlie land to the east of the site indicating that the site lies at the top of the Millstone Grit Group. A marine band marks the contact between the Millstone Grit Group and the Lower Coal Measures and crops out close to the south east corner of the site.

The 1:50,000 geology map shows that there are a number of coals found in the strata present beneath the site although there are no seam outcrops in the vicinity of the site to indicate they are present in this area. These are the Six Inch Coal (0.1m thick) and the Sand Rock Coal (0.2m thick) near the contact with the overlying Lower Coal Measures, and the Holcombe Brook Coal (0.2m thick) and Simmondley Coal (thickness not indicated) below the marine band in the west of the site.

The closest 'boreholes' are four trial pits excavated in the bus turn on Hepworth Lane to the south west of the site. These found sand or Made Ground over clay and mudstone.

A borehole 1.0km to the north, but in a geologically comparable situation, found interbedded sandstone and shales, including black shale, to the full depth of the borehole (51m). This borehole appears to have been used as a water well.

A borehole 900m to the south east on the outcrop of the Lower Coal Measures found interbedded shale and sandstones including two black shale beds, to a depth of 54.7m below ground level (bgl).

- Geological Memoir
 The Geological Memoir for the Country around Holmfirth and Glossop (Geological Survey of Great Britain 1933) makes no mention of the Six Inch Coal or the Sand Rock Coal. Extraction of the Holcombe Brook Coal and Simmondley Coal are documented but not in the Hepworth area.
- A site history based on old Ordinance Survey mapping of the area (Appendix D).
 A map dating from 1850 shows The Wood Colliery approximately 500m to the east in an area where the Lower Coal Measures outcrop. A later map, from 1904 again shows evidence of, probably, former coal mining to the east but none in the immediate vicinity of the site. A similar pattern is shown on a 1949 map.

3 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISKS

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the sources listed in Section 2.

Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)		✓	
Underground coal mining (probable at shallow depths)		✓	
Mine entries (shafts and adits)		✓	
Coal mining geology (fissures)		✓	
Record of past mine gas emissions		✓	
Recorded coal mining surface hazard		✓	
Surface mining (opencast workings)		✓	

The site is located in an area where underground coal mining has not historically occurred.

4 MITIGATION STRATEGY PROPOSED

The sources of information consulted as part of this desk based study indicate that coal mining has not taken place on or in the immediate vicinity of the site. To the east, mining activity is recorded in areas where the Lower Coal Measures are present but the strata dip such that the seams exploited in this area will not be present beneath the site.

There are potentially minor coal seams in the top of the Millstone Grit beneath the site but records of these being exploited on site have not been found.

Further investigation is therefore not required. However, a watching brief should be maintained during any ground works on the site for mining activity that has not been recorded.

5 CONCLUSIONS AND RECOMMENDATIONS

Review of available desk based information has not identified any mining activity on or in the vicinity of the site.

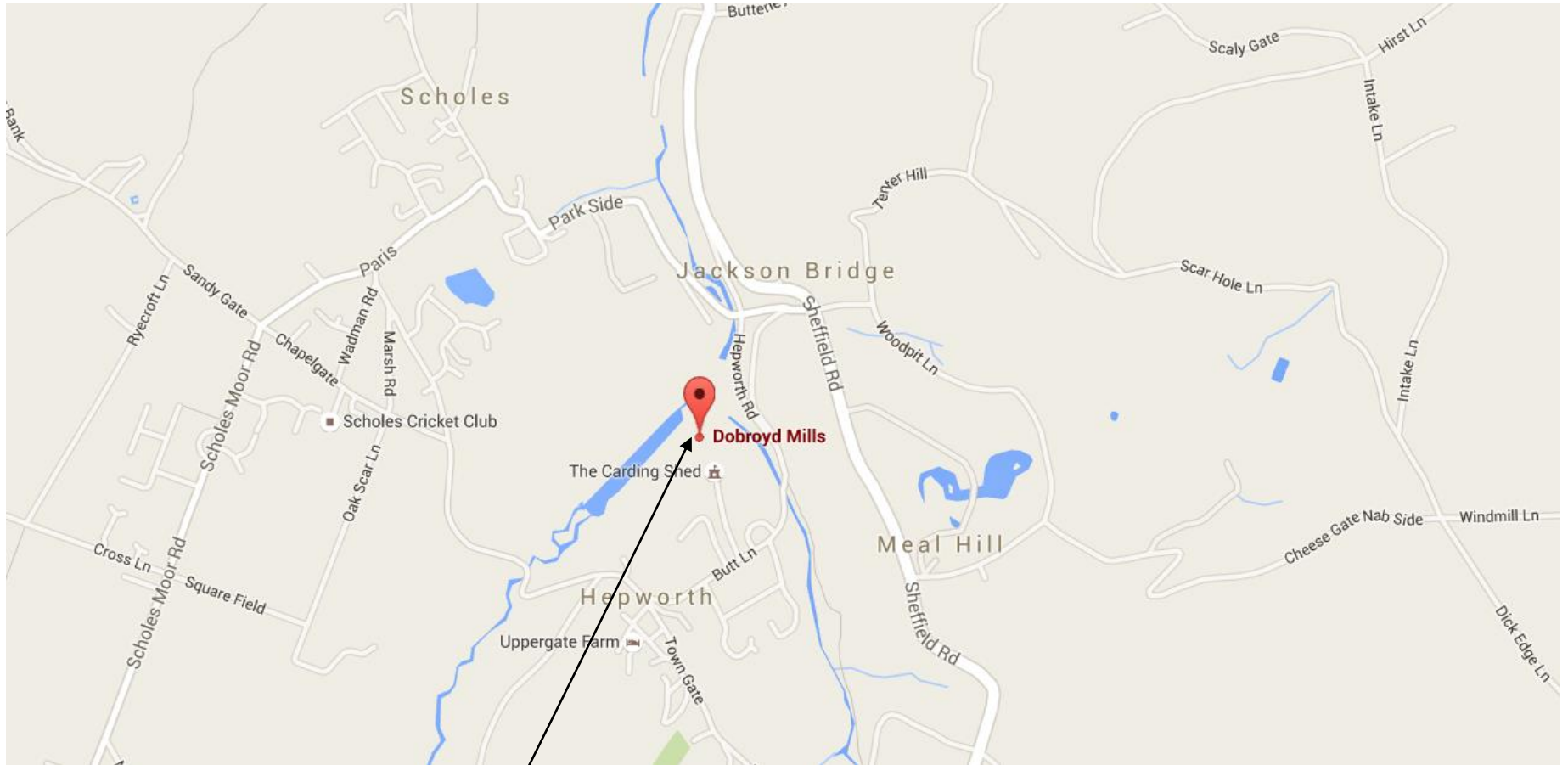
Mining activity has occurred to the east but the Lower Coal Measures strata are not present beneath the site.

Further targeted investigation works are not recommended.

A watching brief should be maintained during groundworks for signs of past mining activities.

APPENDIX A

SITE LOCATION PLAN



SITE

APPENDIX B

COAL MINING REPORT

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By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



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Serial Number 337146

Client detail :

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Search produced by M J Peace

Property details:

Dobroyd Mill
New Mill
Holmfirth
West Yorkshire
HD9 1AF

Your ref : B21058

Purchaser :

Vendor :

In accordance with your instructions received 02 Mar 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

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

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

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

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

3. **UNDERLYING GEOLOGY** :

The property is situated in an area of Gritstones.

4. **OPENCAST COAL MINING** :

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

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

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

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

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

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

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

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

7. PAST COAL MINING RELATED SUBSIDENCE :

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

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

In our opinion it is unlikely that coal will be worked in the foreseeable future.

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

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

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

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and

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adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

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

CHESHIRE BRINE EXTRACTION INFORMATION :

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

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

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

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

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

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

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

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

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

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

Additional notes applicable to Residential Coal Mining Reports only:

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

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

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

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

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

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

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

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

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

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

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

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

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

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- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
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Tel: 01722 333306, E-mail: admin@tpos.co.uk

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

Complaints should be sent to:

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

Date : 07 Mar 2016

Signed :



Serial Number 337146**Important Consumer Protection Information**

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

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- At all times maintain adequate and appropriate insurance to protect consumers.
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- Handle complaints speedily and fairly.
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- Monitor their compliance with the Code.

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

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

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

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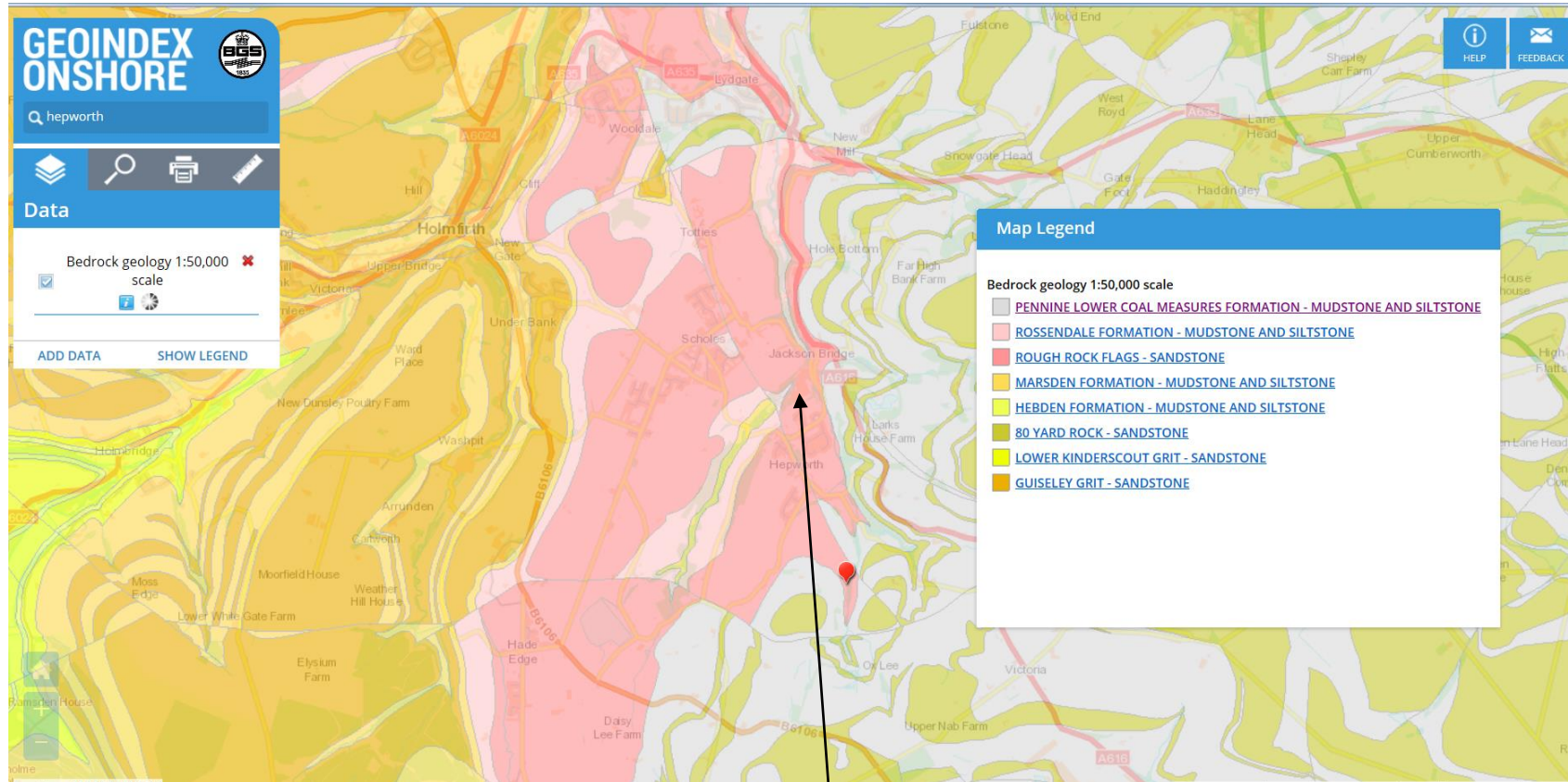
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32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

APPENDIX C

GEOLOGICAL INFORMATION



SITE

APPENDIX D

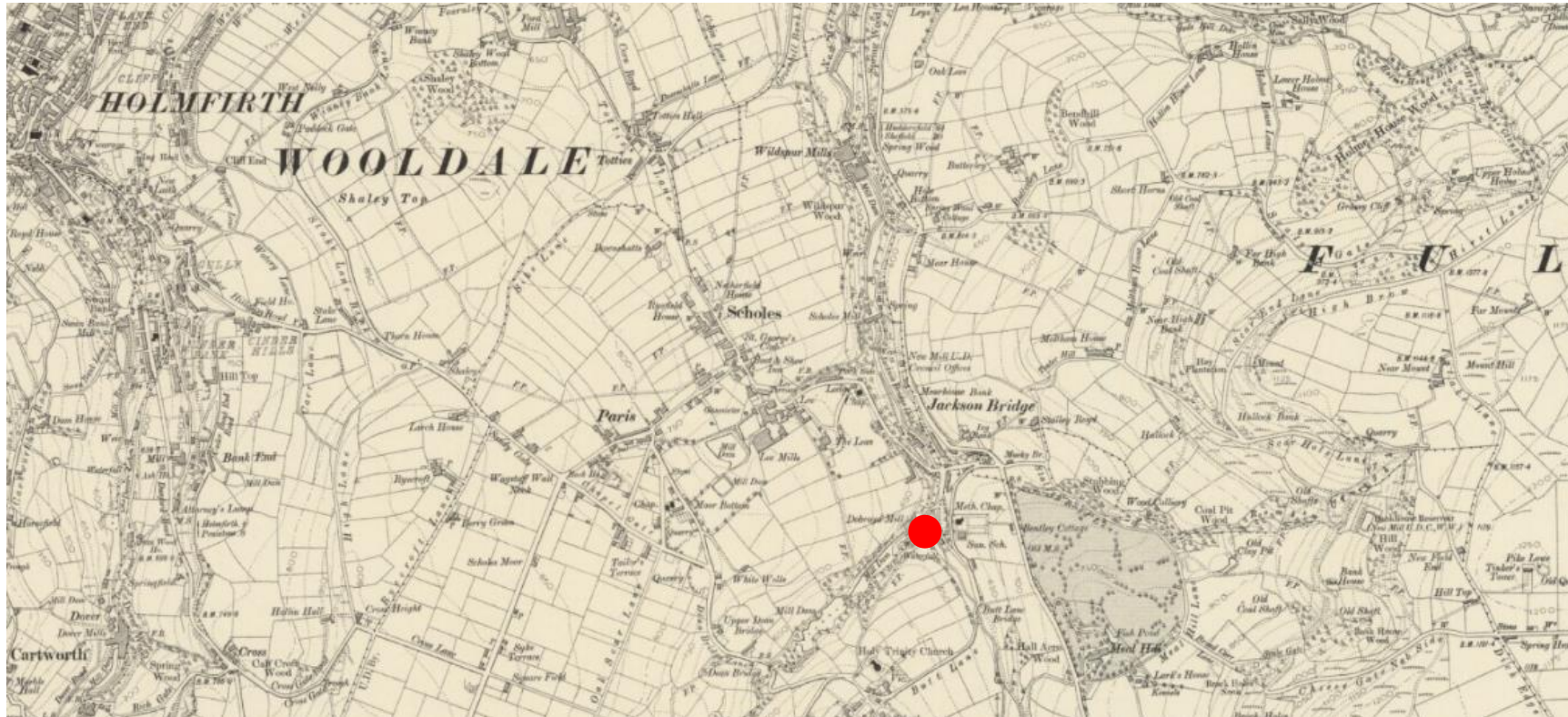
HISTORICAL MAPS

1850



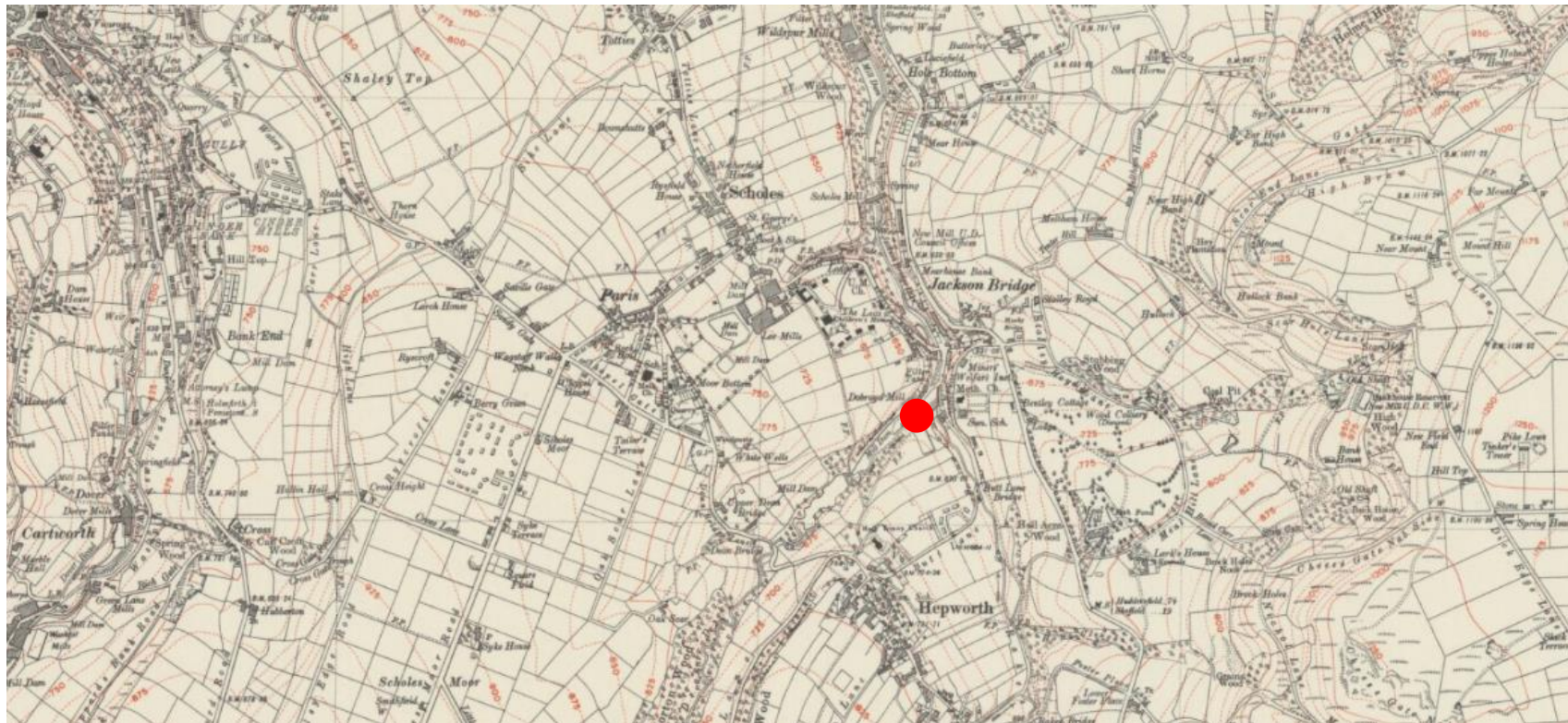
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1904



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1949



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