

Haigh Huddleston & Associates

Civil & Structural Engineering Consultants

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E15/6541/MD/001

30 October 2015

F.A.O. Brian Bagshaw

2 Oakleigh
Cawthorne
Barnsley
S75 2EU

Dear Sir,

Re: Proposed Development off Elm Street, Skelmanthorpe

Further to your instructions, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the above development and the requirement to undertake intrusive borehole investigation works.

The following information has been used to prepare this report, and is attached to the rear:

1. Coal Authority Report
2. Extracts from the Interactive Coal Authority Map.

The Coal Authority Report states that the property is not within the zone of likely physical influence on the surface from past underground workings.

However, the report states that the property is in an area where the Coal Authority believe there is **coal at or close to the surface**. This coal may have been worked at some time in the past.

Consulting the Coal Authority online resources, it can be seen that the coal outcrops in the southern half of the site, adjacent Elm Street, and immediately to the west of the site. It is therefore likely coal will be encountered at shallow depth on site. Historically, shallow coal seams may have been worked by private individuals and these workings are not recorded by the Coal Authority.

To conclude, we would make the following comments:

From the above, it is possible that there is coal at shallow depth beneath the site that may have been worked historically.

The Coal Authority report states that the property is not in an area where there is an existing licence to remove coal using underground methods, or are currently determining whether to grant such a licence. Nor is the property in an area likely to be affected at the surface by any planned future workings.

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

There have been no subsidence claims on site, or recorded surface hazard call-outs or remedial works undertaken on behalf of the Coal Authority.

There are no records of mine gas emissions within the site boundary.

Recommendations

It is recommended that an intrusive ground investigation, including rotary boreholes beneath the proposed buildings to be developed, to a minimum depth of 30m, is undertaken to determine the extent of possible shallow mine workings on site. If workings are proven, gas monitoring stations should be installed to confirm whether the presence of mine workings in the area will adversely affect the site through gas migration.

As the coal is shown to outcrop throughout the site, a trial pit investigation may prove the coal seam at shallow depth. If this is the case, the coal seam may affect the proposed foundations to the property.

The findings of the ground investigations should be used to prepare an interpretive report specifying any remediation strategies required for the construction of the proposed development.

As the intrusive investigation works will intersect, disturb or enter coal seams, coal mine workings or mine entries, written permission and a permit should be sought from the Coal Authority prior to any investigative works taking place. Due to the close proximity of the existing properties to the site, any investigation works should be undertaken using water flush methods.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

Yours faithfully



MICHAEL DEAN
m.dean@haighhuddleston.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

BRIAN BAGSHAW

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OAKLEIGH

CAWTHORNE

BARNSELY

SOUTH YORKSHIRE

S75 2EU

Our reference:

51000966429001

Your reference:

Date of your enquiry:

04 August 2015

Date we received your enquiry:

04 August 2015

Date of issue:

04 August 2015

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

Non-Residential Coal Authority Mining Report

LAND AT, ELM STREET, SKELMANTHORPE, WEST YORKSHIRE, HD8 9BH

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

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on Coal Authority Information section of the report.

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

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

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 not 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

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

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

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.

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 not in an area for which a notice of entitlement to withdraw support has been published.

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.

Issued by: The Coal Authority, 200 Lichfield Lane,
Mansfield, Nottinghamshire, NG18 4RG

Tax Point Date: 04 August 2015

Issued to: BRIAN BAGSHAW
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OAKLEIGH
CAWTHORNE
BARNSELY
SOUTH YORKSHIRE
S75 2EU

Property Search for: LAND AT, ELM STREET,
SKELMANTHORPE, WEST
YORKSHIRE, HD8 9BH

Reference Number: 51000966429001

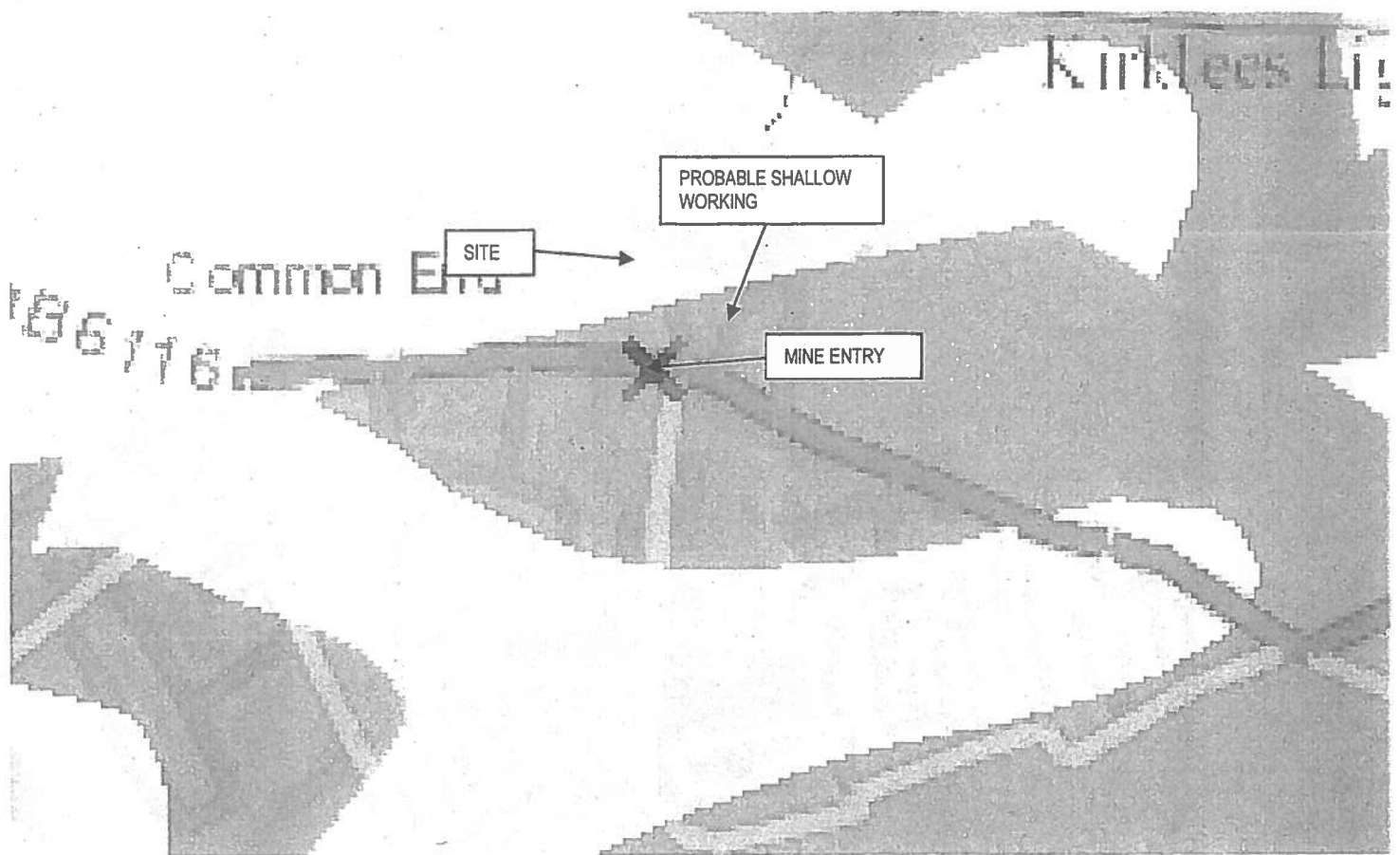
Date of Issue: 04 August 2015

Cost: £59.00

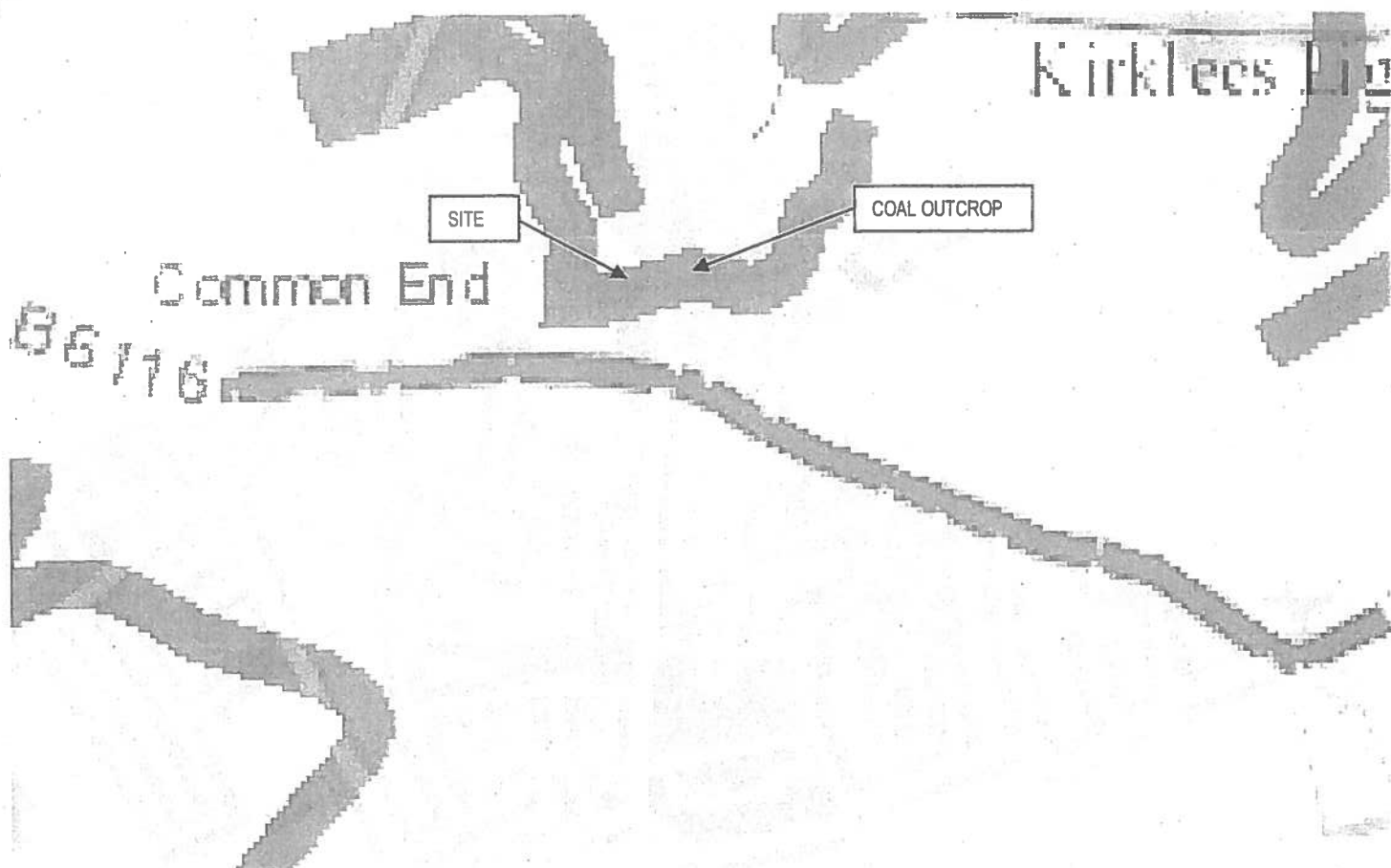
VAT @ 20%: £11.80

Total Received: £70.80

VAT Registration 598 5850 68



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING SURFACE MINING, PAST SHALLOW COAL MINING WORKINGS AND PROBABLE SHALLOW MINE WORKINGS OFF ELM STREET, SKELMANTHORPE



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL
OUTCROPS OFF ELM STREET, SKELMANTHORPE