



john newton & partners

jnp group

Consulting Engineers

Report on

Coal Mining Risk Assessment

Proposed Development:
230 Cumberworth Lane,
Denby Dale,
HD8 8PR

For

**Stephen Wordsworth
Wordsworth Properties**

Prepared by

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Approved by

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Date

24th December 2014

Ref.

B20170/CMR

**Chesham
Brighouse
Midlands
Sheffield
Teesside**

Issue Record

Job Number: B20170/CMR

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Date: 4th December 2014

26 December 2014.

Revision	Change Overview	Reason for Change	Date

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COAL MINING RISK ASSESSMENT

B20170: 230 Cumberworth Lane, Denby Dale, HD8 8RQ

1 INTRODUCTION

This report is required to accompany a planning application for a proposed development consisting of 16 No. parking spaces, 20m x 20m turning area and 28m x 21m building extension at the above site.

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 to the west of Cumberworth Lane in the village of Denby Dale which lies 11.5km to the southeast of Huddersfield town centre. Refer to Appendix A for drawing.

1.2 Description and Layout of Proposed Development

The proposed development consisting of 16 No. parking spaces, 20m x 20m turning area and 28m x 21m building extension. Refer to Appendix A for drawing.

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.

- An up-to-date Coal Mining Report (Appendix B).
- Geological information obtained from the British Geological Survey including the 1:50,000 Series Solid and Drift Edition (Appendix C).
- A site history based on historic Ordnance Survey mapping of the area (Appendix D).

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)	X		YES
Underground coal mining (probable at shallow depths)	X		YES
Mine entries (shafts and adits)	X		YES
Coal mining geology (fissures)		X	
Record of past mine gas emissions		X	
Recorded coal mining surface hazard		X	
Surface mining (opencast workings)		X	

3.1 Geology

Examination of the published solid and drift map of the area indicates the site to lie in an area of Lower Coal Measures. There are two seams of coal which outcrop 100m to the east of the site and 80m to the west of the site, the two seams of coal would appear to be the Whinmoor Coal.

The Coal Mining Report for the site (Appendix B) says that the property is situated in an area of Sandstone in Lower Coal measures. There are no faults or abnormal geological features relevant to the property.

3.2 Borehole Logs

There is one borehole located 160m to the north of the site showing 24ft (8m) to a 4ft 5ins (1.5m) thick coal seam and another 220m to the south of the site showing 30ft (10m) to coal.

3.3 Mine Entries

There are disused mine adits (2No) and a disused mine shaft to the east of the site within 20m of the property or the boundary of the site.

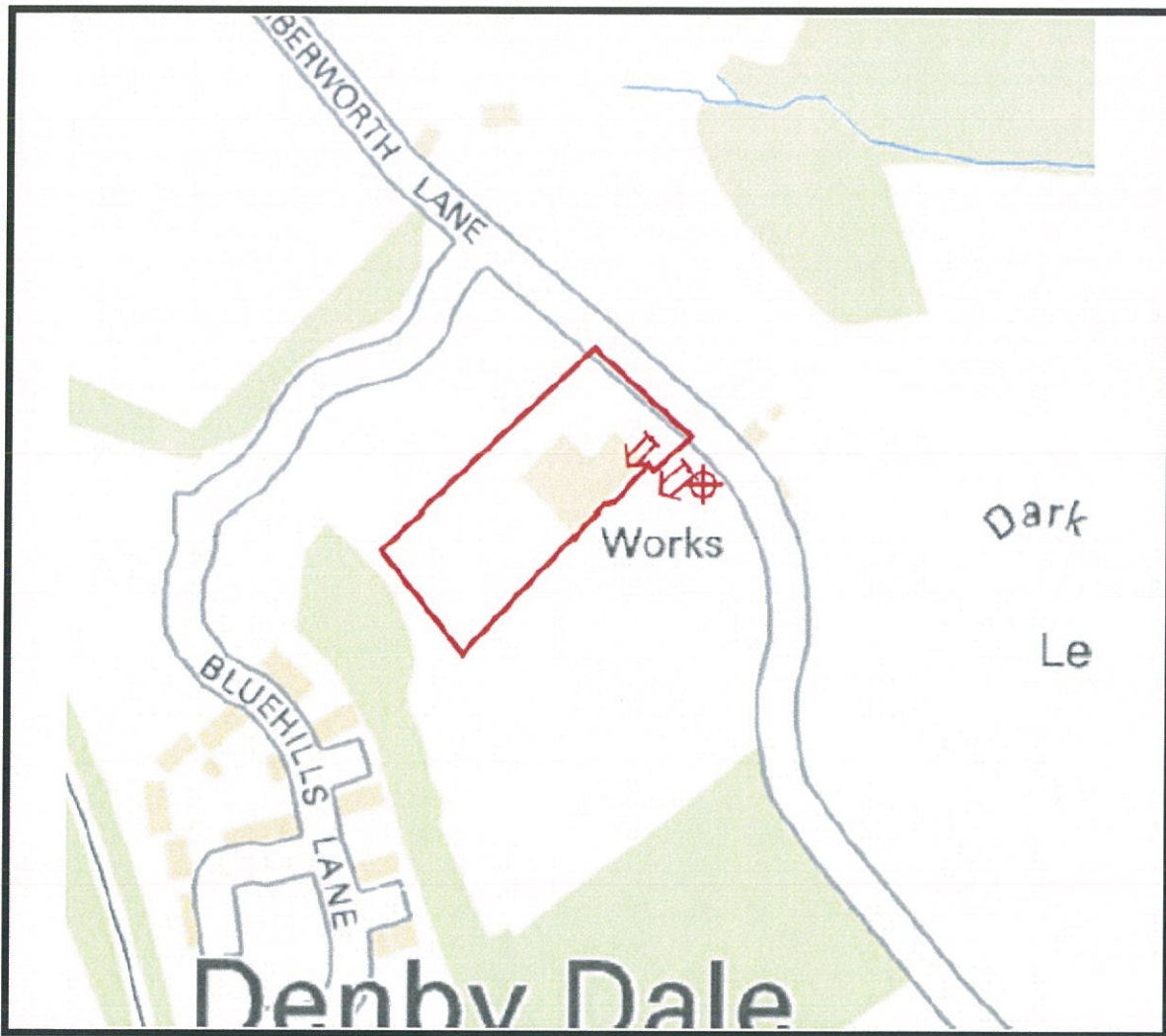
Adits are entrances to an underground mine which are nominally horizontal. Considering the adit locations in relation to the outcropping coal seams it would appear that the adits give access to the Whinmoor Coal and possibly the Thin Coal seams close to the point where they outcrop to the east side of the site.

The Coal Mining Report for the site (Appendix B) says that in relation to the property The Whinmoor coal and fireclay have been worked from shallow depth at the site prior to 1947.

There is Coal in reserve but no workings are currently planned.


The site is not situated within the boundary of a former opencast coal mining site, within 200m of the boundary of a currently operating opencast coal mining site or 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.

The three mine entries are shown on the plan below:-



Ordnance Survey Copy License Number 100014904

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Outline of property boundary 

Disused mine shaft 

Disused adit 

The Mining Report also records that there are no tips or lagoons in the vicinity of the site, but there are possibly ancient coal mining and fireclay workings within the likely zone of influence on the surface in the vicinity of the site, for which no accurate plans or records exist.

The report states that there is no knowledge of any intention to work coal by underground methods within influencing distance of the surface in the vicinity of the site for which notices have been issued under the Coal Mining subsidence Act 1991.

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

In Conclusion the Coal Mining Report concludes that old workings are present but all settlement is likely to have completed long ago. In their opinion it is unlikely that coal will be worked in the foreseeable future.

We are, however, of the opinion that as there is evidence of shallow mining workings then a presumption that there is no longer the possibility of mining instability affecting the site cannot be made without establishing the true nature of the shallow mine workings, and whilst the Coal Mining Report concludes that settlement is likely to have been complete long ago this should be taken as an indication that the risk of mining instability is likely to be low.

3.4 Intrusive Investigation of Nearby Site

A site investigation was undertaken in 2010 on a nearby site to the south west adjacent to Wood Nook Farm, which is now the Blue Hills Lane housing development. Borehole logs revealed voids/broken ground between 4.5m and 9m below ground level with a typical thickness of 1m (varying between 0.2m and 1.5m). A void was also found at a depth of 29m in one of the boreholes. The voids/broken ground/coal found in the borehole logs would indicate a worked coal seam.

It would appear that the coal seam under the site is the Whinmoor Coal. Due to the complex geology of the area we are unable to predict with any certainty the anticipated level to coal workings beneath the site but believe they would be within 10m of ground level.

4 MITIGATION STRATEGY

The desk-based assessment cannot conclude at this stage with any certainty the extent of the coal mining risks on the site. We believe there will be coal workings beneath the site and therefore further proposed on-site intrusive investigation works should be carried out to determine the extent of the workings.

We initially suggest three boreholes should be taken on site to a depth of 30m to determine the location of the worked coal seams beneath the site. Following discussions with a suitably qualified grouting contractor and suitably qualified and experienced Engineer, further boreholes which target the coal seams could be deemed necessary to determine the extent and possible future effects of the workings.

If it is possible, the shafts and adits should be investigated and locate through excavation in the area or further borehole exploration. The site investigation should be designed by a suitably qualified and experienced Engineer.

Once the extent of the coal working beneath the site and the mine shaft locations have been determined the appropriate measures should be put in place in accordance with The Construction Industry Research and Information Association (CIRIA) Special Publication 32 - Construction over Abandoned Mine Workings. This should also be dealt with by a suitably qualified Engineer.

5 THE COAL AUTHORITY PERMISSION

Prior written permission from The Coal Authority is required for intrusive activities which will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). Further information on The Coal Authority's permissions process can be found at:

www.coal.gov.uk/services/permissions/index.cfm

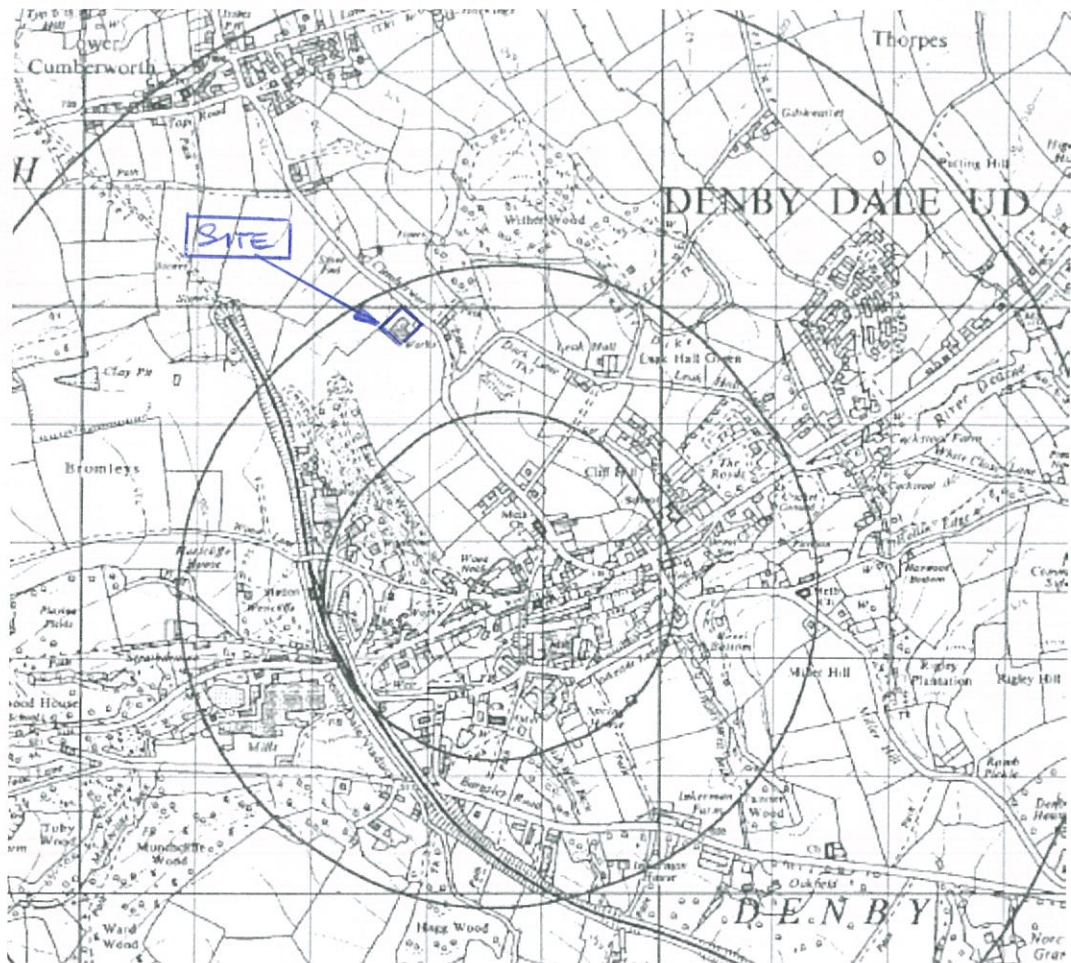
This permission has not been requested at this stage.

6 CONCLUSIONS AND RECOMMENDATIONS

There is a risk of shallow mine workings and mine entries across the site that should be investigated prior to development.

The investigation will allow an appropriate set of mitigation measures to be put in place in order to reduce the possible effects of mining instability on the proposed development on the site.

Appendix A – Site Location Plan and Proposals



SITE LOCATION PLAN.



john newton & partners

jnp group

Consulting Engineers

Office:

ERICHOUSE

www.jnpgroup.co.uk

Designed

DSC

Checked

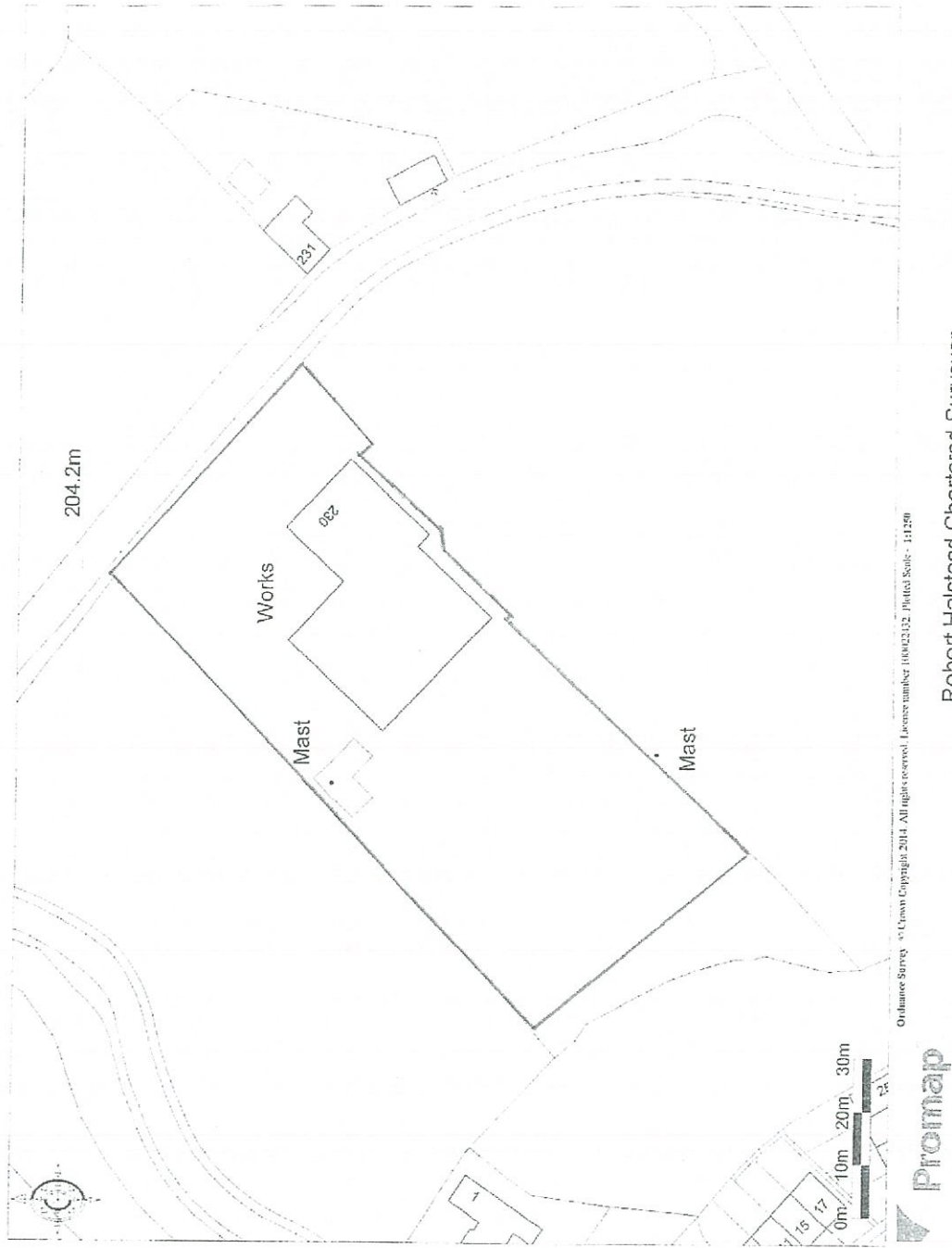
Date

22/11/14.

Doc No. QD017

Issue: B

230 Cumberworth Lane, Denby Dale



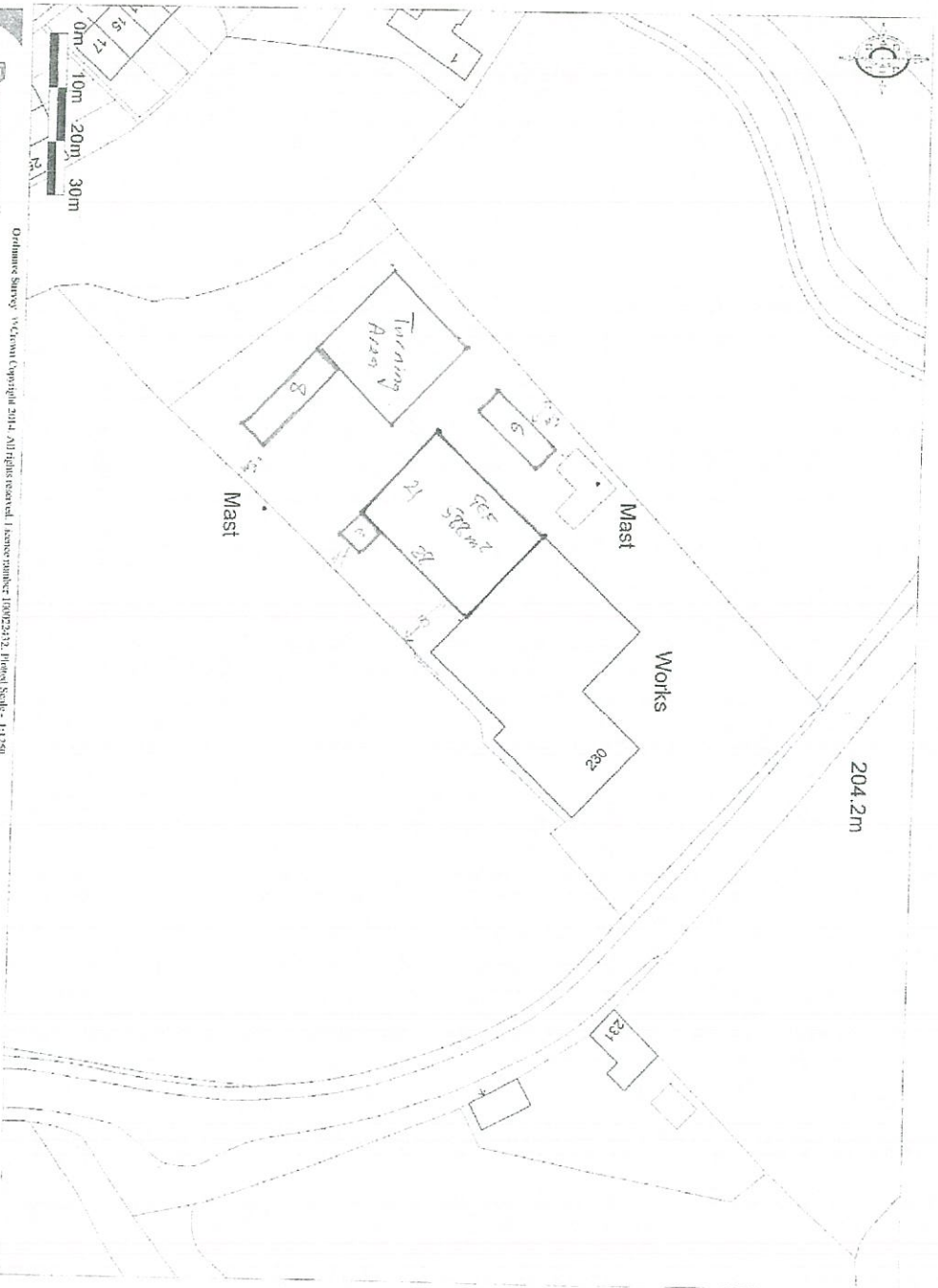
Robert Halstead Chartered Surveyor

PLAN OF EXISTING SITE

230 Cumberworth Lane, Derby Dale

Notes

- Proposed Extension
28m x 21m External
GCF 579 m²
- 10m from SE boundary
of outcrops
- 16 No 50000
car parking spaces
20m x 20m Turns
Area
- 16 double garages within
5m of boundary of
cathedral.
- Existing Building
90.5 x 118.8 m²
- Plot 2 Class A
0.4 (ea) (1) - 50%
proposed extension
is 49.49%



Robert Hailestead Chartered Surveyor

June 2014

Key
— Proposed Extension
— car parking

PLAN SHOWING PROPOSED DEVELOPMENT

PLAN REF: C&D/2/A

Appendix B – Coal Mining Report
230 Cumberworth Lane,
Denby Dale,
Huddersfield,
HD8 8PR

jnpgroup BRIGHOUSE	
03 DEC 2014	
Project No. <u>B20170</u>	
Info.	Action

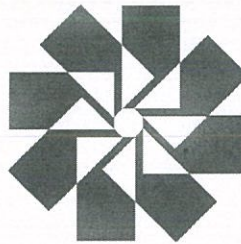
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By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



David Bellis Consulting Surveyors Ltd. – Registered in England no. 5034580
Registered Address : 10 Bolton Street, Ramsbottom, Bury, BL0 9HX

3 Dec 14

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

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Client detail :

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Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Site at
230 Cumberworth Lane
Denby Dale
Huddersfield
HD8 8PR

Your ref : B20170

Purchaser :

Vendor :

In accordance with your instructions received 07 Nov 2014 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
------	-----------	-----------	------	---------

The Whinmoor coal and fireclay have been worked from shallow depth at the site prior to 1947.

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 Sandstone over Lower Coal Measures, shales and mudstones.

There are no faults or abnormal features relevant to the property.

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 :

Inspection of coal mining records indicates that 3 mine entries are located within 20 metres of the property or the boundary of the property. A plan is attached indicating the approximate position of the mine entries discovered.

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

There are possible ancient coal mining and fireclay workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

If additional information is required regarding a mine entry disclosed in a residential coal mining report, a CoalSearchPlus+ Mine Entry Assessment Report can be provided for an additional fee of £60 plus vat. This will include an assessment of the risk of subsidence damage occurring due to the presence of the mine entry/entries.

Please contact David Bellis Consulting Surveyors on 01423 529911 to order a Mine Entry Assessment Report and arrange payment.

Further information regarding mine entries revealed in commercial/development coal mining reports can also be provided and reports will be tailored to client requirements. Please contact David Bellis Consulting Surveyors, on 01423 529911, to discuss the data that can be provided and agree the fee.

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 :

Old workings are present but all settlement is likely to have completed long ago. In our opinion it is unlikely that coal will be worked in the foreseeable future.

Serial Number 307847**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 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

Serial Number 307847

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.

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 Morningson Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

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Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

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Date : 03 Dec 2014

Signed :

A handwritten signature in black ink, appearing to read 'M. Stone'.

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TPOs Contact Details:

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

Serial Number 307847**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

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 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
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 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
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5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
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15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party 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 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

Serial Number 307847

24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
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 Applicant's 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. 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.
43. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
44. 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.
45. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

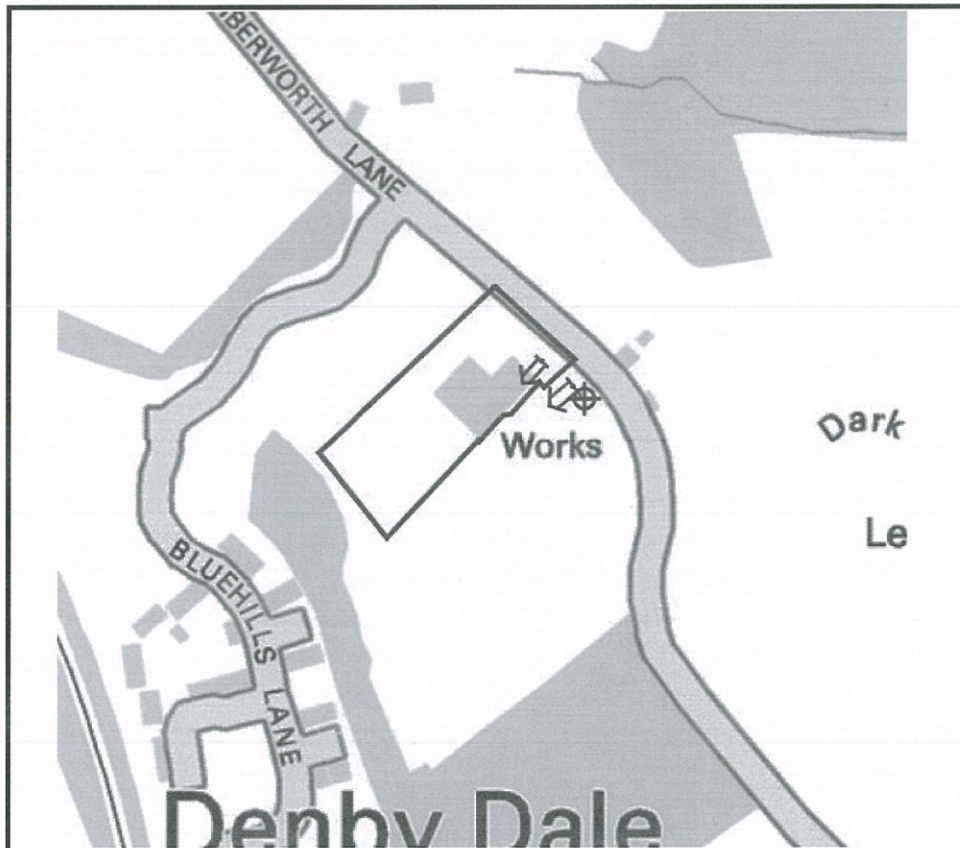
David Bellis
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FEATURE REFERENCE PLAN FOR
SEARCH NUMBER:307847

EXTRACT OF LOCATION PLAN PROVIDED
WITH SEARCH INSTRUCTION BY
APPLICANT
DATE 03/12/14 NOT TO SCALE



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Outline of property boundary

Disused mine shaft

Disused adit

This plan shows the approximate position of the disused shaft or adit referred to in the attached Mining Search Report. Symbols used on this plan are not drawn to scale.

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including disused coal mine entries.

Prior permission from the owner of a mine entry (usually the Coal Authority) must be sought before any physical investigation entering or disturbing it is undertaken.

If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

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 shafts and adits). The emergency telephone numbers at all times is (01623) 646333.

* Note The Coal Mining Subsidence Act 1991 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.

8, Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH - DX 720352 Harrogate
T: 01423 529911 F: 01423 529922 E: contact@coalsearch.plus.com W: www.coalsearch.plus.com



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Appendix C – Geological Information

ALES.

UNION

YORKSHIRE [WEST RIDING.] SHEET CCLXXIII. N.W.
(Included in One Inch Map 86)

Lon 1° 40' W

1" = 41'



LOCATION OF SITE

EXPLANATION
of
Geological Signs
and Colours

DRIFT	RECENT		CARBONIFEROUS	
	Alluvium		LOWER COAL MEASURE	
			Undivided	Sandstone
			L.C.M.	S

To Barnard
CUMBERWORTH
U.D.

BY

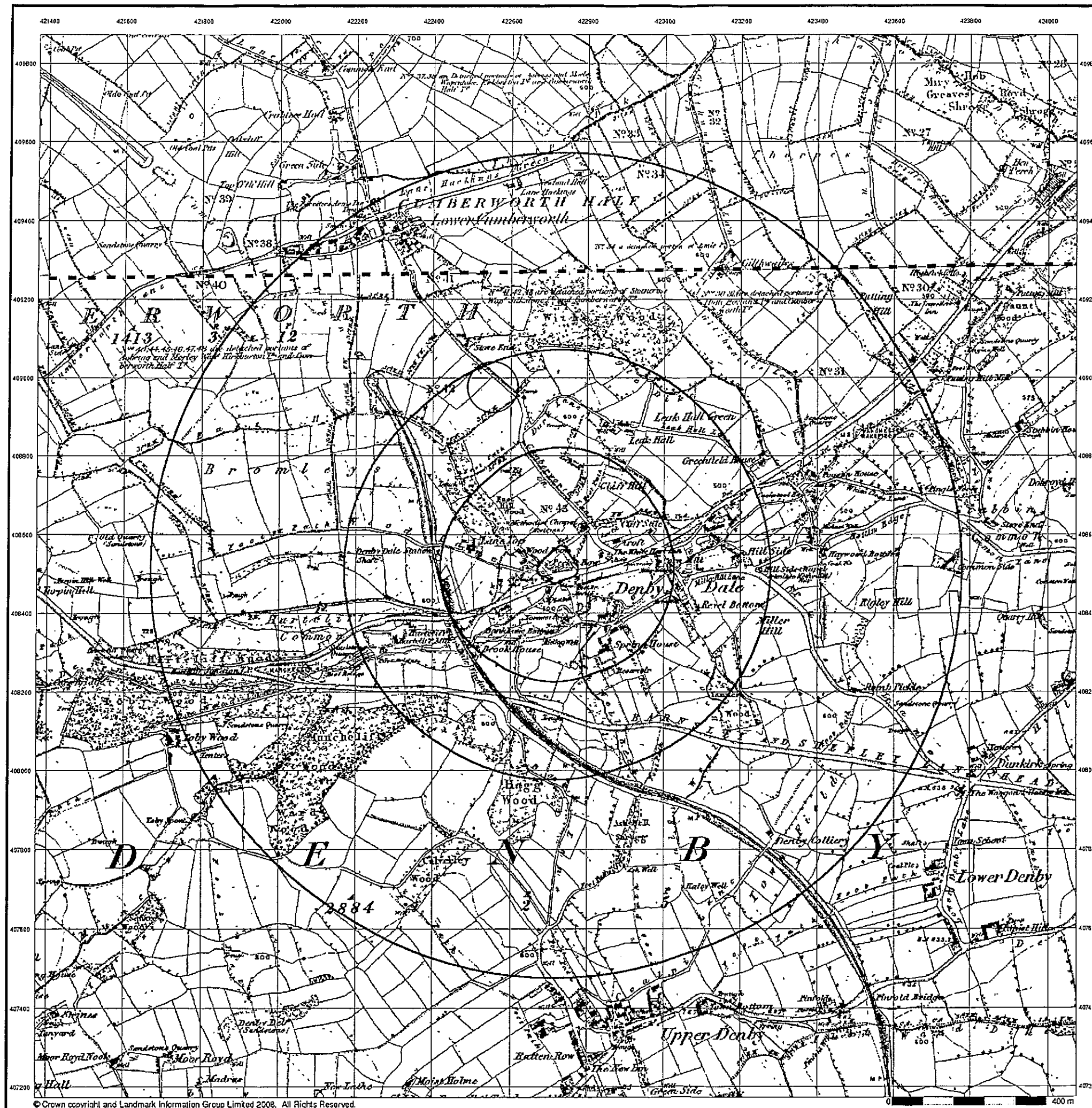
LAT 55° 34'

CCLXXIII N.E.



Dip at the surface, the angle in degrees.
Gently inclined strata.
Dip underground, in the seam indicated.

Appendix D – Historic Ordinance Survey Maps



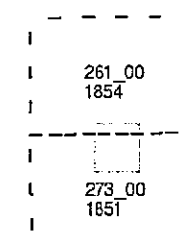
Yorkshire

Published 1851 - 1854

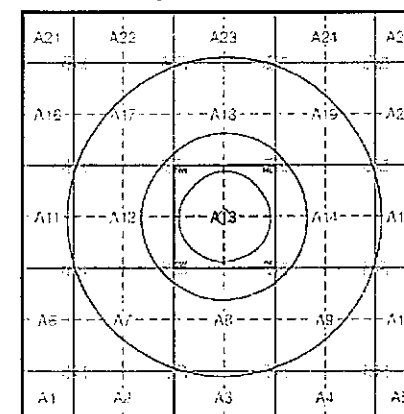
Source map scale - 1:10,560

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 date given therefore is often some years later than the surveyed date. Before 1938, 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 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

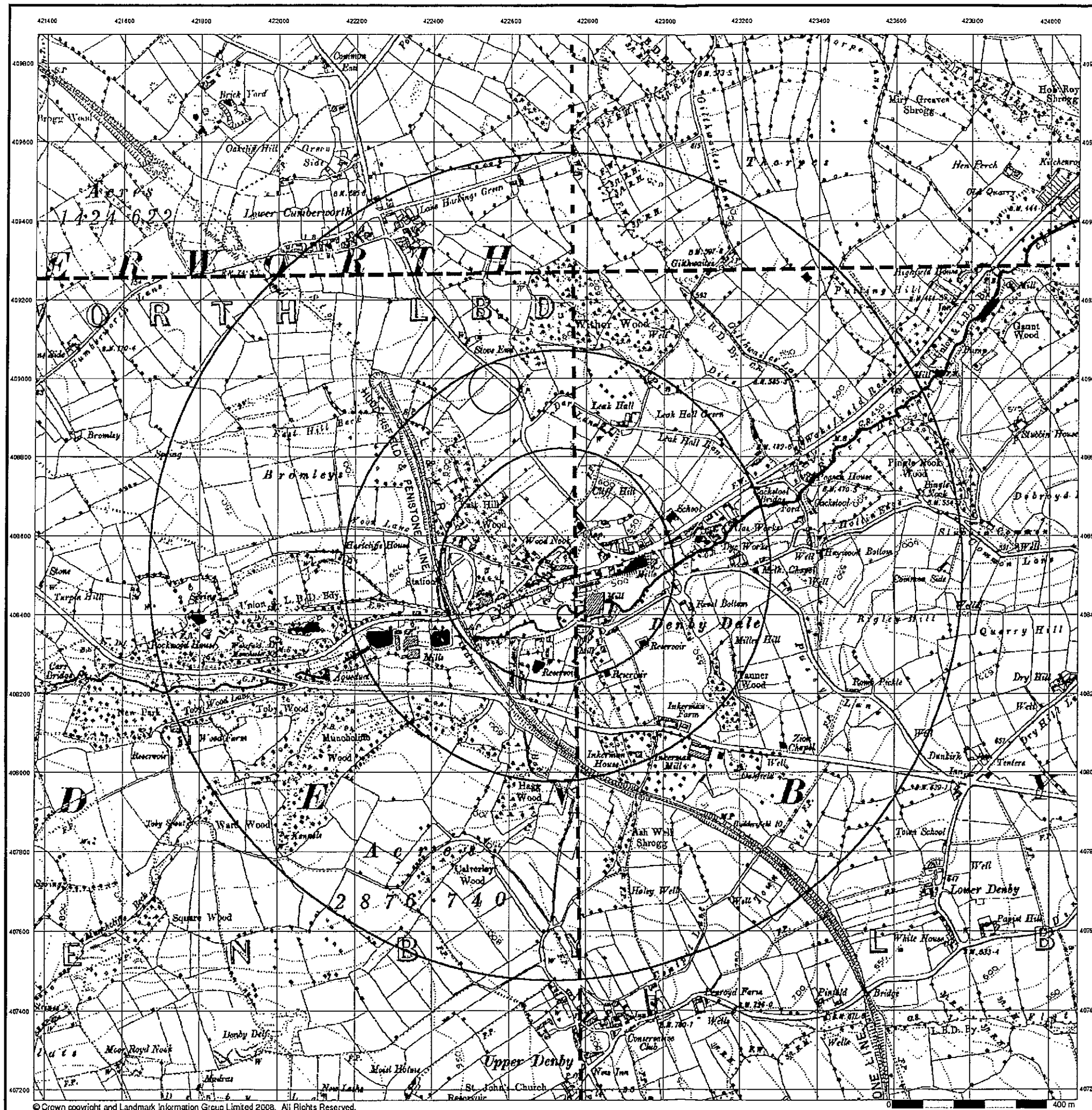
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National Grid Reference: 422720, 408520
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Site Area (Ha): 0.66
Search Buffer (m): 1000

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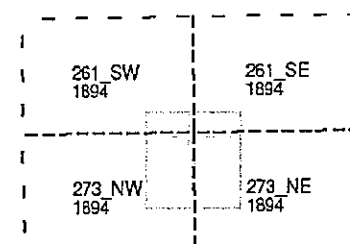


Yorkshire Published 1894

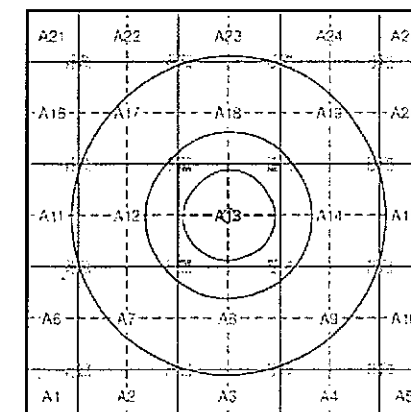
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Map Name(s) and Date(s)



Historical Map - Slice A



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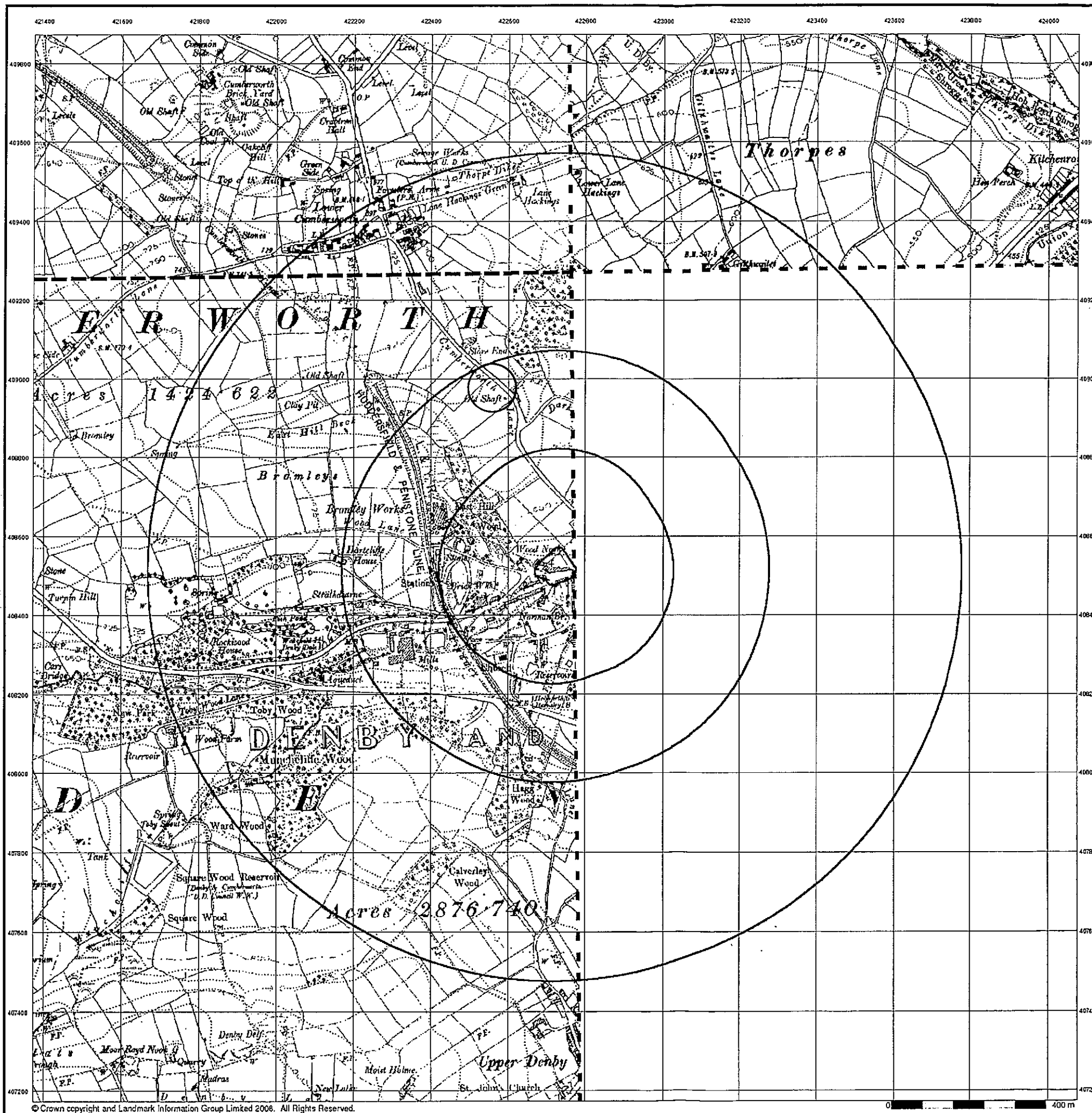
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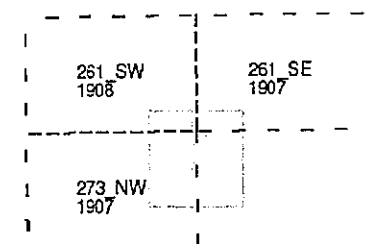
Yorkshire

Published 1907 - 1908

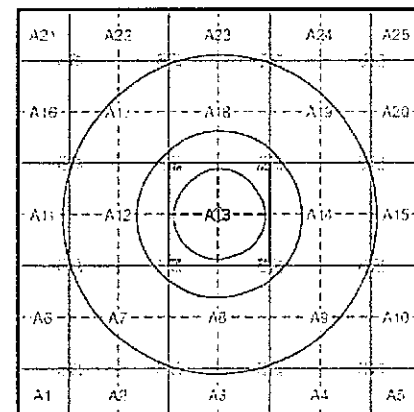
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Map Name(s) and Date(s)



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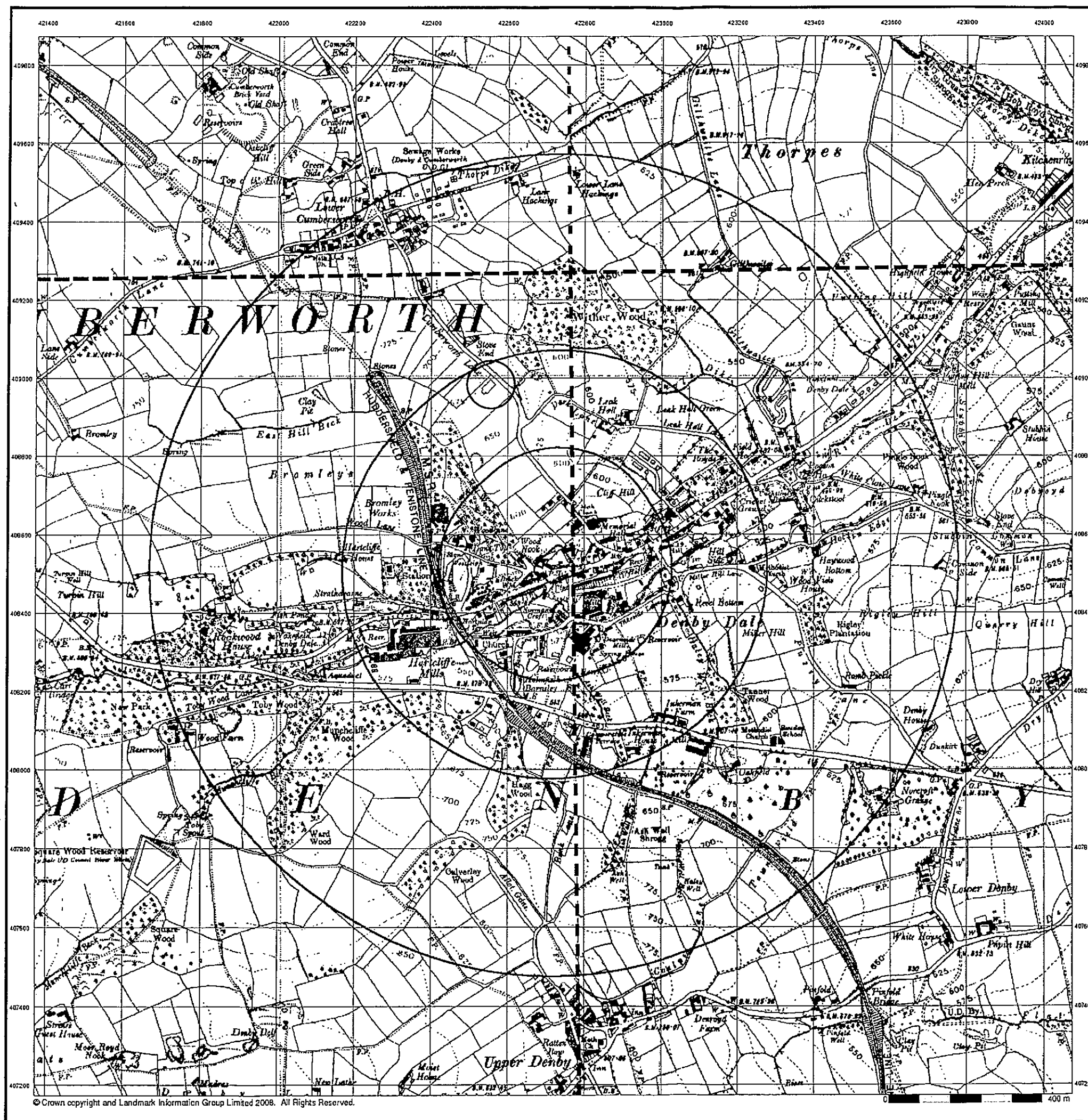


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National Grid Reference: 422720, 408520
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Search Buffer (m): 1000

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Yorkshire

Published 1938 - 1948

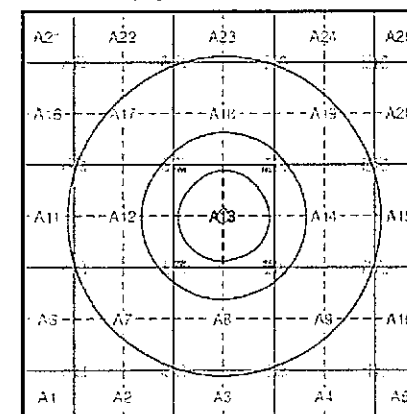
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Map Name(s) and Date(s)

261 SW 1948	261 SE 1938
273 NW 1948	273 NE 1948

Historical Map - Slice A



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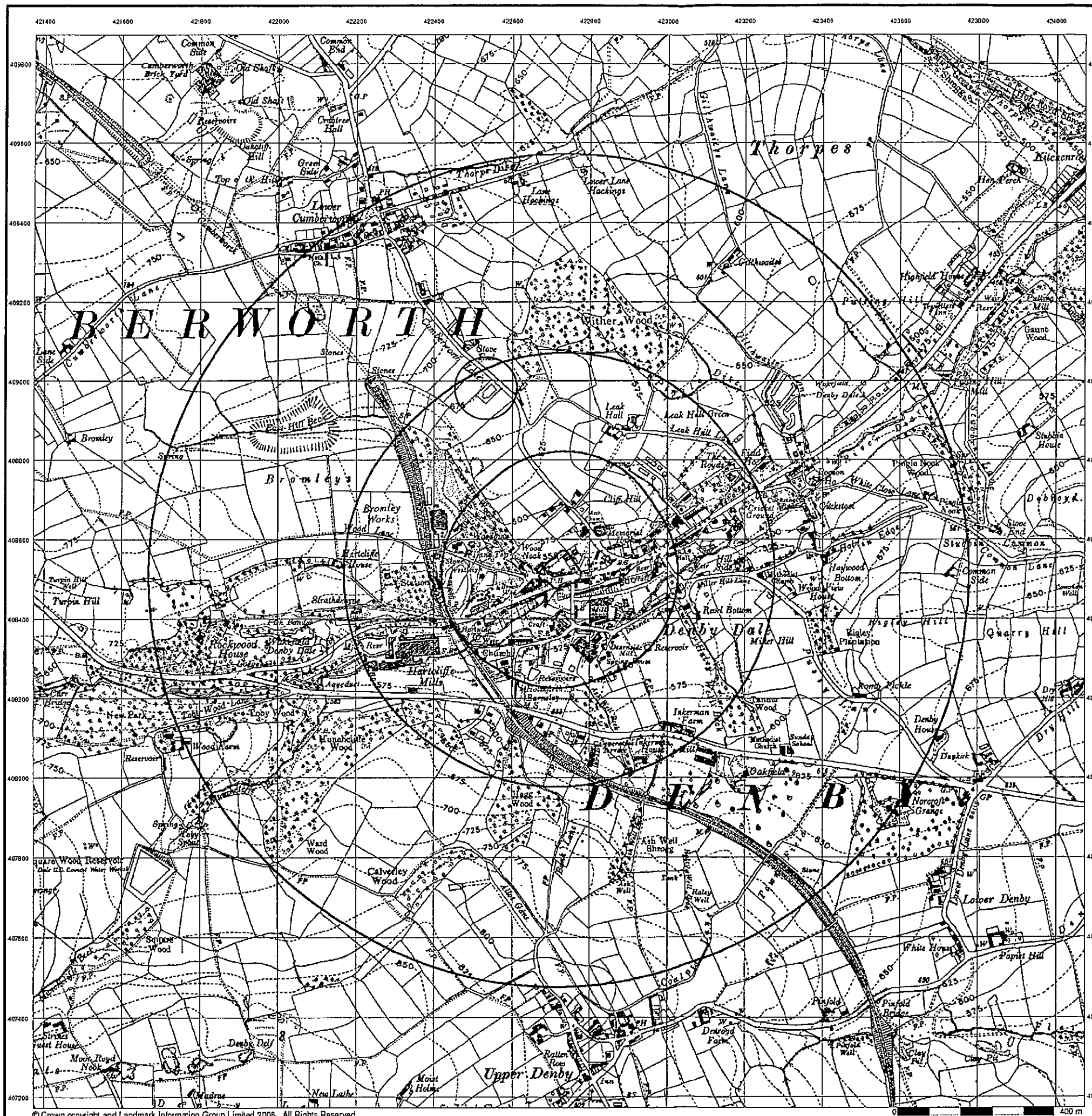
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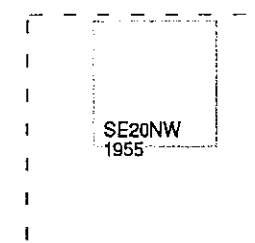


Ordnance Survey Plan Published 1955

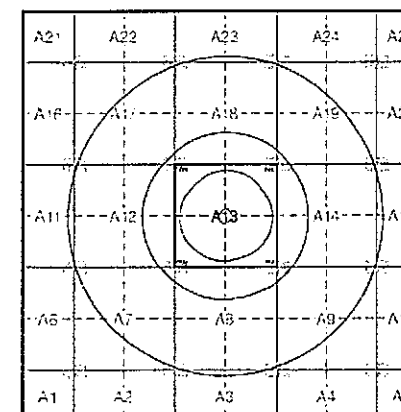
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Map Name(s) and Date(s)



Historical Map - Slice A



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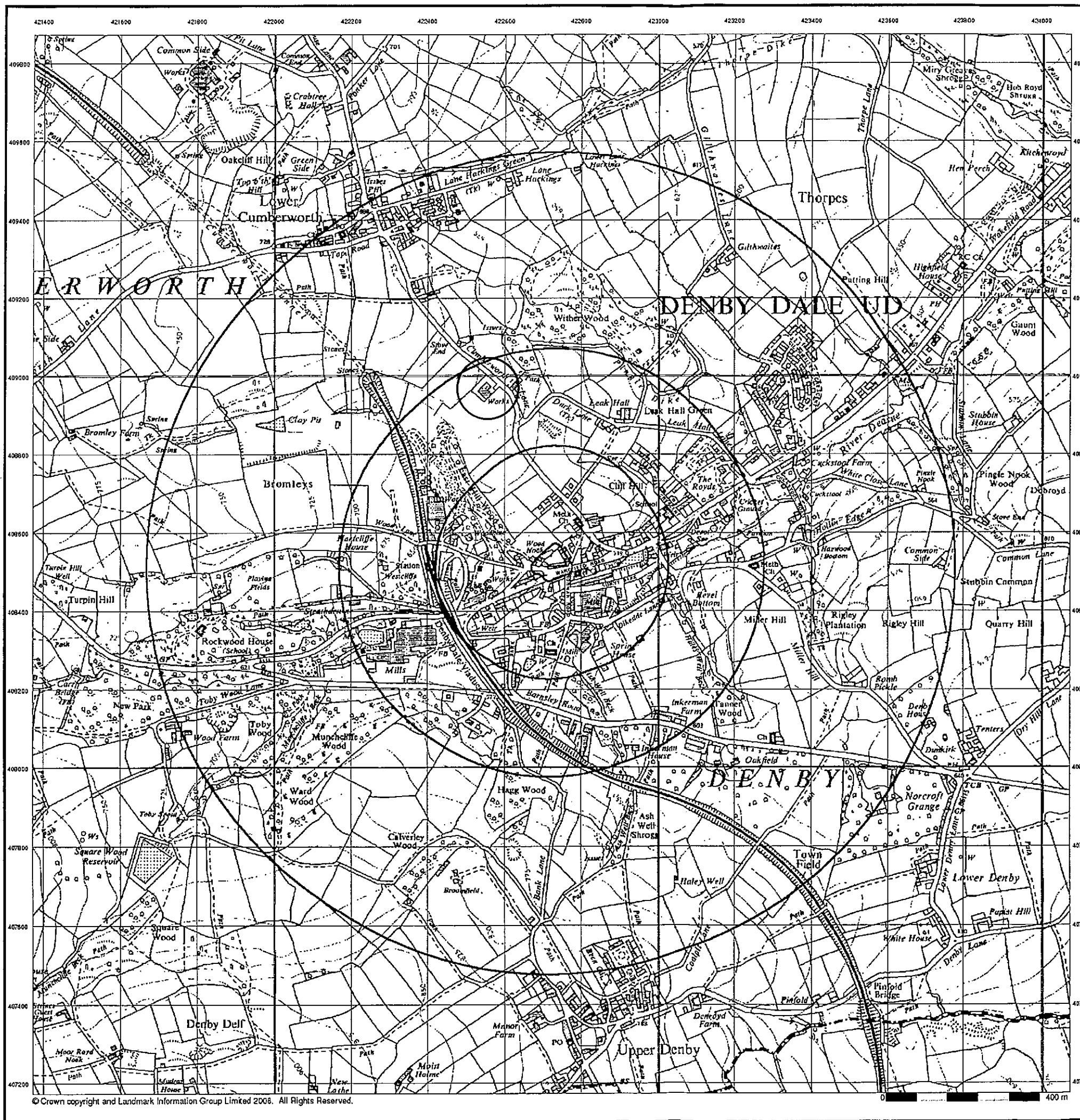
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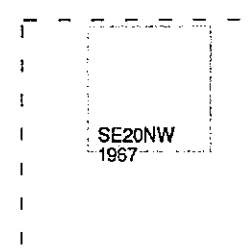


Ordnance Survey Plan Published 1967

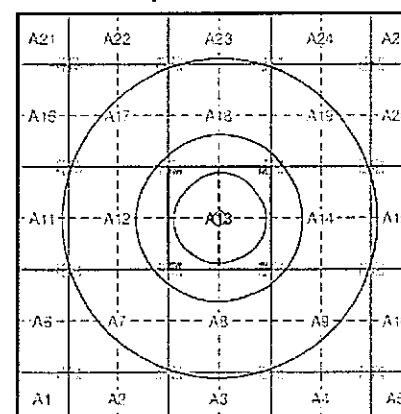
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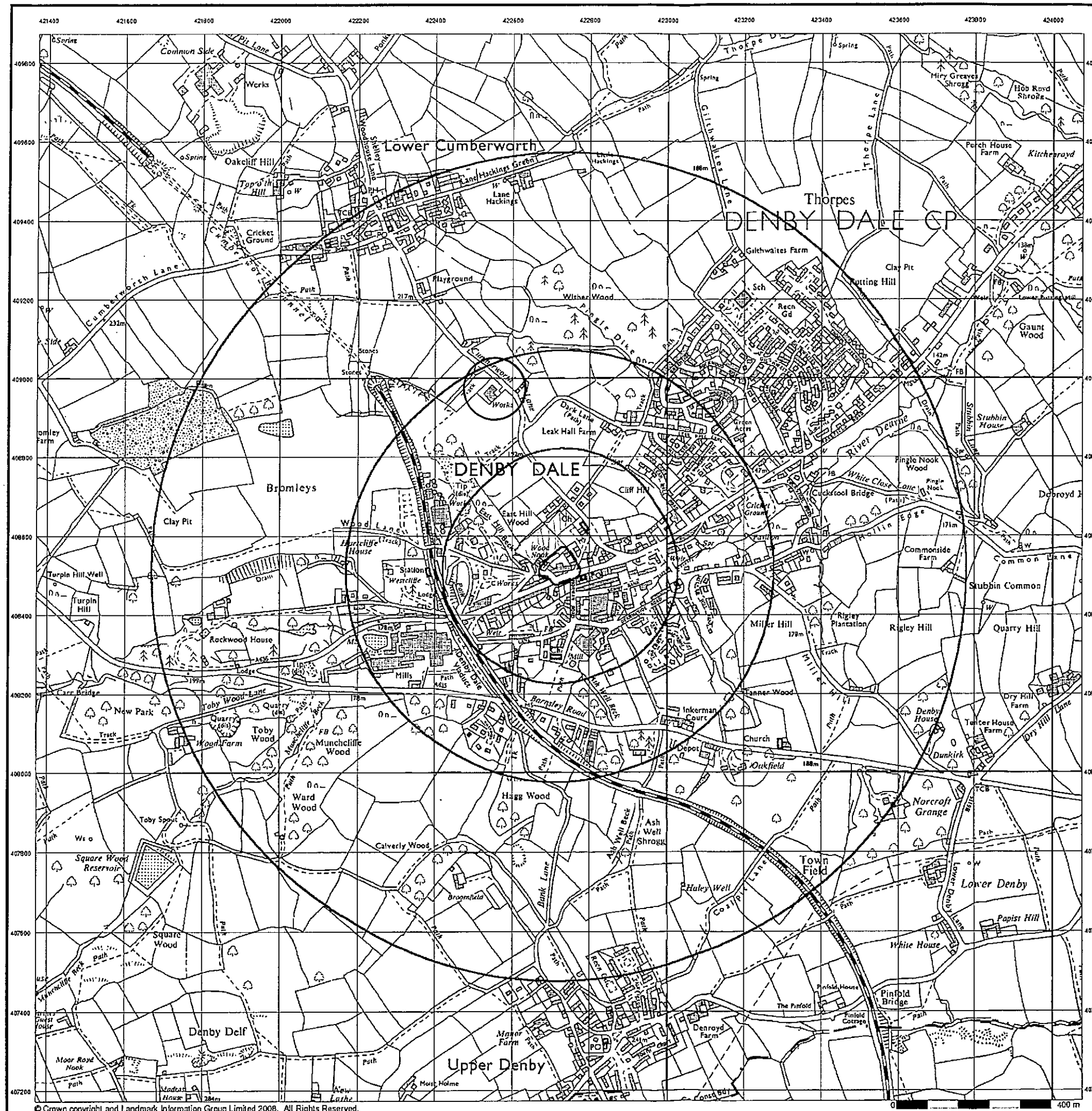
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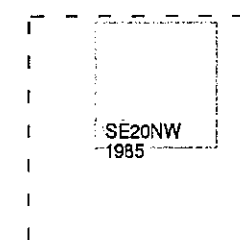
Ordnance Survey Plan

Published 1985

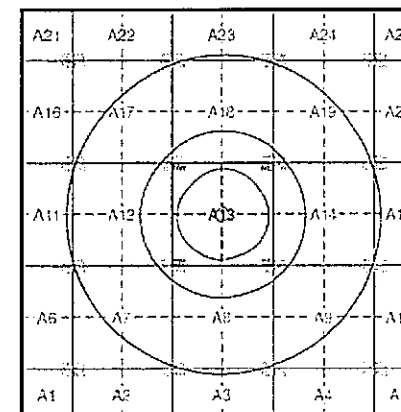
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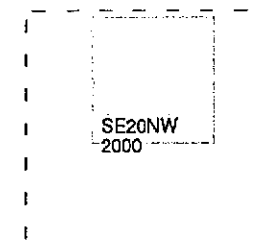
10K Raster Mapping

Published 2000

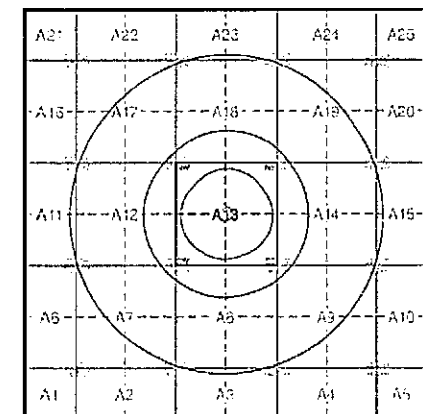
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 24398377_1_1
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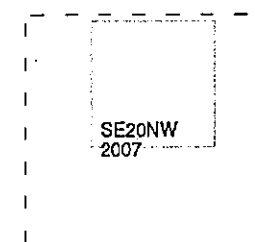
10K Raster Mapping

Published 2007

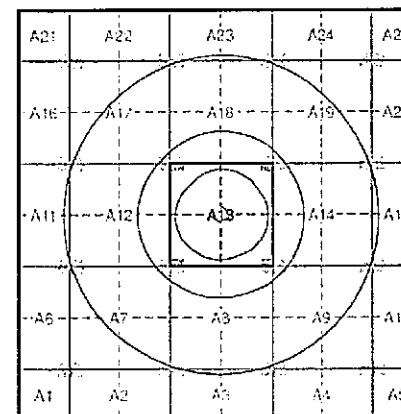
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