

Our Ref: YG 0131-19
Your Ref:

August 22nd, 2019

YourEnvironment
Chilgrove Business Centre
Chilgrove Park Road
Chilgrove
Nr Chichester
PO18 9HU

Dear Sirs/Madam,

Re: Land Located at Junction with Bank Street & Nab Lane, Mirfield, WF14 9QF

YourEnvironment (YE) was instructed by M Peel (Quote No: email, dated August 20th 2019) to undertake a coal mining search assessment for a parcel of land located at Land Located at Junction with Bank Street & Nab Lane, Mirfield, WF14 9QF.

We understand from reference to the Local Planning Department and current plans provided by the client that development of the site includes:

- Erection of two two-storey residential properties.

1.0 Geology

Mapping information derived from 1:50,000 scale BGS Geological map (Sheet No: 077), suggest that the site is underlain by the Pennine Lower Coal Measures Formation, this unit comprises mudstones, siltstones and sandstones. In particular deposits of the Clifton Rock a named sandstone unit are shown to be present on the site. There are no faults, inferred, on the site. The mapping further suggests that the Shertcliffe Coal outcrops on the site. the Shertcliffe coal is part of the Beeston group which comprises the Linfit Lousey, Shertcliffe and Whinmoor Coal. Furthermore it is known that the seam is also referred to as the Low Silkstone Coal.

2.0 Coal Mining Report

In respect of coal mining, information has been requested from Groundsure and the Coal Authority which has confirmed the following;

Underground Coal Mining

Past Workings- No past mining recorded.

Probable Unrecorded Shallow Workings- Yes

Seam	Mineral	Seam Workable	Distance to outcrop	Direction to outcrop	Bearing to outcrop
LOWER SILKSTONE	Coal	Yes	Within Site	N/A	N/A

Future underground mining - None recorded.

Coal mine licensing - None recorded within 200 metres of the enquiry boundary.

Mine Entries

There is one mine entry to the north west of the site, described as a “Shaft”, recorded by the coal mining authority.

Coal Mining Geology

No faults, fissures or breaklines recorded.

Opencast Coal Mining

None recorded within 500 metres of the enquiry boundary.

Coal Mining Subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property. The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine Gas

None recorded within 500 metres of the enquiry boundary.

Hazards Related to Coal Mining

Remediated Sites - None recorded within 50 metres of the enquiry boundary.

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.

2.0 Shallow Mining

The site is underlain by the Shertcliffe/Low Silkstone Coal and the data suggests that this outcrops on the site. This may have been subject to unrecorded workings in the past.

3.0 Assessment of Site-Specific Coal Mining Risks

Table 1 summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the preceding information.

Table 1			
Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)	x		The mining report identifies that the site is in a surface area that could be affected by mining in 1 seams of coal, outcropping on the site. MODERATE to HIGH risk.
Mine entries (shafts and adits)	x		One mine entry (shaft) recorded to the north west of the boundary. LOW to MODERATE risk.

Coal mining geology	x		There is a no faults recorded. The mining report identifies that the site is in a surface area that could be affected by mining in 1 seams of coal, outcropping on the site. HIGH risk Moderate to High risk.
Record of past mine gas emission or potential		x	No record of past mine gas emissions/problems in vicinity of site. In addition, superficial geology comprises glacial till clay. LOW risk.
Recorded coal mining surface hazard		x	No hazard identified, LOW to MODERATE risk.
Surface mining (opencast workings)		x	No past, present or future risk identified, LOW risk.

4.0 Assessment and Conclusions of Site-Specific Coal Mining Risks

Comments on Coal Authority Information

The CA report confirms the presence of the Shertclffe/Low Silkstone Coal which may affect the development.

Given that unrecorded workings may directly underly the site and at a relatively shallow depth, a high risk has been assigned to issues surrounding underground coal mining on site.

In view of this it is considered that an intrusive investigation would be required for the development through rotary drilling techniques. It is recommended that initially one rotary borehole is undertaken to northern end of the site to a depth of 30m. It should be appreciated that if this is inconclusive or coal or possible worked ground is encountered then up to three boreholes should be undertaken across the site to say 30m however the final depth could be managed dependant on the ground conditions encountered.

Further to this, it is possible that treatment of any shallow workings subsequently recorded may be required and subsequently may involve drilling and grouting of any voids identified.

The Coal Authority Report can be reviewed in **Appendix A.**

We trust this is sufficient for your requirements and should you have any questions please do not hesitate to contact the undersigned.

Yours faithfully

Rob Lewis
Geotechnical Engineer
roblewis@yourenvironment.org

Appendix A - Coal Mining Reports



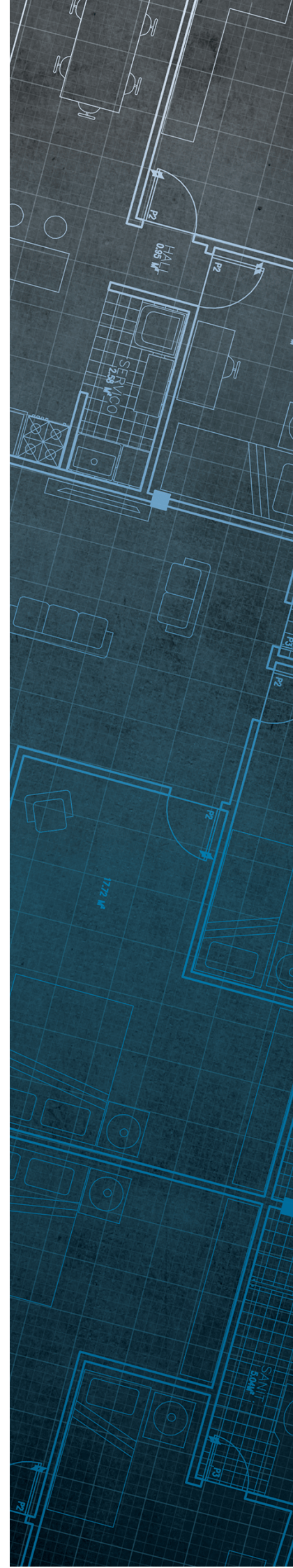


The Coal
Authority

Consultants Coal Mining Report

Bank Street
Mirfield
Kirklees
WF14 9QF

Date of enquiry:	21 August 2019
Date enquiry received:	21 August 2019
Issue date:	21 August 2019
Our reference:	51002161779001
Your reference:	YG0131-19



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

YOURGEOTECHNICAL LTD

Enquiry address

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Mirfield
Kirklees
WF14 9QF

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Mansfield
Nottinghamshire
NG18 4RG

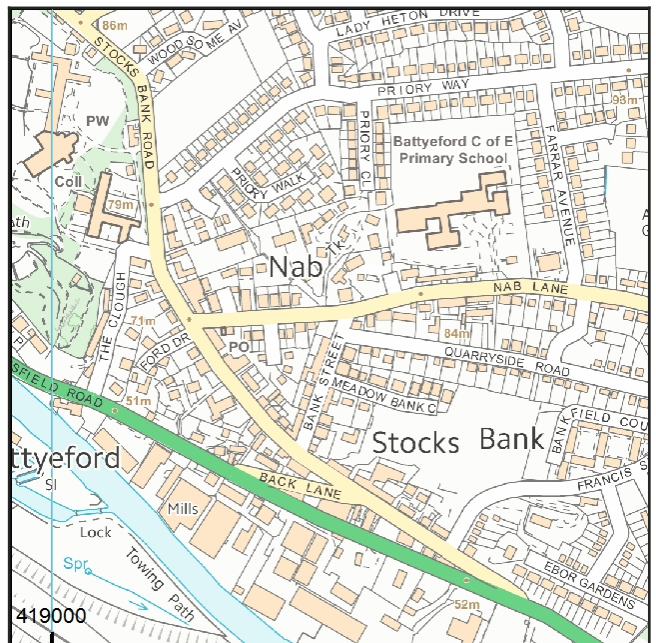
www.groundstability.com

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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	419420-004	419238 420617		Coal	

Abandoned mine plan catalogue numbers

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

GCR151	10527	GCR59
GCR57	PO0	GCR54

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
LOW SILKSTONE	Coal	Yes	Within	N/A	302

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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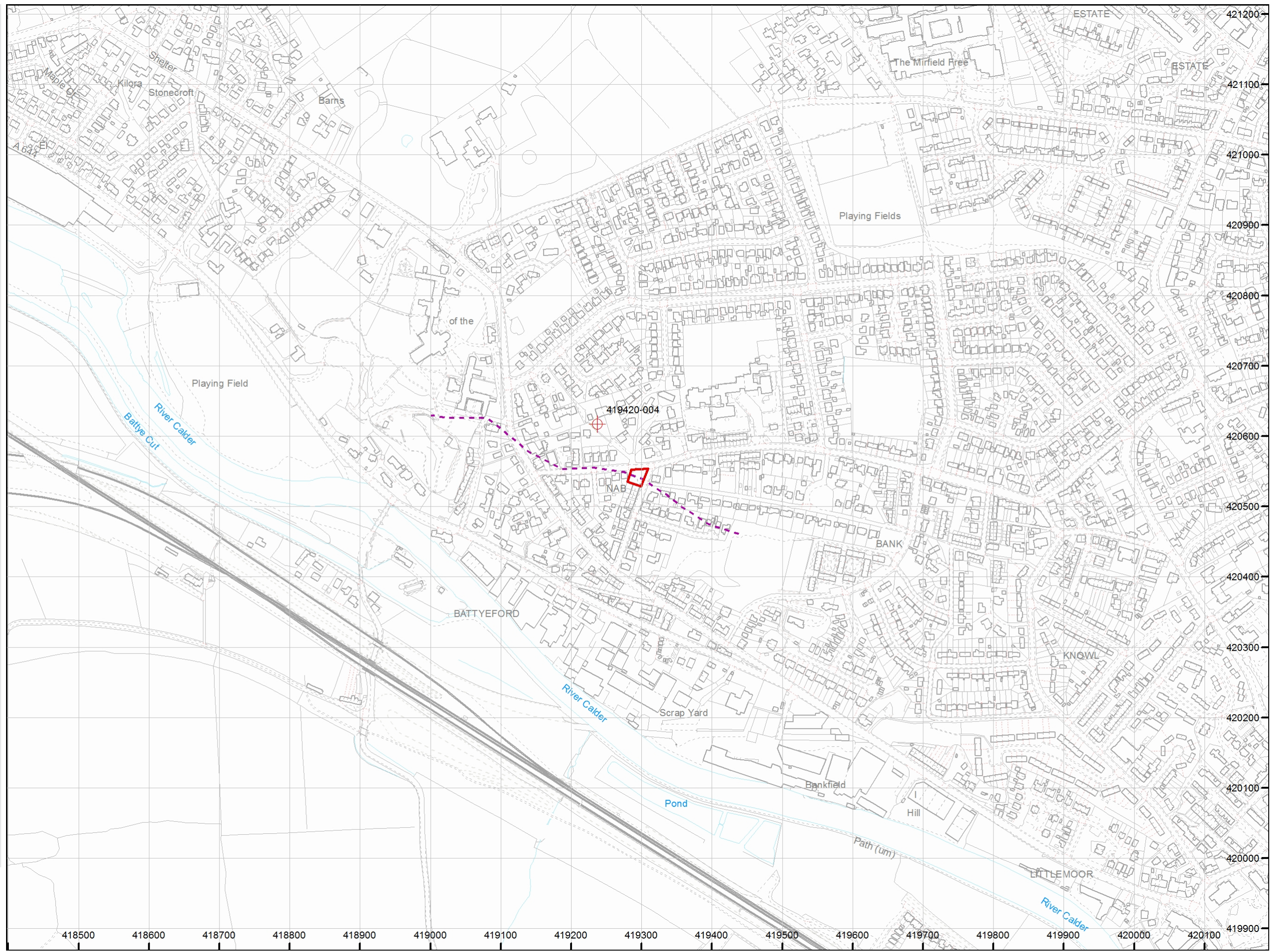
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

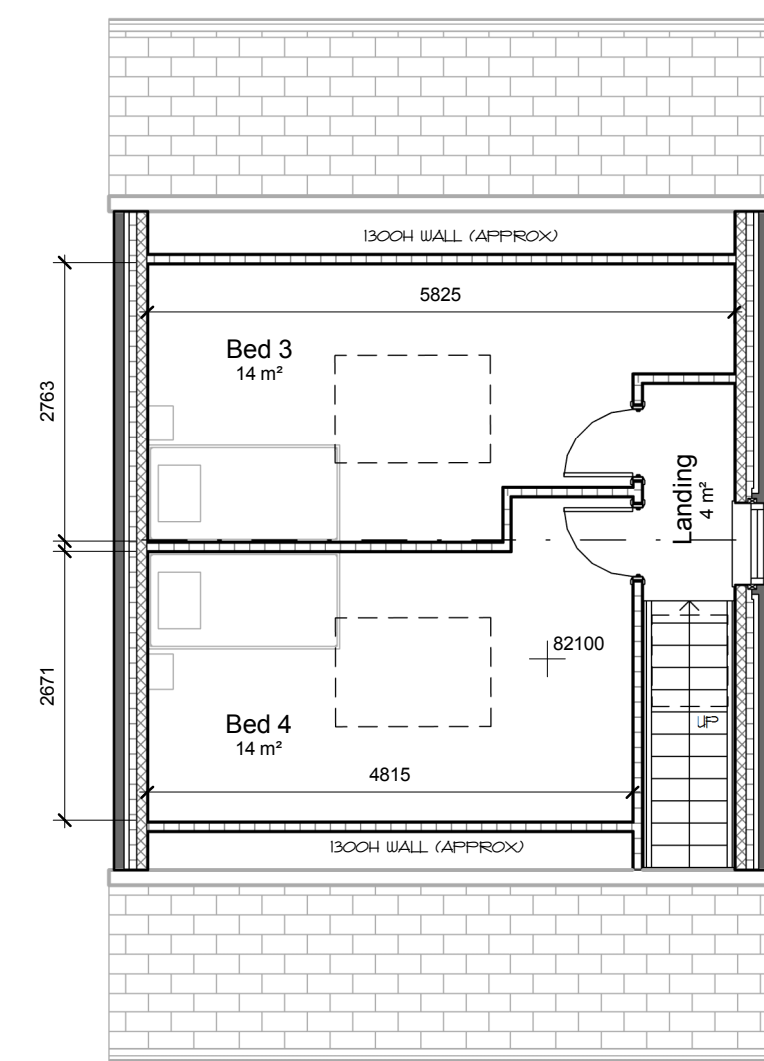
Key

- Approximate position of the enquiry boundary shown 
- Disused mine shaft 
- Outcrop (Conjectured) 

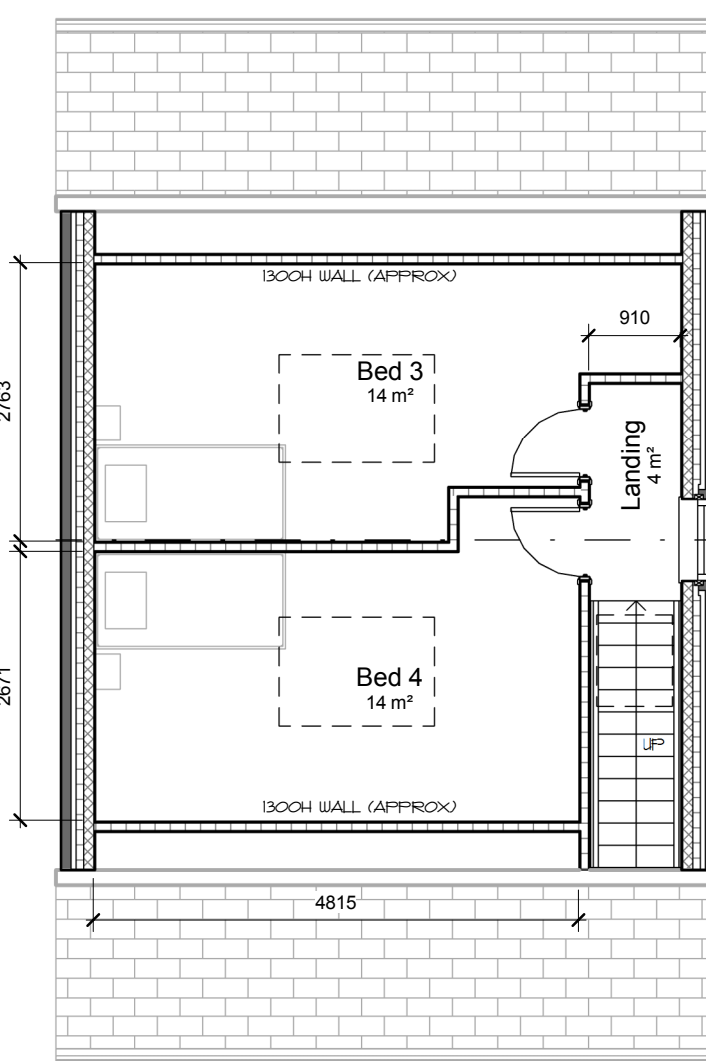
How to contact us

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



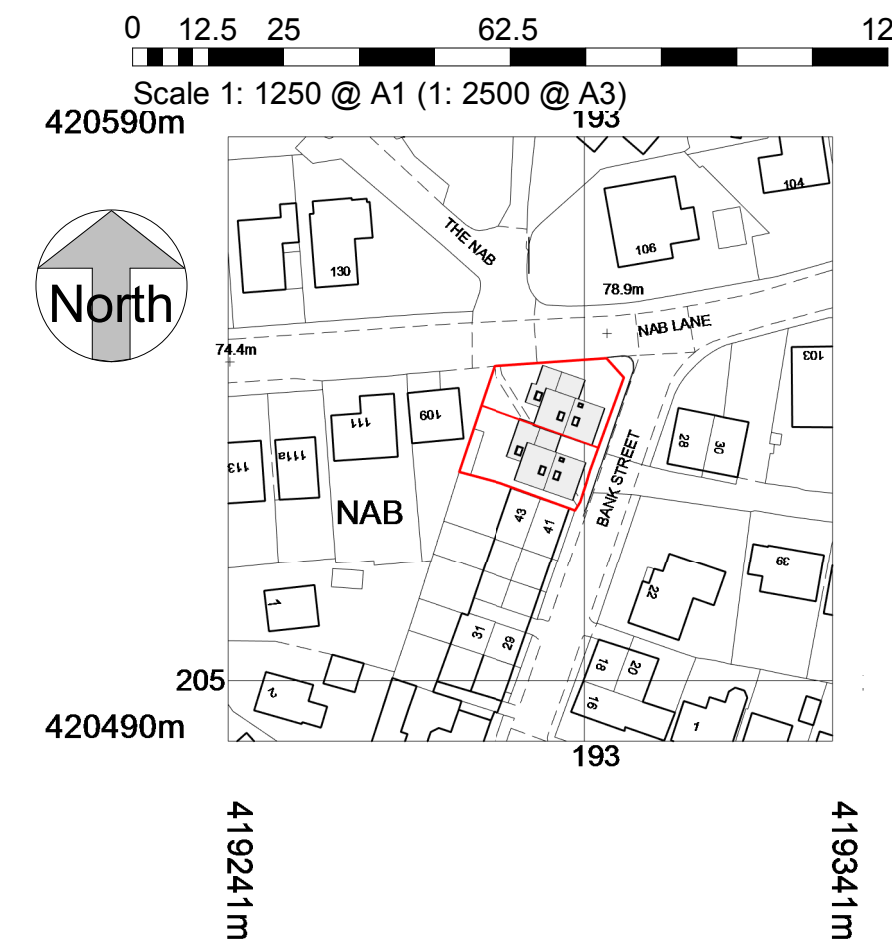


Second Floor



Front Elevation (SE Facing)

1 : 100

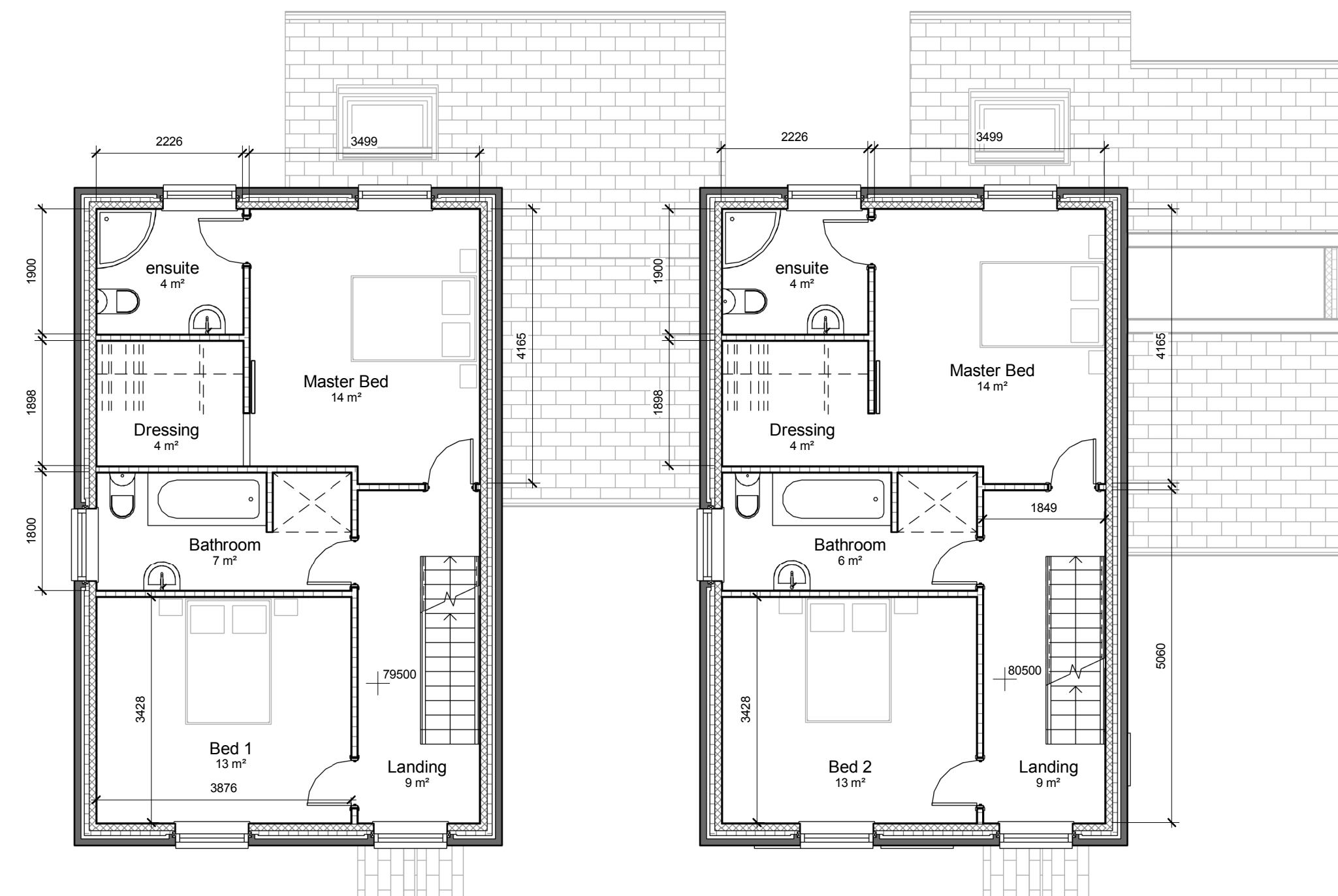


Site Location Plan

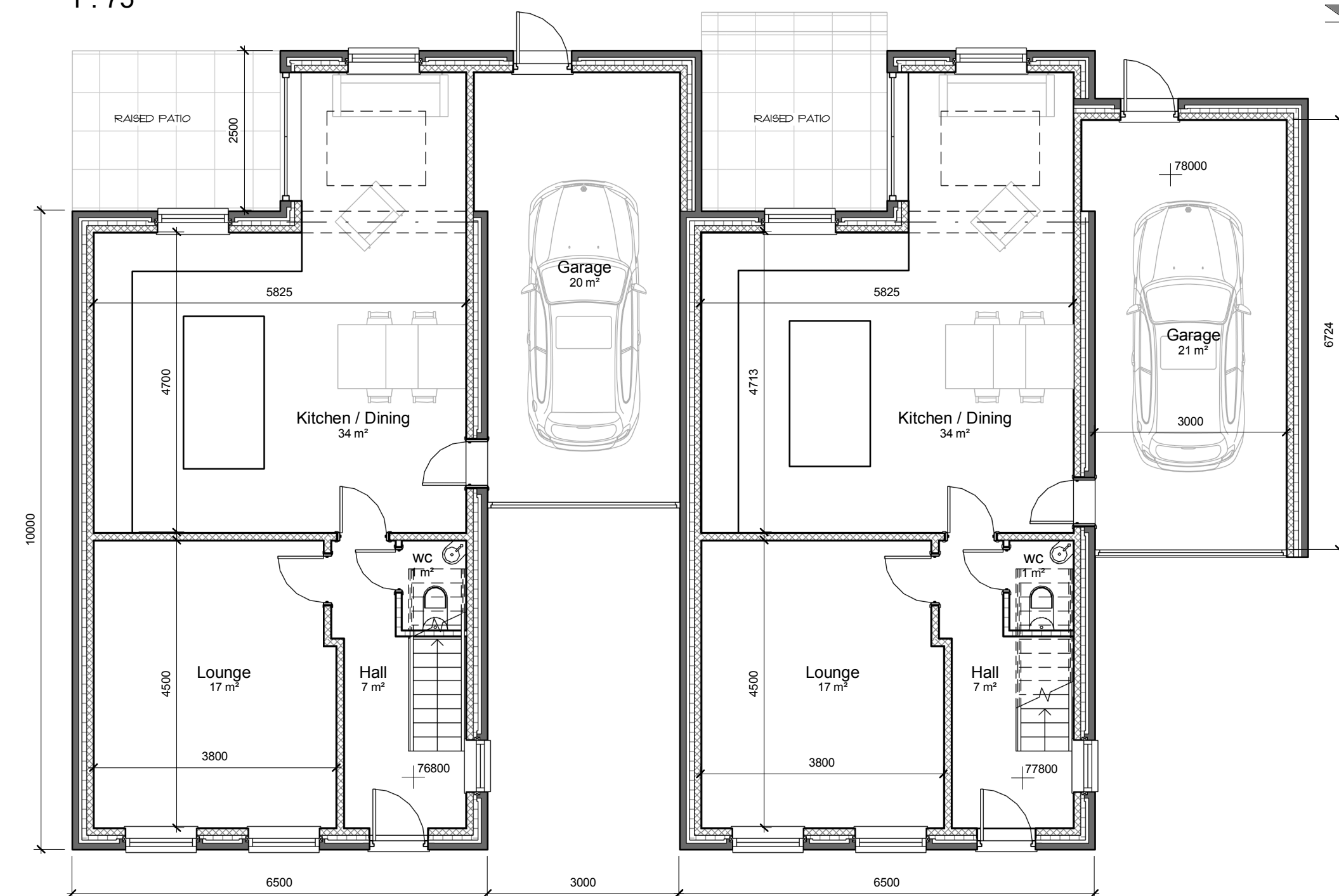
1 : 1250

RA ref	Date	Prepared	Item

NOTE



First Floor

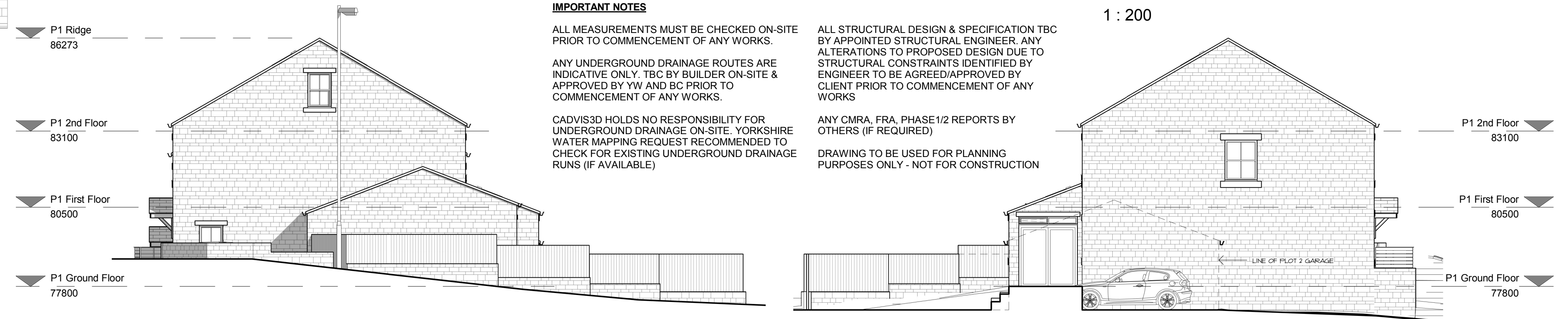


Ground Floor

1 : 75



Rear Elevation (NW Facing)



Site Plan OVERALL SITE AREA 446SQM / 0.044 Ha

Site Plan

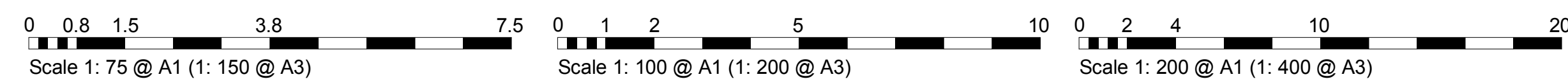
1 : 200



Side Elevation Plot 2 (SW Facing)



Front Perspective



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scale			drawn	apprv
As indicated			PSI	JP
date			path	
AUG 2019			G:\work\docs\Architectural\Jobel1936 - Prelt, Minkel\Arch\Proposed 1936 - proposed\PLANNING.rvt	
status			PLANNING	
job no			dwg no	rev
1936			A(10)-01	-


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project

Residential New Build @ Land Located at
Junction with Bank Street & Nab Lane,
Mirfield, WF14 9QF

client

Peel Construction Limited

title

Plans & Elevations - As Proposed

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