

**Coal Mining Risk Assessment
at
33, Belle Vue Street
Batley
For
JW Residential Design and Planning Consultants Ltd**

Client:-

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Appendix A Site location plan and development layout

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Executive Summary

Proposal	A pair of semi-detached 2 storey residential properties.
Current land use	Existing residential property and associated land lying at approximately 140.0m AOD.
Mining related site history	No historic mining features recorded on the site. Several former collieries are present locally. A former clay pit is recorded approximately 75m northwest. The site lies within an area significantly affected by historic mining activities.
Geology	Directly underlain by the Thornhill Rock sandstone of the Middle Coal Measures. The Joan and the Flockton Thick coal seams underlie the site at shallow depth.
Mining history and context	There a single seam of worked coal recorded beneath the site at a depth of 290m, last worked in 1908. The Flockton Thick coal seam has been historically worked locally. No former mine entries are recorded on or within the vicinity of the site. The site lies within the eastern limit of an area of probable past shallow coal mining and is within a Development High Risk Area as defined by the Coal Authority.
Mining related risks	There is a potential for shallow mining beneath the site. However, the presence of sufficient thickness of competent rock cover would mitigate any potential for surface instability – Low. Mine gases may be present on the site – Low to Moderate.
Mitigation of risks	Proof drilling at the site is not warranted and consolidation of any potential mine workings by drill and grouting is not required. Incorporation of protection measures for mine gases may be required within new development, subject to the advice of regulators.

1. Introduction

1.1 Design IT were appointed by JW Residential Design and Planning Consultants Ltd, on behalf of their client, to undertake a Coal Mining Risk Assessment (CMRA) for a site comprising land at 33, Belle Vue Street, Batley WF17 8DD, which is proposed for residential development. A planning application is to be submitted to Kirklees Council (KC) and the site is identified as lying within a Coal Authority (CA) Development High Risk Area, thus there is a requirement for a CMRA in order to provide KC with information on historic coal mining and an assessment of its potential impact on land stability.

1.2 The purpose of this CMRA 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

1.3 To this end the study has included an inspection of published historical mapping, published geological data, publicly available planning information and a review of a CA CON29M coal mining report, together with other sources as indicated within the report.

1.4 This report presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the scope of works outlined above.

1.5 The comments and opinions presented in this report are based on the findings of the available desk study assessment carried out by Design IT. Responsibility cannot be accepted for any conditions not revealed by this desk study and which have not been taken into account by this assessment.

1.6 This report has been prepared for the sole use of JW Residential Design and Planning Consultants Ltd and their client. No other third party may rely upon or reproduce the contents of this report without written approval of Design IT. If any unauthorised third party comes into possession of this report, they rely on it entirely at their own risk and we do not owe them any Duty of Care or Skill.

2. Site location and description

2.1 The site is centred on National Grid Reference 422675mE 424185mN, on the western side of Belle Vue Street and within the district of Healey to the west of Batley town centre. A site location plan is included as **Appendix A**.

2.2 The site is rectangular shaped and currently occupied by the garden of 33, Belle Vue Street comprising a detached garage and areas of formal surfacing and soft landscaping. A driveway enters the property from the highway. Across the site levels are uniform lying at approximately 140.0m AOD. Existing residential properties bound the site on all sides.

Proposed development

2.3 It is understood that it is proposed to redevelop the site with a pair of semi-detached 2 storey residential properties incorporating car parking, soft landscaping and with access directly off Belle Vue Street. Details of the proposed development layout are included as **Appendix A**.

Site history

2.4 Historical maps for the site and its surroundings, available from internet based sources, have been reviewed and a summary of this information, specifically relating to mining related features, is provided below.

Date	On site features	Off site features (coal mining related)
1854 – 1894	Open land.	Staincliffe colliery approximately 500m southeast.
1894 – 1922	Undeveloped land on Belle Vue Street.	Clay pit and brick works approximately 75 to 100m northwest. Roche colliery approximately 650m north. White Lea colliery approximately 1.2km northwest.
1922 – present	Land associated with adjacent residential property.	No change.

3. Geological setting and historical mining context

3.1 Information obtained from various sources pertaining to the site's geology and historical mining perspective is summarised in the table below with information sources identified as appropriate.

Information sources	British Geological Survey (BGS) 1:50 000 scale, sheet 77, Huddersfield, bedrock and superficial. BGS 1:10 560 scale County Series 2nd Edition 1927, sheet 232SE, Batley, bedrock and superficial. BGS online Borehole Database. Geological Survey memoir 'Geology of the Country around Huddersfield and Halifax', 1930. 'The Geology of the Yorkshire Coalfield', 1878 Green et. al. KC online Planning Applications Search. CA online Interactive Viewer. CA CON29M coal mining report, Ref. 51002424067001, 16 March 2021 (included as Appendix B). Historic Ordnance Survey (OS) online mapping.
Made ground	None shown.
Drift	None present.
Solid	Thornhill Rock sandstone of the Middle Coal Measures.
Dip of strata	Assumed 2 to 3° south.
Faults	No faults recorded on or near the site.
Coal seams	The Joan coal seam is shown as outcropping approximately 150m northwest. The coal seam is considered to underlie the site at shallow depth. The next coal seam recorded beneath the Joan coal seam within the stratigraphic column is the Flockton Thick coal seam, which also underlies the site at shallow depth. Locally, BGS stratigraphic section thicknesses for the Joan coal seam are between 0.6 and 1.3m and likewise for the underlying Flockton Thick coal seam are between 0.3 and 1.5m. The approximate separation of these coal seams is some 15m. Information presented within the BGS memoir for the area states that although the Joan coal seam is persistent in its occurrence throughout the region, it was regarded as a coal of inferior quality that was rarely mined, particularly when associated with other coal seams of more

	superior quality that are present adjacent stratigraphically. No records relate to the mining of the Joan coal seam in the locality of the site.
Shafts and collieries	The CA Interactive Viewer indicates numerous former mine entries (shafts and adits) to the east, south and west of the site. However, none are shown as within influencing distance. Shaft records for the White Lea colliery shaft some 1.2km northwest indicate the Joan coal seam as approximately 0.35m thickness. The underlying Flockton Thick (Adwalton Stone) coal seam is recorded at 1.25m total thickness (3 leaves), including 2 dirt partings. The separation of these seams is approximately 12m. The County Series geological map records a broad area to the north and northeast occupied by old shallow pits and adits. These are assessed as associated with the exploitation of the Flockton Thick coal seam along its outcrop. None are indicated associated with the nearby outcrop of the Joan coal seam.
Nearby intrusive information	Archive BGS intrusive information for a site approximately 350m southwest records the Flockton Thick coal seam to be approximately 1.7 to 1.8m total thickness, including dirt partings. No evidence of past workings was confirmed.
Coal Authority CON29M coal mining report	The pertinent points presented in the CA CON29M coal mining report are: A single seam of worked coal is recorded beneath the site at a depth of 290m, last worked in 1908. The depth of the seam is such that there is considered to be no adverse effect upon the surface stability of the site. No present or future underground mining is recorded beneath the site. No notices have been given, under Section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence. There are no known mine entries on or within 20m of the site. The site is unaffected by any past, present or future opencast coal mining. There are no records of mining related subsidence claims within 50m of the site. There are no records of any mine gas emissions requiring action within influencing distance of the site.
Shallow mining	The CA Interactive Viewer indicates the site to lie within the eastern limit of a Development High Risk Area. Additionally, the site lies at the eastern limit of an area of probable past shallow coal mining, interpreted as being associated with the Joan and Flockton Thick coal seams.
Surface mining and Quarrying	The CA Interactive Viewer does not record any nearby areas of past unlicensed surface coal mining.

	Historic OS mapping shows a former clay pit as present within 75m of the site.
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4. Risk assessment

4.1 The potential risks to the redevelopment of the site associated with the coal mining legacy of the locality are summarised in the following table.

Coal mining issue	Risk		Risk assessment (Risk rating)
	Yes	No	
Underground coal mining (recorded at shallow depths)	-	No	Both the Joan and Flockton Thick coal seams are present at shallow depth beneath the site. There is no evidence of recorded shallow mine workings beneath the site – Low
Underground coal mining (probable at shallow depths)	Yes	-	The site lies within a DHRA and is affected by probable shallow mining. Unrecorded historic mining of the Joan coal seam at outcrop is assessed as highly unlikely, due to its inferior quality. Unrecorded historic mining of the underlying Flockton Thick coal seam at outcrop is recorded to the north/northwest with the potential for shallow mining within this coal seam to be present beneath the site – High
Mine entries (shafts and adits)	-	No	No mine entries recorded on site or within close proximity – Low
Coal mining geology (fissures)	-	No	CA information and published geology do not indicate any faults or geological weaknesses recorded at the site as a consequence of mining related activities – Low
Record of past mine gas emissions	Yes	-	CA information states no mine gas related issues in the locality. However, given the presence of potential shallow mining beneath the site, generation of mine gases is possible – Low to Moderate
Recorded coal mining surface hazard	-	No	CA information does not record the presence of any mining surface hazards on or close to the site – Low
Surface mining (opencast workings including clay pits)	-	No	CA information states the site to be unaffected by any past or current opencast workings. Historical mapping records a former clay pit approximately 75m northwest of the site – Low

5. Discussion

5.1 The risk assessment above highlights several potential risks posed to the site during redevelopment, namely potential for shallow coal mine workings and associated mine gas emissions, cumulatively assessed as **low to high**. These risks are discussed in turn more fully below.

Shallow mine workings

5.2 The Joan coal seam is recorded as underlying the site at shallow depth and is unlikely to have been historically exploited locally through mining due its inferior quality and absence of evidence of exploitation at outcrop. Given the location of the site relative to the recorded outcrop of the Joan coal seam and taking cognisance of the dip of the strata and the local topography (the site lies at an elevation approximately 7m higher than the coal seam outcrop), it is estimated that the coal seam is likely to be present beneath the site within approximately 8 to 10m of the surface. The Flockton Thick coal seam is estimated to present at approximately 20 to 25m depth beneath the site. Nearby historic records indicate a total exploitable thickness of approximately 0.35m for the Joan coal seam and up to 1.5m for the underlying Flockton Thick coal seam. Assuming competent rock head is present within 2m and that a minimum of 10 times intact coal seam thickness of competent rock strata is required to be present above the seam to maintain surface stability in the event of either of these coal seams having been exploited, then there is considered to be *sufficient* competent rock cover above the Joan coal and the deeper Flockton Thick coal seam beneath the site and the risk is therefore assessed as **low**. Furthermore, the presence of competent sandstone strata (Thornhill Rock) above these coal seams would further mitigate any potential surface instability at the site in the event of historic exploitation of one or both of these coal seams. Therefore, it is considered that the undertaking of intrusive investigation works to determine the presence and depth of the Joan and Flockton Thick coal seams are unnecessary in this instance.

Mine gas

5.3 The potential for upward migration of mine gases beneath the site cannot be discounted. Such gases are particularly prevalent in former pillar and stall workings that remain open and allow them to build up over time. Mine gases pose a potential significant human health risk to the future occupants of dwellings and existing occupants of adjacent dwellings.

6. Proposed Mitigation Strategy

6.1 A review of geological and historical mining information at the site has shown that there is now a revised **low** risk to surface stability from shallow mine workings that may be present beneath the site. Additionally, there is a **low to moderate** risk for the site to be affected by potential mine gas emissions.

Shallow mine workings

6.2 Geological, historical and CA mapping all demonstrate there to be a negligible risk presented by past shallow mine workings within the Joan coal seam present beneath the site. Past shallow mine workings may be present within the underlying deeper Flockton Thick coal seam. However, the risk assessment has demonstrated that there is considered to be sufficient thickness of competent sandstone cover above both the Joan and Flockton Thick coal seams to mitigate against any potential surface instability, should historic mining have occurred within either of these coal seams beneath the site. Therefore, no intrusive investigation using boreholes is considered necessary with no requirement for consolidation of any mine workings using drill and grouting techniques.

Mine gas

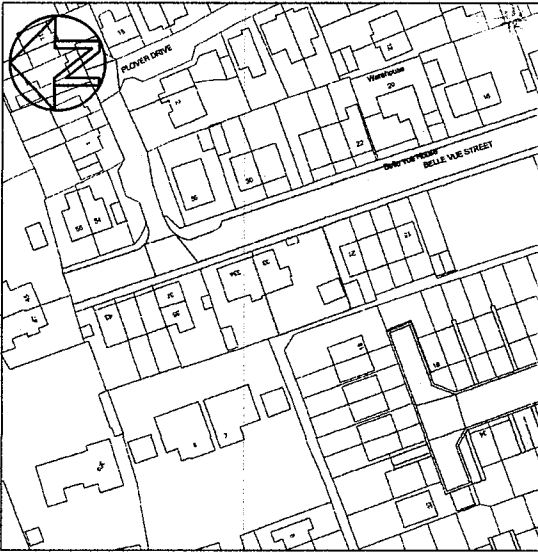
6.3 The incorporation of robust gas protection measures during construction are considered likely within the new development. However, such measures are inherently incorporated within the construction of new buildings by way of use of a well-constructed suspended floor slab offering a passively vented underfloor void, incorporation of a radon protection membrane (if appropriate) and a damp proof membrane together with the sealing of service entries. The requirement for a gas monitoring programme is not considered warranted. It is recommended that advice and approval is sought from regulators at an early stage with regard to the scope and specification of appropriate gas protection measures within the new development.

7. Conclusions

7.1 There is considered to be a negligible risk posed to the redevelopment of the site (surface instability) from collapse of historic shallow mine workings that may be present in the underlying Joan or Flockton Thick coal seams. As such, proof drilling and/or consolidation by drill and grouting is not warranted.

7.2 Advice should be sought from regulators as to adoption of appropriate measures to protect against ground (mine) gases within the new development.

Appendix A
Site location plan and development layout



LOCATION PLAN
1:1250

GENERAL NOTES

- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OF BUILDING WORKS.
- ANY DISCREPANCIES ARE TO BE REPORTED TO JW RESIDENTIAL DESIGN AND PLANNING CONSULTANTS LTD BEFORE ANY WORK COMMENCES.
- THIS DRAWING SHOULD NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS. WORK TO FIGURED DIMENSIONS ONLY.
- WHERE APPLICABLE, DIMENSIONS AND DETAILS TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE HIGHLIGHTED TO THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORK.
- THIS DRAWING SHOULD NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM JW RESIDENTIAL DESIGN AND PLANNING CONSULTANTS LTD.
- JW RESIDENTIAL DESIGN AND PLANNING CONSULTANTS LTD CAN NOT BE RESPONSIBLE FOR THE ACCURACY OR SCALE OF BASE PLANS SUBMITTED TO THEM.
- THE OWNER AND OR MAIN CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES INFORMATION FOR WATER SUPPLY PIPES & SEWAGE PIPES, GAS SUPPLY AND MAIN PIPES, ELECTRICITY SUPPLY & MAIN CABLES (UNDERGROUND OR ABOVE GROUND AND ALL TELECOMS AND I.T. EQUIPMENT ON OR IMMEDIATELY AROUND THE SITE AND WHICH MIGHT BE EFFECTED BY THE PROPOSED BUILDING WORKS). ANY SERVICES INDICATED ON THE DRAWINGS AND THEIR POSITION AND SIZE ETC.. MUST BE CHECKED AND ESTABLISHED BY THE MAIN CONTRACTOR. IT WILL BE NECESSARY FOR THE CONTRACTOR TO EITHER ALLOW A CONTINGENCY FOR THE POSSIBLE MOVING OF SERVICES OR NOTING EXCLUSIONS IN THEIR TENDER.

DRAWING ISSUED FOR
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23-12-2020

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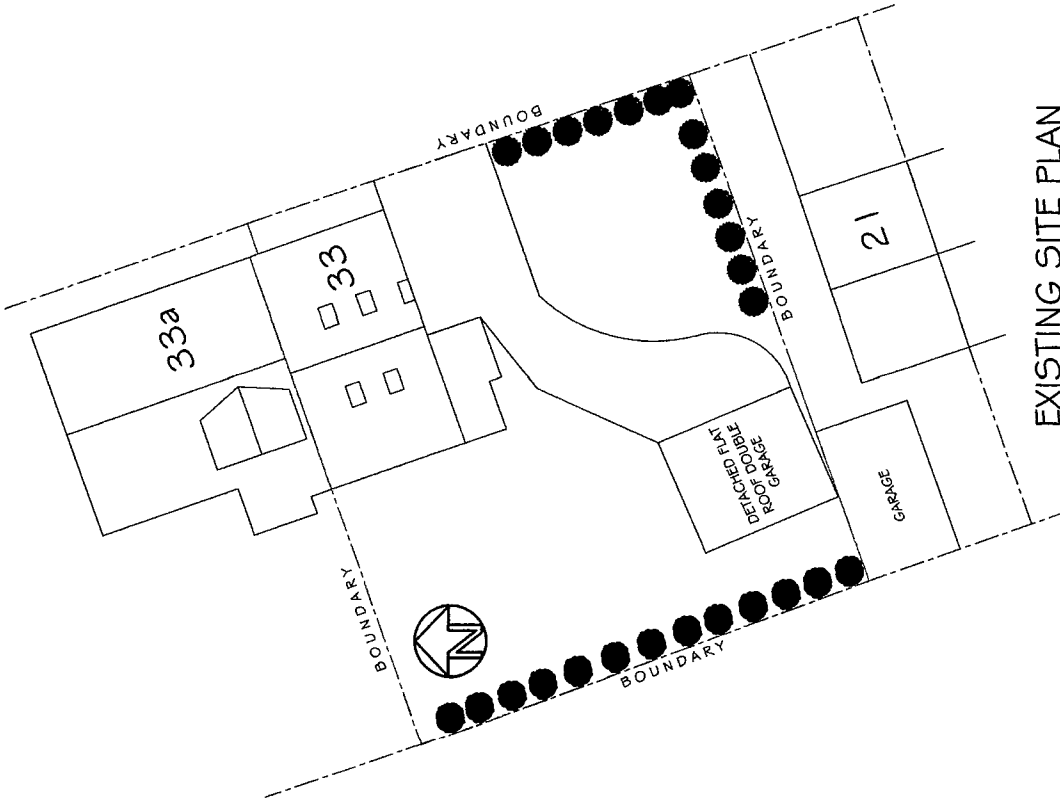
9 PADDOCK CLOSE, DRIGHINGTON BD11 1LD
jw.residential-design@outlook.com Mob: 07393956283

PROJECT

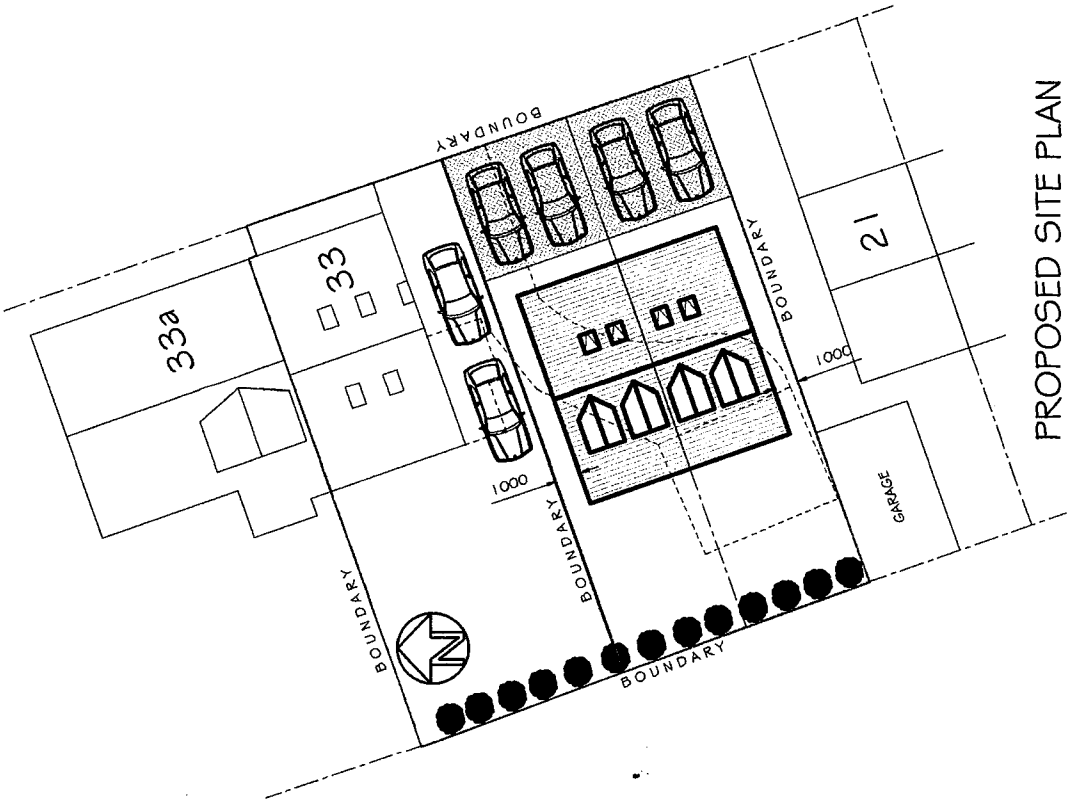
PROPOSED 2 NO. SEMI-DETACHED
DWELLINGS, 33 BELLE VUE STREET,
BATLEY WF17 8DD
Mr. G. Fisher

TITLE
EXISTING SITE PLAN

SCALE	1:1250-200 @ A3	DRAWING No.
DRAWN BY	JW	20-113-01
DATE	DEC 2020	
REVISIONS		



EXISTING SITE PLAN
1:200



GENERAL NOTES

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PROJECT

PROPOSED 2 No. SEMI-DETACHED
DWELLINGS, 33 BELLE VUE STREET,
BATLEY WF17 8DD
Mr. G. Fieher

TITLE
PROPOSED SITE PLAN

SCALE	1:200 @ A3	DRAWING No.
DRAWN BY	JW	20-113-02
DATE	DEC 2020	
REVISIONS		

Appendix B
Coal Authority CON29M coal mining report



CON29M

coal mining report

33 BELLE VUE STREET, HEALEY, BATLEY, KIRKLEES, WF17 8DD



Known or potential coal mining risks

Past underground coal mining

Page 4

Future underground coal mining

Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **Dit 20 / 222**
Our reference: **51002424067001**
Date: **16 March 2021**

Client name:
Ian Thorpe

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



**The Law
Society**

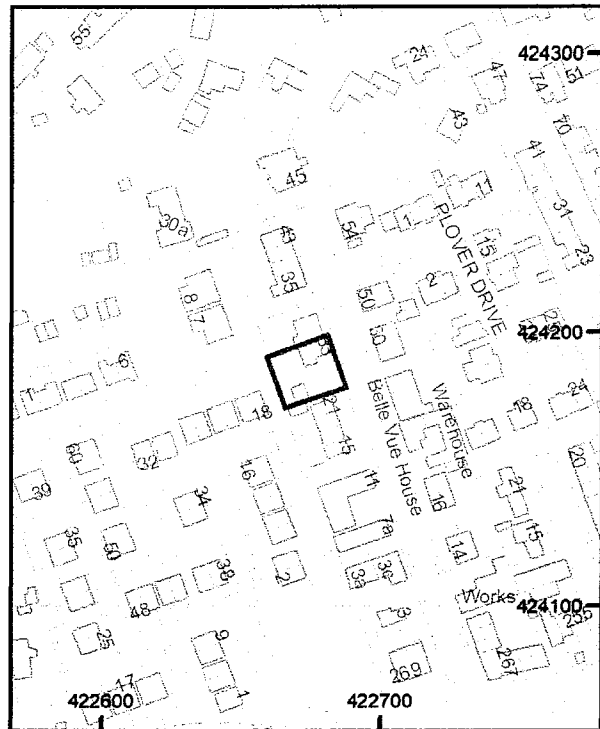
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

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Your reference: **Dlt 20 / 222**
Our reference: **51002424067001**
Date: **16 March 2021**

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Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

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Detailed findings

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 290m depth, and last worked in 1908.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes 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, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

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

4 Mine entries

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

5 Coal mining geology

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

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9 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.

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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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

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Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

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