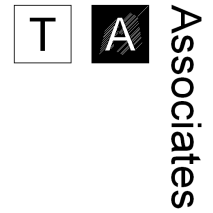


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Our Ref: 2296

6th October 2016

Mr M Brotherton
Fox Architecture & Design
Fox Cottage,
Whitley Road
WF12 0LU

RE: 8No Plots, 360-366 Lees Hall Road, Bradford Road, Dewsbury. WF12 9EW

TAA were commissioned to prepare a coal mining risk assessment report for the proposed development to accompany the planning application at the above site to build a 8No. Dwellings.

Attached within this report as appendix A is the coal mining report ref: 51001253407001 that relates to this site, below we have listed key points extracted from the report:

Coal Mining Issue	Yes	No	Risk Assessment
Does the property lie within a likely zone of influence of any past or present coal workings, or any future works.	Yes		2 No. Seams at between 110m – 220m depth last worked in 1931, any ground movement should have stopped
Are there any mine entries within 20m of the boundary of the property		No	No mine entries are shown to be close to the site, however additional mines may exist which are not recorded.
Opencast mining within 200m of the property		No	None
Recorded coal mining subsidence within 50m within last 20 years		No	None recorded since 1994
Record of past mine gas emissions or potential		No	None recorded
The property is in an area where coal deposits are thought to be at or close to the surface	Yes		

We have looked at the historical recorded boreholes undertaken around the development; these indicate no coal present at shallow depths. We have listed findings around the site below:
170m to the North/West – sands/gravel recorded 18m BGL

Additional information has been gained from consulting the coal authority online resource and BGS geology maps.

In conclusion, we would make the following comments / recommendations:

From the above compiled information, coal is not likely to be present at a shallow depth below the site.

2No. coal seams are recorded close to the site but at a depth of greater than 110m, however this was last worked in 1934 and all ground movement should have stopped.

Thickness of seam unknown

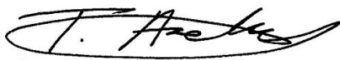
No licenses have been granted to undertake any coal using underground methods.

From the desk top information available the worked coal seams found are assumed to be between 110-220m the risk from this seam would be minimum, however unrecorded shallow seams may be found closer to the surface.

Based on the above information we would assess the site as low risk.

We hope this addresses your issues, however if you need any further clarification please call

Yours Sincerely



T. Anelay BSc (Hons) CEng MStructE



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

360 LEES HALL ROAD
DEWSBURY
WF12 9EW

Date of enquiry: 31 August 2016
Date enquiry received: 31 August 2016
Issue date: 31 August 2016

Our reference: 51001253407001
Your reference: Lees Hall Road - 1600



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

Mark Brotherton Ltd

Enquiry address

360 LEES HALL ROAD, DEWSBURY, WF12 9EW

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Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at 110m to 220m depth, and last worked in 1931.

Any movement in the ground due to coal mining activity should have stopped.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section 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 plans to grant a licence to remove coal using 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 known coal mine entries within, or within 20 metres of, the boundary of the property.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

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, since 31st 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.

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 Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

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.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. 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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

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In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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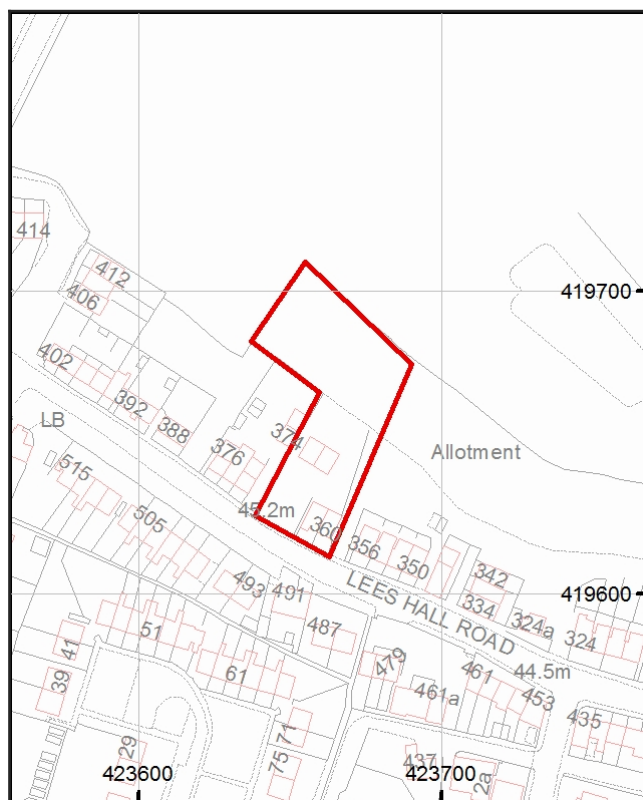
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



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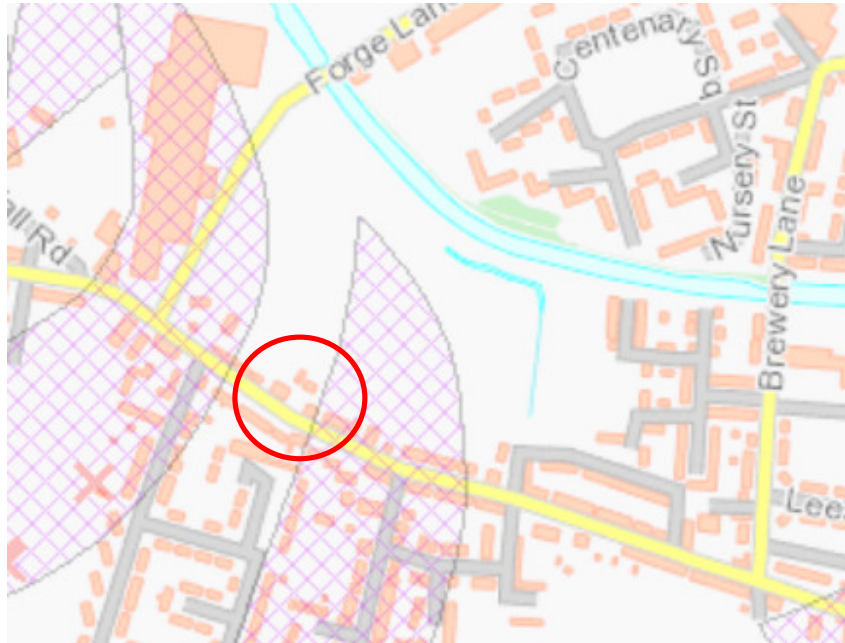


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VAT receipt	
Issued by:	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date:	31 August 2016
Issued to:	MARK BROTHERTON LTD FOX COTTAGE WHITLEY ROAD WHITLEY DEWSBURY WF12 0LU
Property search for:	360 LEES HALL ROAD DEWSBURY WF12 9EW
Reference number:	51001253407001
Date of issue:	31 August 2016
Cost:	£77.00
VAT @ 20%:	£15.40
Total received:	£92.40
VAT registration:	598 5850 68

Extracts taken from Coal authority interactive map:



This map shows both high risk development areas and probable shallow coal mine workings around the proposed site and mine entry shaft.

Plan shows coal outcrops close to the site

