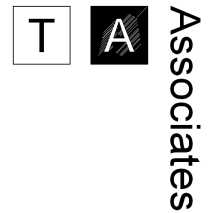


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*Our Ref: 2296*

*7<sup>th</sup> December 2016*

*Mr M Brotherton  
Fox Architecture & Design  
Fox Cottage,  
Whitley Road  
WF12 OLU*

**RE: 9No 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 9No. 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:

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

We have looked at the historical recorded boreholes undertaken around the development, these indicate no coal present at shallow depths, however the records relating to this site and surrounding area are limited.

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.

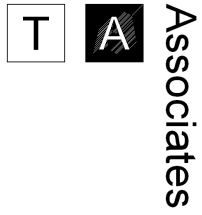
Thickness of seam unknown

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 un-recorded shallow seams may be found closer to the surface.

Due to limited information available and identified possible shallow coal, with outcrops close to the proposed site we would assess the site as low-medium risk and advise further investigation to be undertaken to determine the level of risk posed to the development from the presence of coal.

- Further desk top assessment to be undertaken by a geological site investigation specialist
- Undertake take open rotary boreholes over 1 day using water flush and gas monitoring



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

*Yours Sincerely*

A handwritten signature in black ink, appearing to read 'T. Anelay', written in a cursive style.

T. Anelay BSc (Hons) CEng MStructE