

1. INTRODUCTION

Holdgate Consulting Ltd have been commissioned by Tractus Architectural Design to undertake a preliminary Coal Mining Risk Assessment Report of the land to the rear of 588/594 Bradford Road, Batley, WF17 8LP

2 SCOPE AND OBJECTIVES OF THE REPORT

This Coal Mining Risk Assessment Report (CMRA) has been prepared in support of a planning application with the local council. The objective of this CMRA is to show that the developer has sufficient understanding of the ground conditions, and how they will be mitigated to demonstrate that the development will be safe and stable.

The study has not included checks of services on or adjacent to the site. No geo-environmental, structural, ecological or asbestos surveys have been carried out for the production of this report.

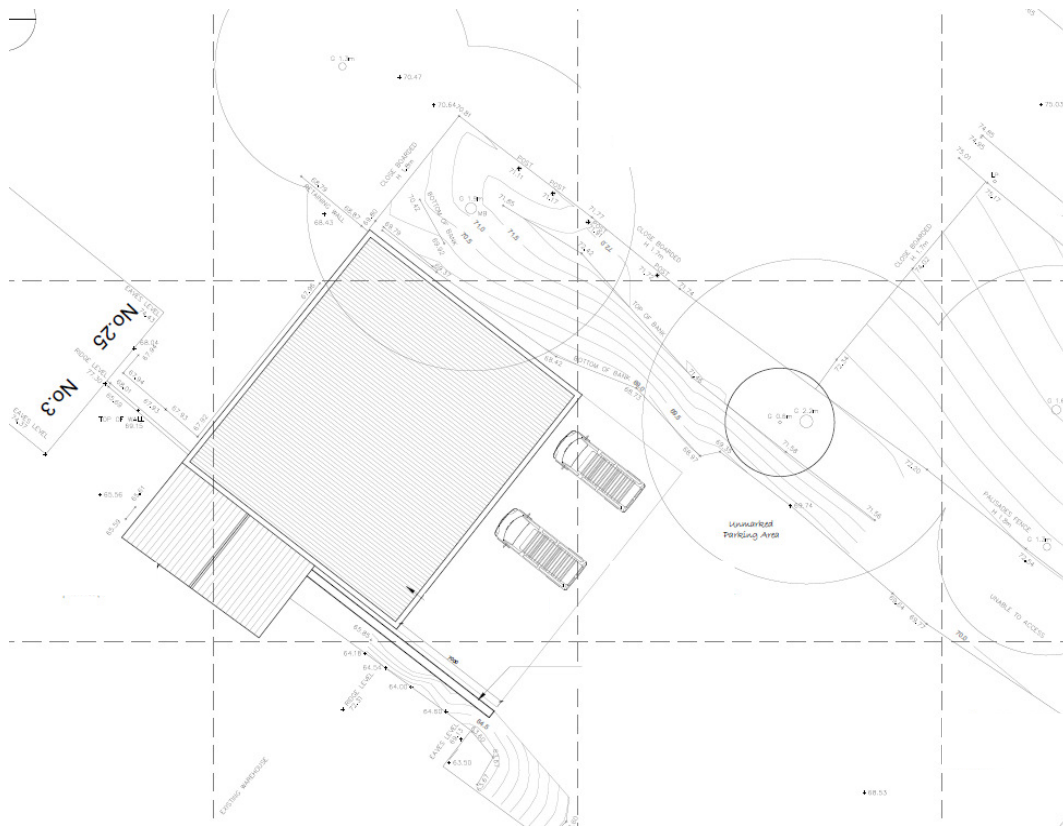
2.1 Site Location and Description

The site is located to the rear of 588 & 594 Bradford Road, Batley with a sloped access road leading up from Bradford Road. The site is situated behind a row of commercial buildings along Bradford Road with residential properties located adjacent to the site along the northern and eastern site boundary. The existing site consists of masonry garage units with a open yard to the front with several storage units. The northern boundary of the site along Chinewood Avenue has a steep banking with overgrown shrubs and trees.



2.2 Description and Layout of Proposed Development

The proposal is to demolish the existing building/garages and develop the site into a MOT testing and servicing garage with associated yard and parking area. As part of the development it is also proposed to provide a new retaining wall along the side of the new building and adjacent site boundary.



2.3 Scope of the Coal Mining Risk Assessment

- 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.

This report has been prepared for the sole use and reliance of the client named above and cannot be relied upon by any other parties without the express written permission of Holdgate Consulting Ltd.

The findings and opinions within this report are based on the information available at the time of writing the report. All reasonable precautions have been taken to source the information from reputable organisations; however, Holdgate Consulting Ltd accepts no responsibility for inaccurate data supplied or opinions based on such data.

3. SOURCES OF INFORMATION USED TO INFORM THIS REPORT

- An up-to-date Coal Mining Report or Ground Stability Report from www.groundstability.com
- Geological Maps
- Historical Maps
- BGS Borehole Viewer

4. 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 coal mining report.

Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)		X	
Underground coal mining (possible at shallow depths)	X		Further Investigation
Mine entries (shafts and adits)		X	
Coal mining geology (fissures)		X	
Record of past mine gas emissions		X	
Recorded coal mining surface hazard		X	
Surface mining (opencast workings)		X	

5. GEO-ENVIRONMENTAL SETTING

5.1 Geology

The British Geological Survey (BGS) 1:50,000 map solid and drift digital geological map of Great Britain indicates the site is underlain by Pennine Lower Coal Measures Formation, Mudstone, Siltstone and Sandstone (PLCM).

5.2 Historical Maps

The historical map around 1890 shows the site to be predominantly open with a few small buildings with a access road showing from the southern boundary with Bradford Road. A tram depot building is also shown adjacent to the site access and Bradford Road. A railway line is located to the north of the site with a mix of residential and industrial buildings surrounding the site. By 1920 an access track is shown from Bradford Road leading to some small outbuildings.

These building appear to have been replaced with a larger building by 1990 with the old railway line removed and replaced with residential properties along Chinewood Avenue. The old depot is now showing as Wilton Mills building.

5.3 BGS Borehole Viewer

The BGS has made available borehole records taken from the National Geo-Science Data Centre and may be used for commercial purposes providing their source is identified. No meaningful borehole information was available near the site. The closest borehole information is north of the site along Lansdowne Close which indicate Coal (Better Bed) at a depth between 4.4m and 12.0m of varying seam thickness between 2.1m and 0.3m.

5.4 Coal Mining Report

A Coal Authority Non-Residential Coal Mining Report was previously purchased for the site and was consulted as part of this assessment.

The records indicate that the property is not within an area with past coal mining works having been recorded. The Coal Authority believe that there is coal at or close to the surface which may have been worked at some time in the past. The Coal Authority has deemed the site to be within a development high risk area. The coal mining maps do not show the site to be within a mine entry potential zone of influence. The maps do show the site to be within an area of probable shallow mining works.

5.5 Mine Entry

The report indicates that there are no mine entries within the site or within 20m of the boundary of the site.

6. MITIGATION STRATEGY PROPOSED

The coal mining report indicates that there are potential shallow workings within the proposed development site however there are no recorded workings.

Due to the site being within a high-risk development area with a number of boreholes indicating coal at shallow depth around the site, it will be necessary to carry out further investigation in order to confirm or otherwise the presence of shallow workings.

2No boreholes should be carried out to a depth of 30m within the site boundary. The boreholes should be carried out in a logically spaced pattern to provide a good overview of the entire site. The nature of the site will likely dictate the positions where access is available.

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. No permissions have been sort to date.

7. CONCLUSION

The information available states that the likelihood of shallow working within the site is quite high and should be investigated further. Due to the lack of borehole information within the immediate vicinity of the site it will be necessary to carry out 2No. boreholes taken down to 30m in order to rule out the presence of shallow mining.

RELEVANT APPENDICES

- Non-Residential Coal Authority Mining Report – The Coal Authority



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

588/594 BRADFORD ROAD
BATLEY
KIRKLEES
WF17 8LP

Date of enquiry: 28 June 2018
Date enquiry received: 28 June 2018
Issue date: 28 June 2018

Our reference: 51001861663001
Your reference: 18-391



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.

Client name

HOLDGATE CONSULTING ENGINEERING LIMITED

Enquiry address

588/594 BRADFORD ROAD, BATLEY, KIRKLEES,
WF17 8LP

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

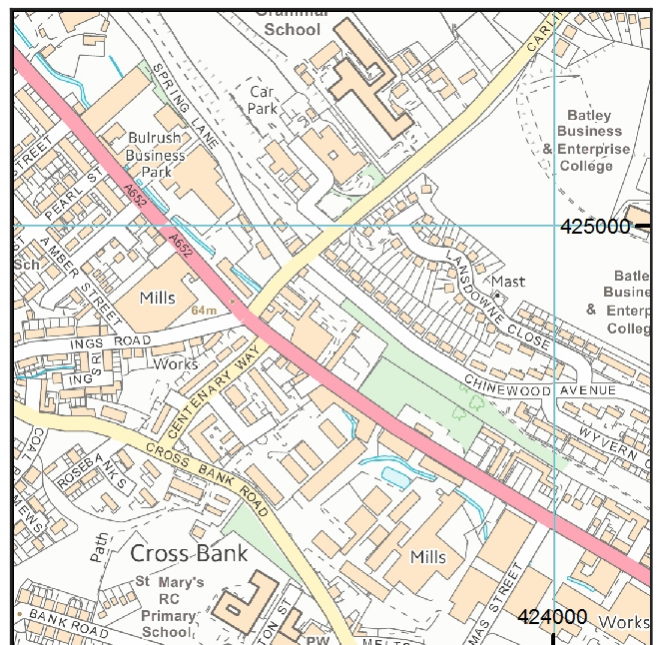
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

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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

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 80m to 130m depth, and last worked in 1919.

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. Please refer to the Comments section of this report for further information.

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 of the enquiry boundary, 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.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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 enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

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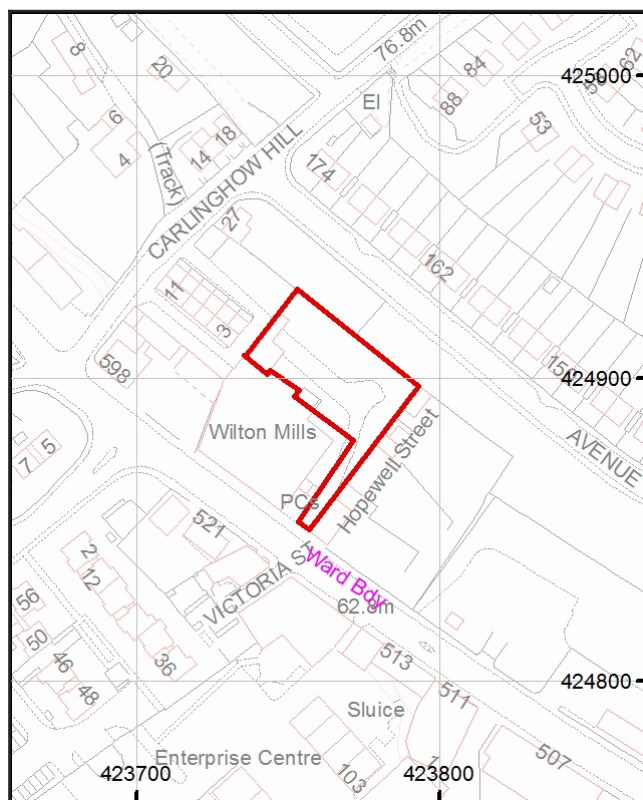
Alternative formats

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

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

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VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	28 June 2018
Issued to	HOLDGATE CONSULTING ENGINEERING LIMITED THE OLD HALL 23 PARK ROAD BINGLEY BRADFORD BD16 4BQ
Property search for	588/594 BRADFORD ROAD BATLEY KIRKLEES WF17 8LP
Reference number	51001861663001
Date of issue	28 June 2018
Cost	£81.43
VAT @ 20%	£16.29
Total received	£97.72
VAT registration	598 5850 68

BOREHOLE LOG

GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE

LOCATION: Eastley Boys School
 CLIENT: Eastwood & Partners
 BOREHOLE No. 1

DIAMETER: 100mm

GROUND LEVEL:

DATE: 25th Aug. 1993

Telephone: (091) 4161108/4179794

Drilling				Core Recovery - R.Q.D.	Change of Strata			Description of Strata	
Dates	Depth of casing (m)	Depth to water (m)	Depth (m)		Legend	Depth (m)	Reduced Level	Detail	
								MADE GROUND	
						3.80			
						4.80		Dark Shale (Rockhead)	
			5			5.80		COAL	
						6.80		MUDSTONE	
								SANDSTONE	
			10			10.80			
						12.00		MUDSTONE	
						12.90		SANDSTONE	
								MUDSTONE	
			15			15.00			
						15.10		BROKEN GROUND (air loss 90%)	
								FLACK TOP	
			20			20.00		SOLID (Hole ends)	
			25						
			30						

GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE

Telephone: British Geological Survey

DATE: 25th Aug. 1993

[illegible]

BOREHOLE LOG

**GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE**

ION Batley Boys school

NT Eastwood 1 Partners

BOREHOLE No. 3

DIAMETER 100mm

GROUND LEVEL:

DATE: 25th Aug. 1993

Telephone:
(091) 4161108/4179794

Drilling				Core Recovery + R.Q.D.	Change of Strata		Description of Strata	
Dates	Depth of casing (m)	Depth to water (m)	Depth (m)		Legend	Depth (m)	Reduced Level	Detail
			5			4.80 5.00		MADE GROUND Dark Shale (Rockhead)
			10			11.20 11.80 12.00		MUDSTONE COAL MUDSTONE
			15			17.00		SANDSTONE
			20			20.00		MUDSTONE (Hole ends)
			25					
			30					

BOREHOLE LOG

GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE

LOCATION Batley Boys School

AGENT Eastwood & Partners

BOREHOLE No. 4

DIAMETER 100mm

GROUND LEVEL:

DATE: 25th Aug. 1993

Telephone:
(091) 4161108/4179794

Drilling				Core Recovery + R.Q.D.	Change of Strata			Description of Strata
Dates	Depth of casing (m)	Depth to water (m)	Depth (m)		Legend	Depth (m)	Reduced Level	Detail
			5			2.80		Sandy CLAY (Rockhead)
						6.00		MUDSTONE
						7.50		Dark Shale
						8.00		MUDSTONE
						8.70		COAL
						9.00		MUDSTONE
			10					SANDSTONE
			15					
						17.00		
			20			20.00		MUDSTONE (Hole ends)
			25					
			30					

BOREHOLE LOG

GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE
GROUNDSHIRE

Telephone:
 (091) 4161108/4179794

LOCATION Batley Boys School

AGENT Eastwood & Partners

BOREHOLE No. 5

DIAMETER 100mm

GROUND LEVEL:

DATE: 26th Aug. 1993

Drilling				Core Recovery + R.Q.D.	Change of Strata			Description of Strata
Dates	Depth of casing (m)	Depth to water (m)	Depth (m)		Legend	Depth (m)	Reduced Level	Detail
			5			4.00 4.40 4.70		Sandy CLAY (Rockhead) MUDSTONE COAL
			10					MUDSTONE
			15			13.40 15.40 15.70		Dark Shale (small coal bands) MUDSTONE
			20			20.00		SANDSTONE (Hole ends)
			25					
			30					