

COAL MINING RISK ASSESSMENT (CMRA) REPORT



**16 SPAINES ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD2 2QA
PREPARED FOR MR. ERMAL SULA**



QUALITY CONTROL

Project No.	GEOL23-7346	Client	Mr. Ermal Sula
Design Team	Trend Architecture Limited		
Report Type	Coal Mining Risk Assessment (CMRA) Report		
Project Type	Proposed Residential Development		
Site Address	16 Spaines Road, Huddersfield, West Yorkshire, HD2 2QA		
NGR	414545, 418421		
Date	30/10/2023		
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REPORT REVISION HISTORY				
Issue	Description	Date	Author	Approval
1	Final Issue	30/10/2023	WH	RS



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Coal Mining Risk Assessment (CMRA) Report
16 Spaines Road, Huddersfield, West Yorkshire, HD2 2QA
Project No.: GEOL23-7346

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Third Avenue, Team Valley Trading Estate
Gateshead, Tyne and Wear
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1.0 Introduction

Geol Consultants Limited (GEOL) were instructed by Trend Architecture Limited on behalf of Mr. Ermal Sula to produce a Coal Mining Risk Assessment (CMRA) Report to facilitate a proposed residential development at no. 16 Spaines Road in Huddersfield, West Yorkshire. The site is occupied by an existing residential property and proposals have been made to further develop the site. The National Grid Reference for the centre of the residential property is 414545, 418421. Proposed Development Layout Plans provided by Trend Architecture Limited, reference TR-A23-0902-006, dated September 2023, can be seen attached in Appendix I.

The purpose of this CMRA Report is to provide the client, and when applicable the Local Planning Authority (Kirklees Council and the Coal Authority) with information on coal mining and an assessment of its potential impact on land stability in relation to the proposed development. This CMRA Report has been prepared in accordance with the requirements of the Coal Authority Guidance Document, reference; Risk Based Approach to Development Management, Guidance for Developers (Version 4 – 2017). The geological and coal mining assessments for this site have been based on records produced by the British Geological Survey (BGS) and The Coal Authority. The following documents have been reviewed as part of this CMRA Report.

- ▼ BGS Sheet SE 11 NW, 1:10,000 scale – extract shown in Figure 1 on page 4
- ▼ The Coal Authority, Consultants Coal Mining Report, reference 51003385095001 – copy attached in Appendix II

2.0 Geological & Coal Mining Setting

Based on published geological maps produced by the BGS, the site is shown to be situated in an area where superficial (drift) deposits are absent and bedrock deposits are present at or close to the surface, i.e., area of solid outcrop.

The bedrock deposits comprise the Pennine Lower Coal Measures Formation (mudstone, sandstone, and siltstone) formed approximately 318 to 319 million years ago in the Carboniferous Period. Nearby archive BGS borehole records indicate a mixture of mudstone and sandstone deposits to be present at rockhead levels.

2.0 Geological & Coal Mining Setting (Cont'd)

The DLRA's form 85% of the coalfield where past coal mining activity has taken place at such depth that it poses a low risk to new development. The Coal Authority places the site within a DHRA and within an area where probable shallow coal mine workings are present. For completeness, a Consultants Coal Mining Report, reference 51003385095001, was procured directly from the Coal Authority to further assess the risks posed to the site with respect to possible instability issues arising in the future as a direct result of past shallow coal mining activities. The information contained within the Consultants Coal Mining Report has been summarised in the Table below.

Coal Mining Activities	Details
Past underground mining	No past mining recorded
Outcrops	No outcrops recorded
Probable unrecorded shallow workings	Yes
Spine roadways at shallow depth	No spine roadway recorded at shallow depth
Mine entries	None recorded within 100m of the site boundary
Opencast mines	None recorded within 500m of the site boundary
Coal mining subsidence	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m of the enquiry boundary, since 31 st 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 preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991
Mine gas	None recorded within 500m of the site boundary

3.0 Conclusions & Recommendations

In terms of coal mining risk assessments, the basic principle which underpins the process is that within the defined Coal Authority development low and high-risk areas there are existing recorded risks to the ground stability from coal mining legacy hazards and that new development proposals need to assess and mitigate these risks in the interests of public safety.

3.0 Conclusions & Recommendations (Cont'd)

In accordance with CIRIA C758D Abandoned mine workings manual (2019) the actual geological, site location and development circumstances will influence the selection of a site-specific cover ratio, as will the proposed end use. The 10 times (10t) criterion has been used as a 'rule of thumb' throughout the UK despite wide stratigraphic variance and other evidence to contrary. The degree of protection it affords varies according to location. Nevertheless, this empirical approach, which has been proven to provide conservatism, has served the industry well to date, often irrespective of detailed knowledge of bedrock condition. Although, conceptually, the greater the depth of workings the less the risk of surface impact, it is important to recognise that it is not actual depth that isolates the workings but, primarily, the thickness of dependable bedrocks occurring below engineering rockhead.

Based on information obtained directly from the Coal Authority, BGS mapping and nearby archive BGS boreholes, the Middle Band coal seam is the shallowest coal seam present below the site and is locally thin (0.20m thick) and unworked. The underlying Soft Bed coal seam however is locally up to 0.60m thick below this part of Huddersfield where unrecorded coal workings may have taken place below the site.

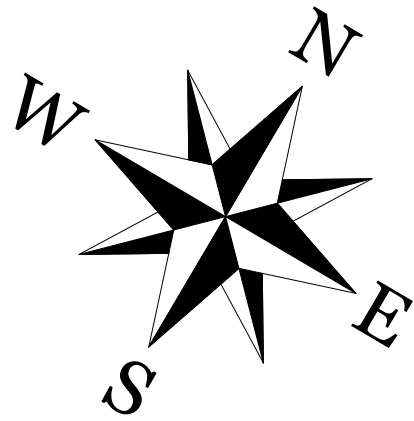
The overall risk to the site relating to potential future surface instability arising because of shallow unrecorded coal workings being present within the Middle Band and Soft Bed coal seams overall is deemed to be LOW, given the thickness and anticipated depth to these coal seams below the site, although this is based on many assumptions, some of which may not be accurate. Therefore, for completeness we would recommend undertaking a programme of confirmatory rotary boreholes to assess the actual depth and condition of the both the Middle Band and Soft Bed coal seams.

All boreholes will need to be backfilled and sealed with bentonite and made safe upon completion and gas readings should also be taken during the investigation works. To undertake such investigation works permission in the form of a permit will need to be obtained directly from the Coal Authority. This will ensure the investigation works are planned correctly and in accordance with HSE requirements.

End of Report

APPENDIX I

Site Location Plan & Proposed Development Layout Plans



Location Plan
1 : 1250



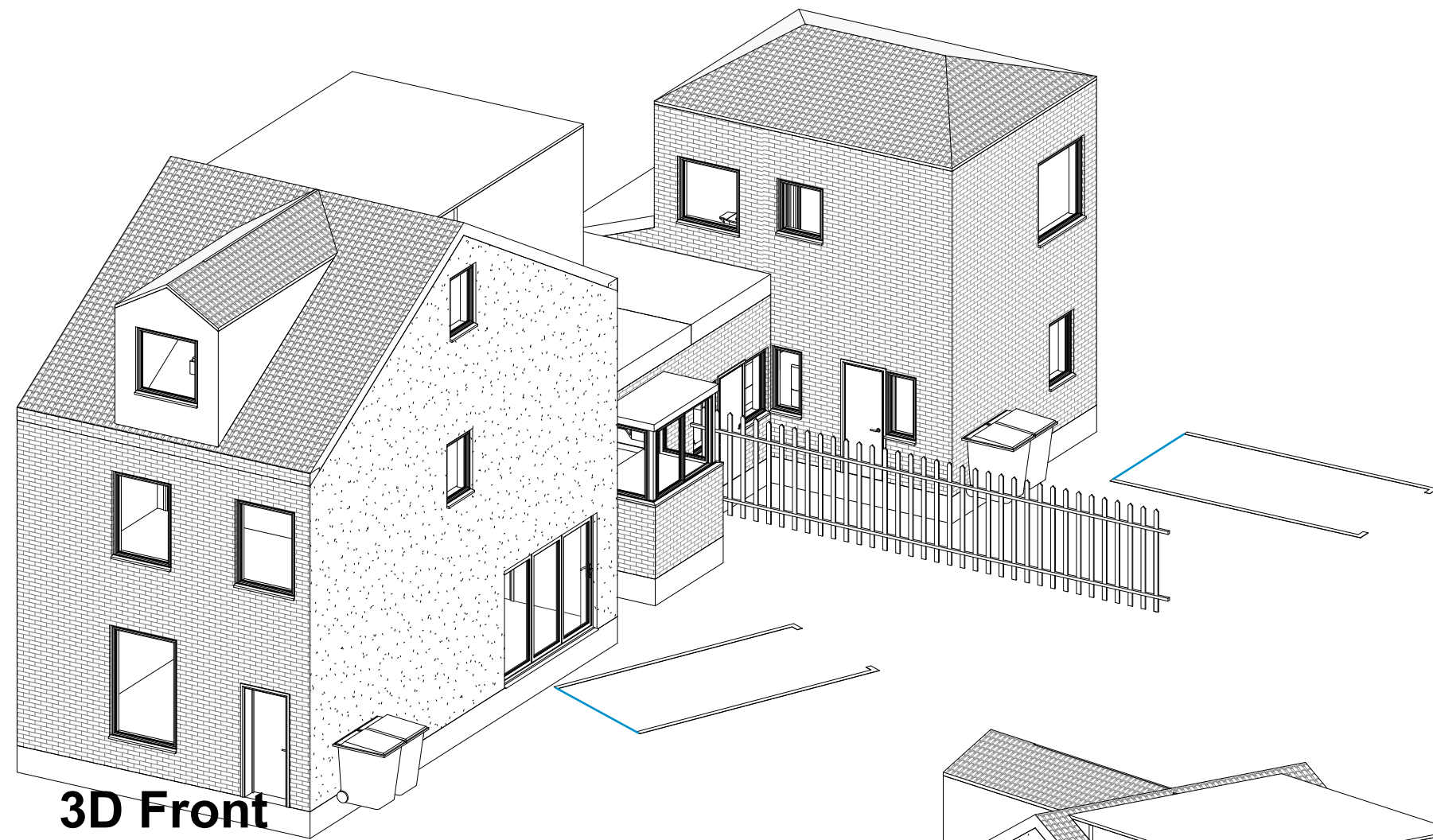
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Existing Site Plan
1 : 200

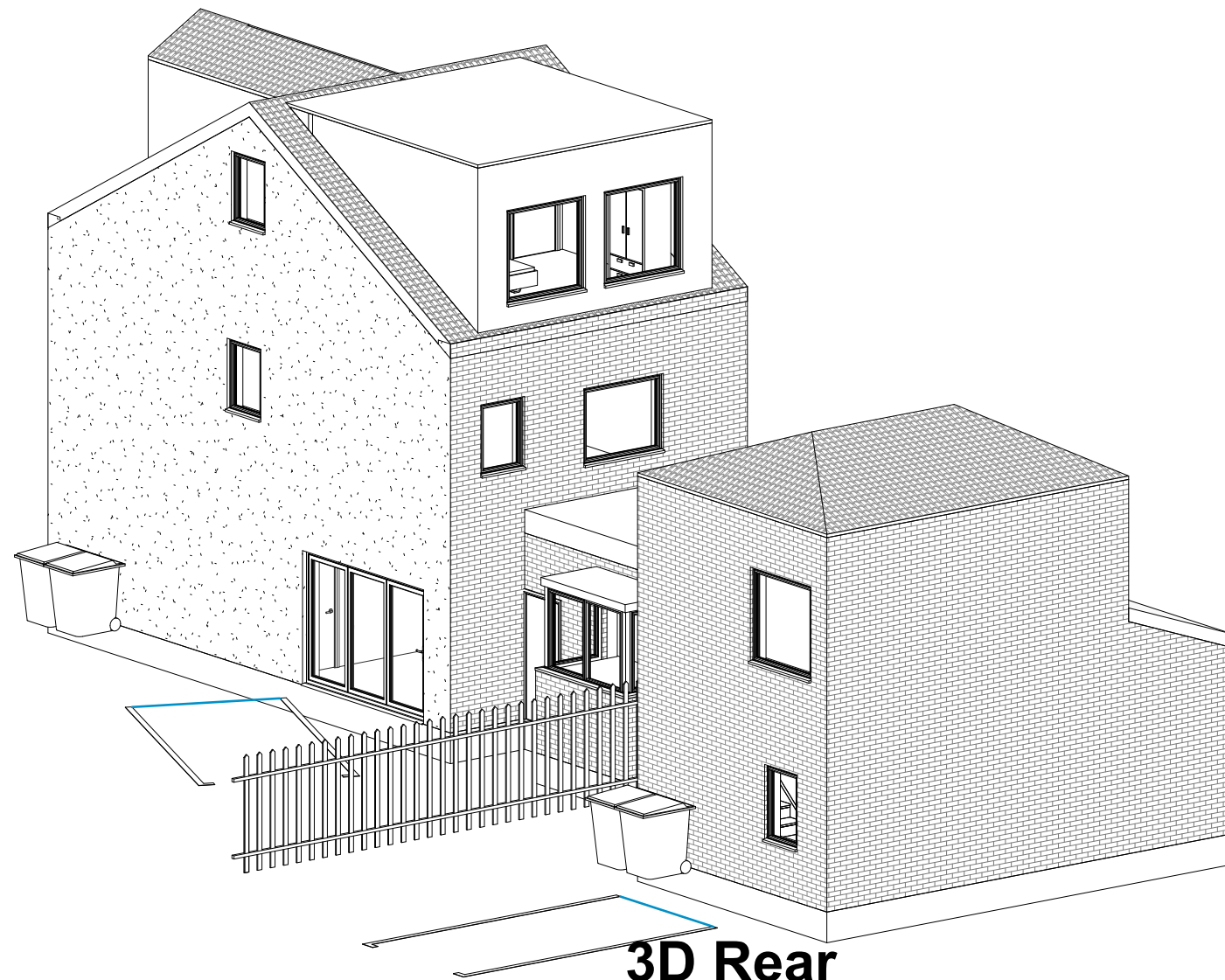


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www.trendarchitecture.co.uk

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Drawing Title: Existing Location And Site Plan	
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Date: 18/09/23	Revision: Approver:
Drawn By: AM	Checked by: JA
Reason For Issue: Planning	

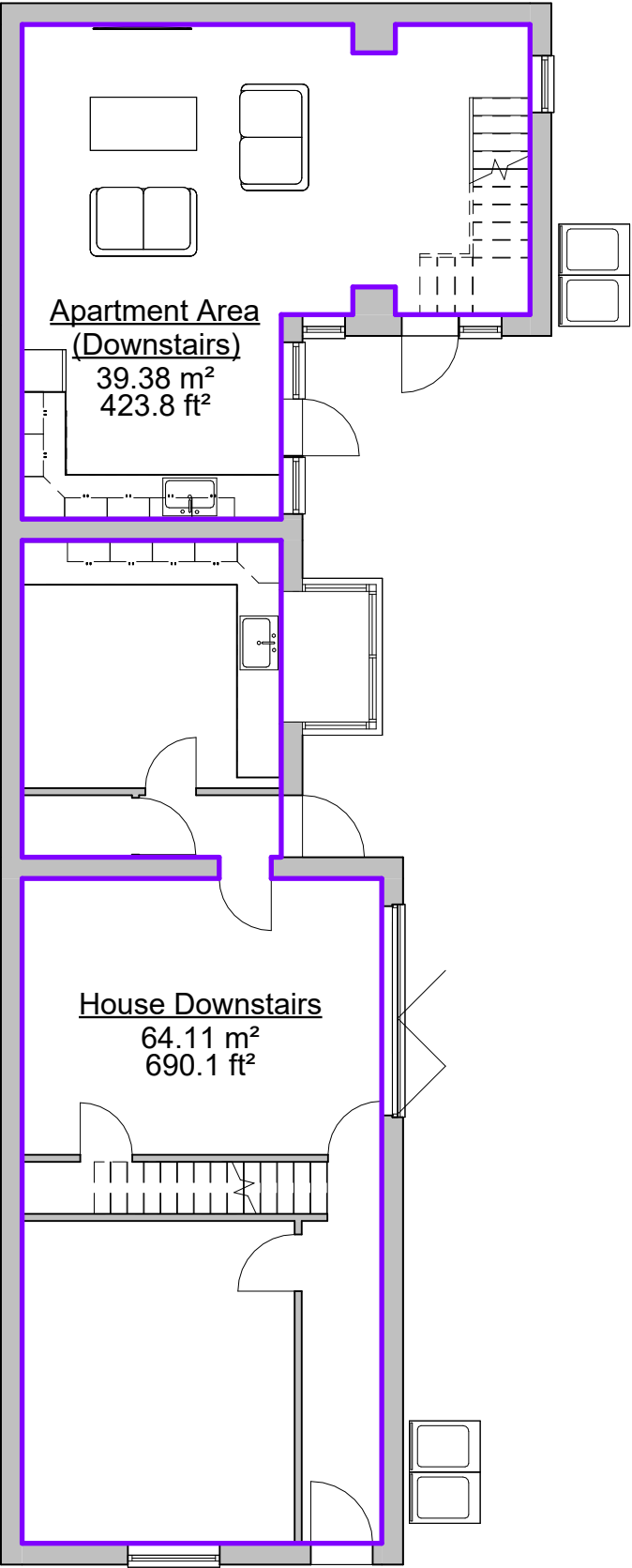


3D Front

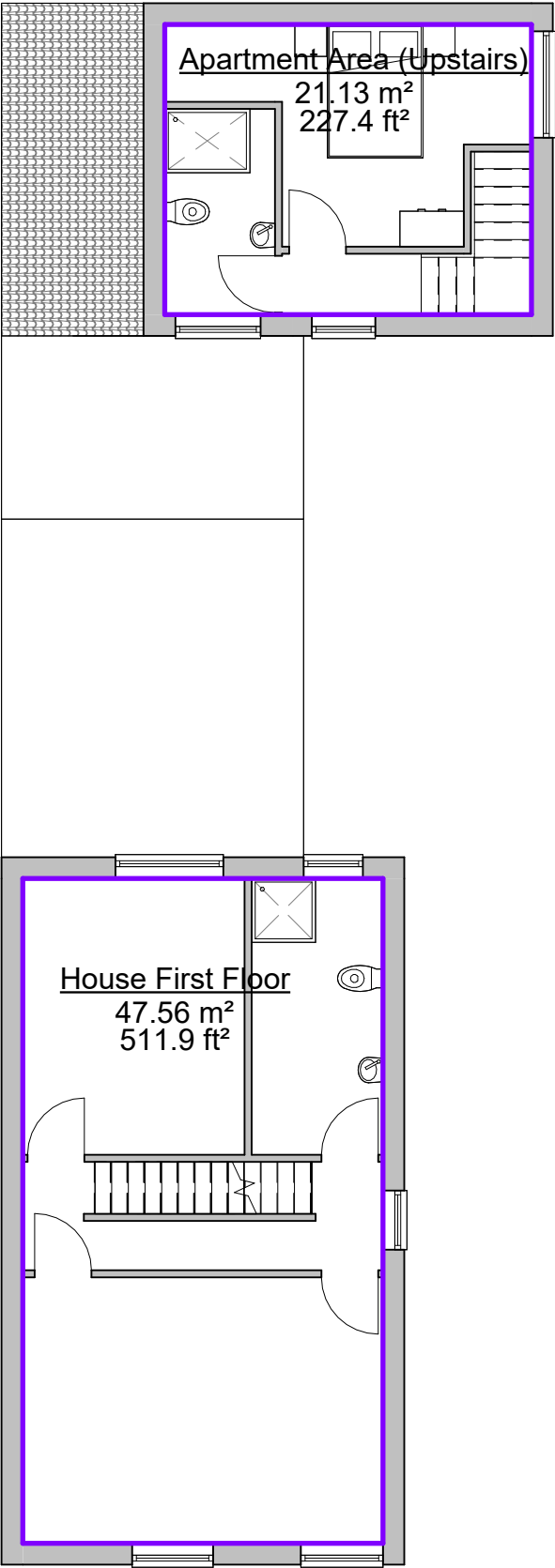


3D Rear

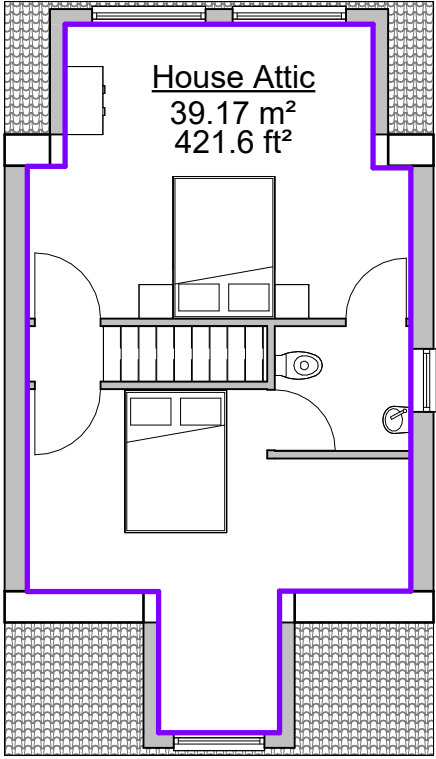
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TR-A23-0902-011	@A3	
Date: 19/09/23	Revision:	Approver:
Drawn By: AM	Checked by: JA	
Reason For Issue:		
Planning		



Proposed Ground Floor Plan
1 : 100

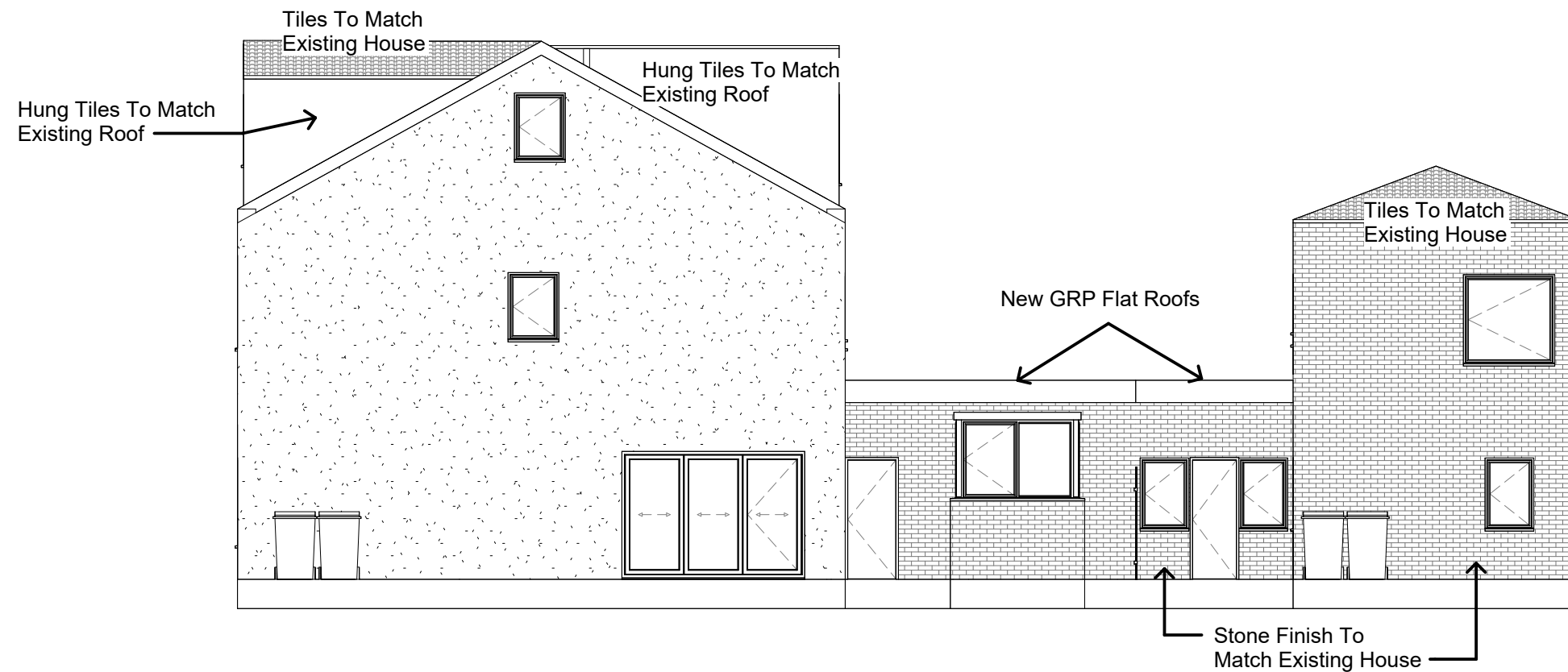


Proposed First Floor Plan
1 : 100



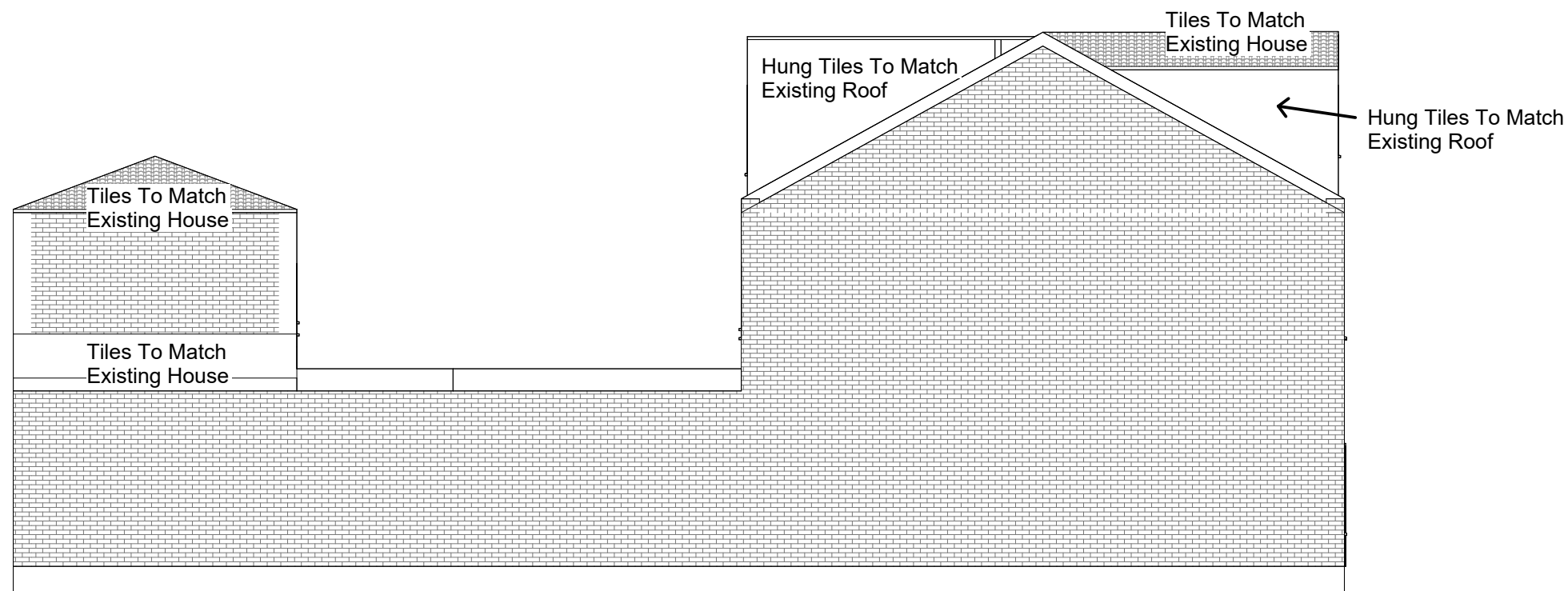
Proposed Attic Plan
1 : 100

Apartment	60.51m ²
House	150.84m ²



Proposed North East Elevation (Right)

1 : 100



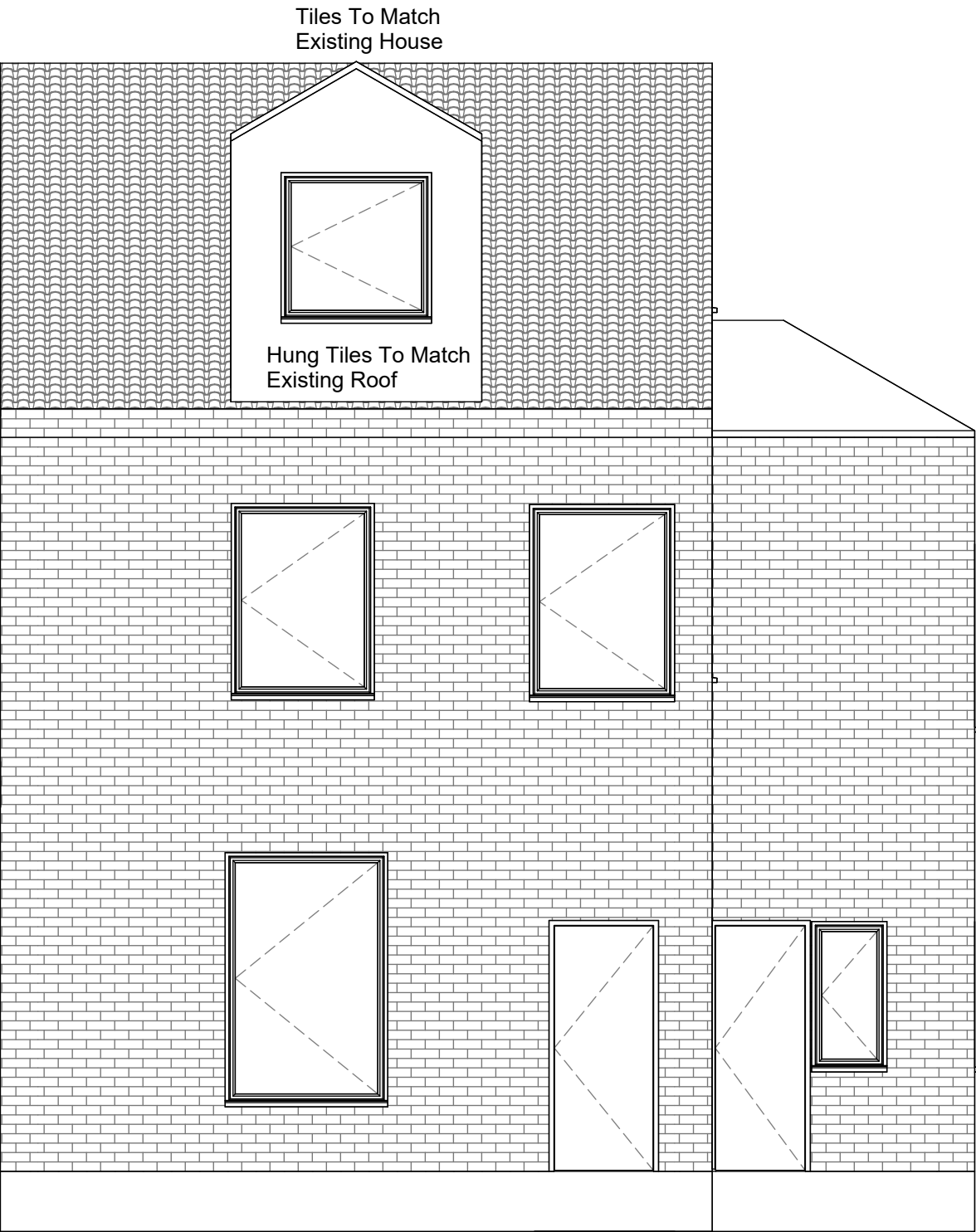
Proposed South West Elevation (Left)

1 : 100

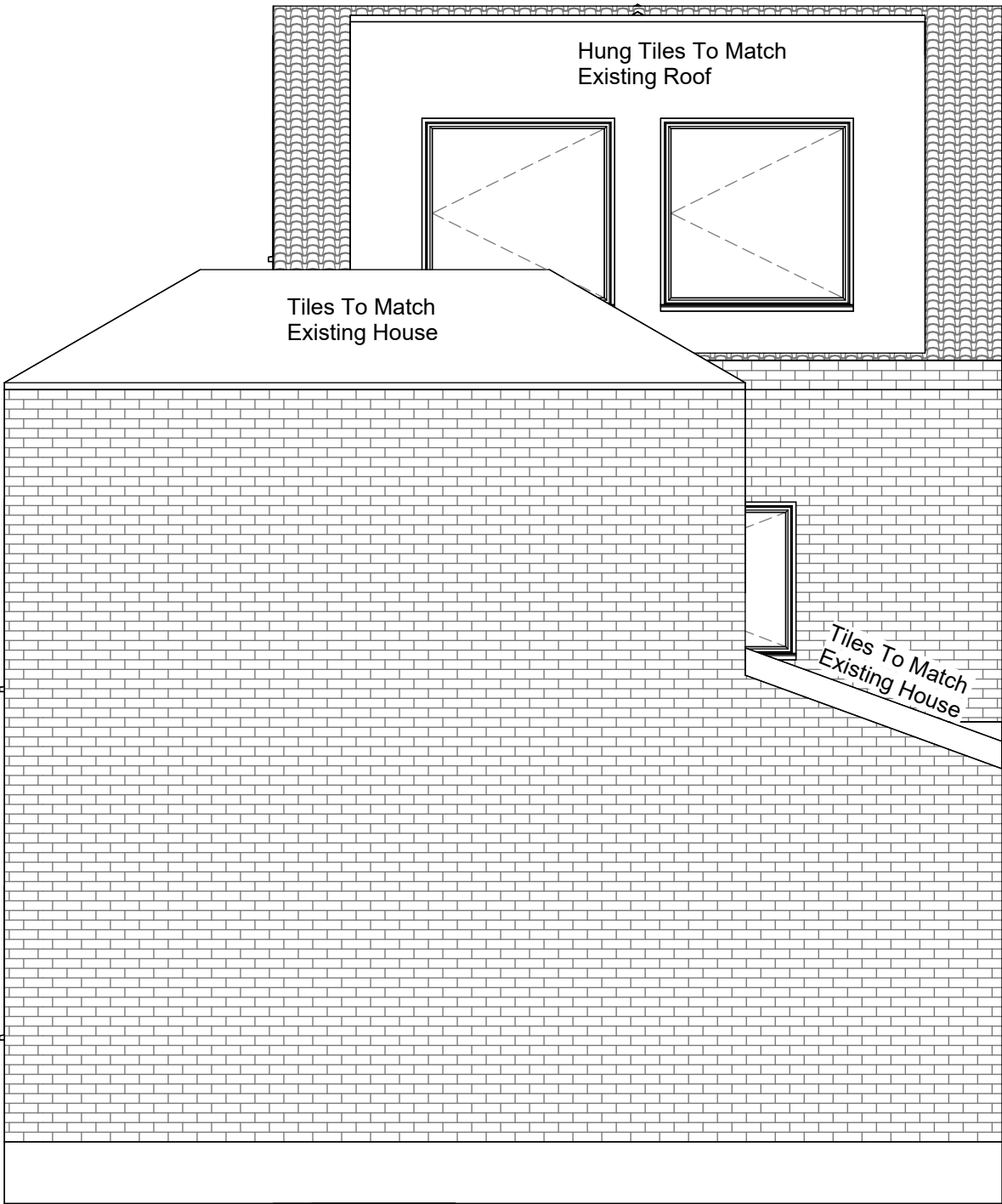
Note-
All Dimensions Are
Approximate And TBC
On Site By Contractor



Project Name		
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Drawing Title:		
Proposed Elevations (Side)		
Drawing Number:	Scale:	
TR-A23-0902-008	1 : 100@A3	
Date: 19/09/23	Revision:	Approver:
Drawn By: AM	Checked by: JA	
Reason For Issue:		
Planning		



Proposed South East Elevation (Front)
1 : 50

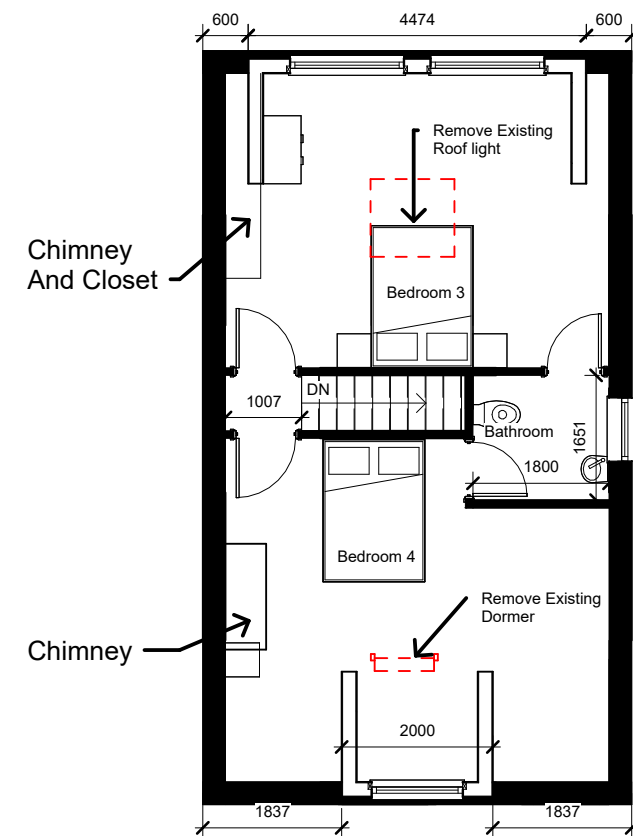
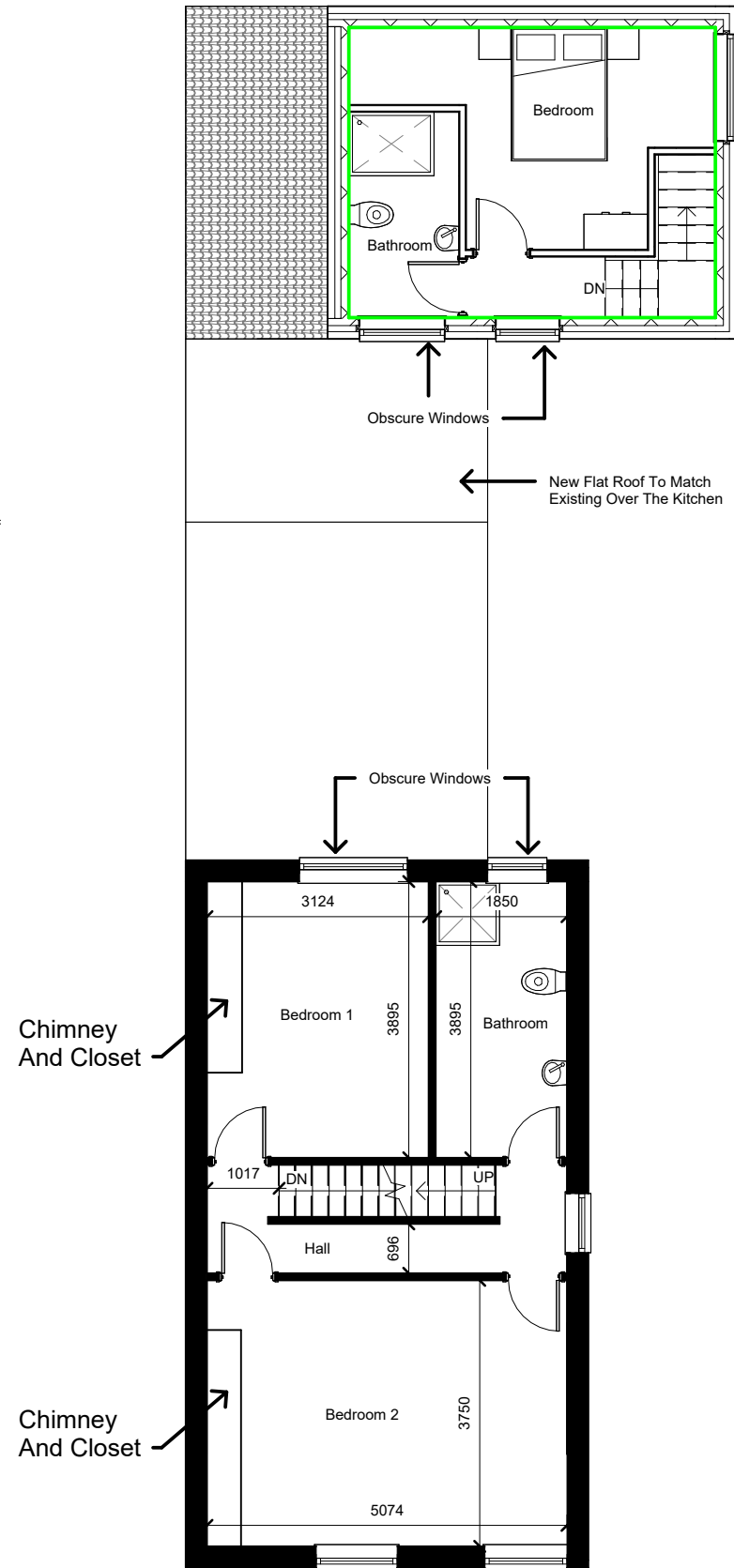
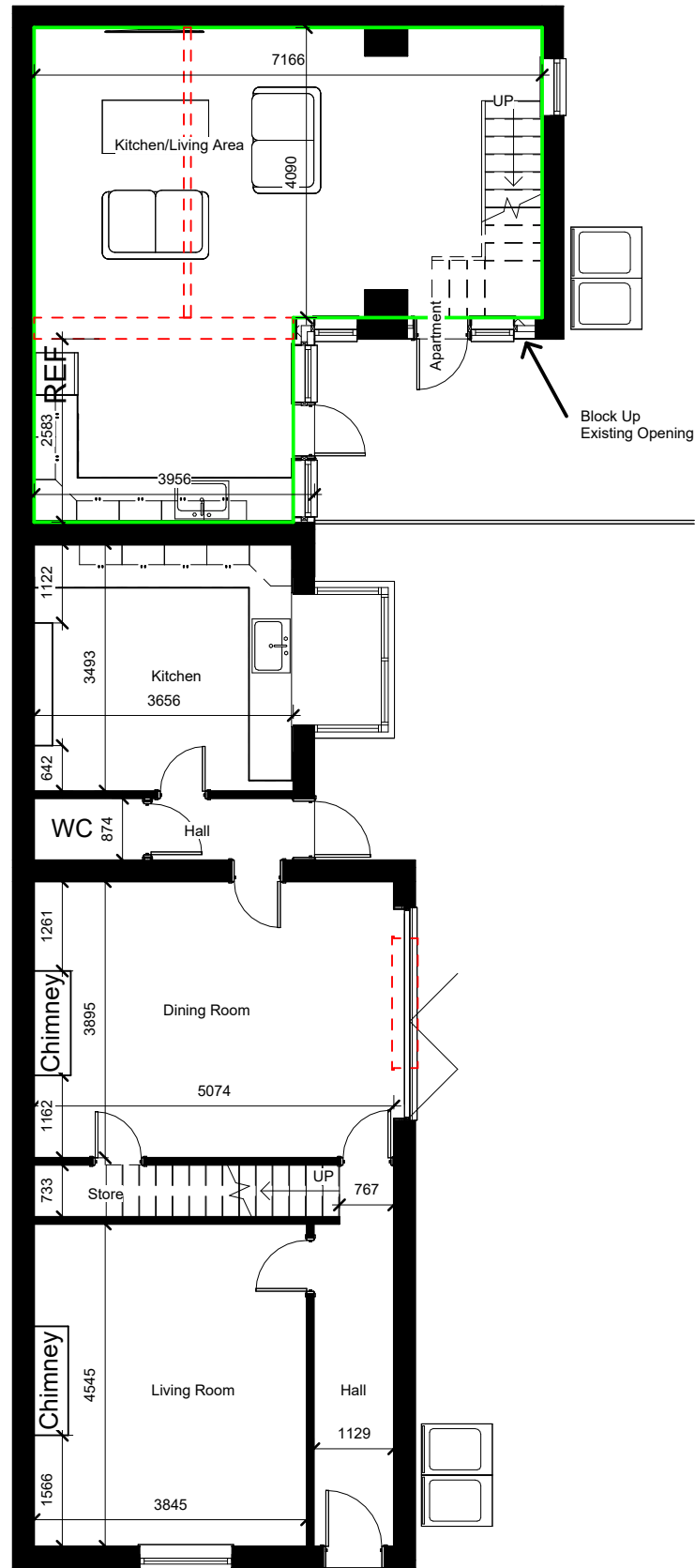


Proposed North West Elevation (Rear)
1 : 50



Note-
All Dimensions Are
Approximate And TBC
On Site By Contractor

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Drawing Number: TR-A23-0902-009	Scale: 1 : 50@A3	
Date: 19/09/23	Revision:	Approver:
Drawn By: AM	Checked by: JA	
Reason For Issue: Planning		



Note-
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Approximate And TBC
On Site By Contractor



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16 Spaines Road, Huddersfield, HD2 2QA

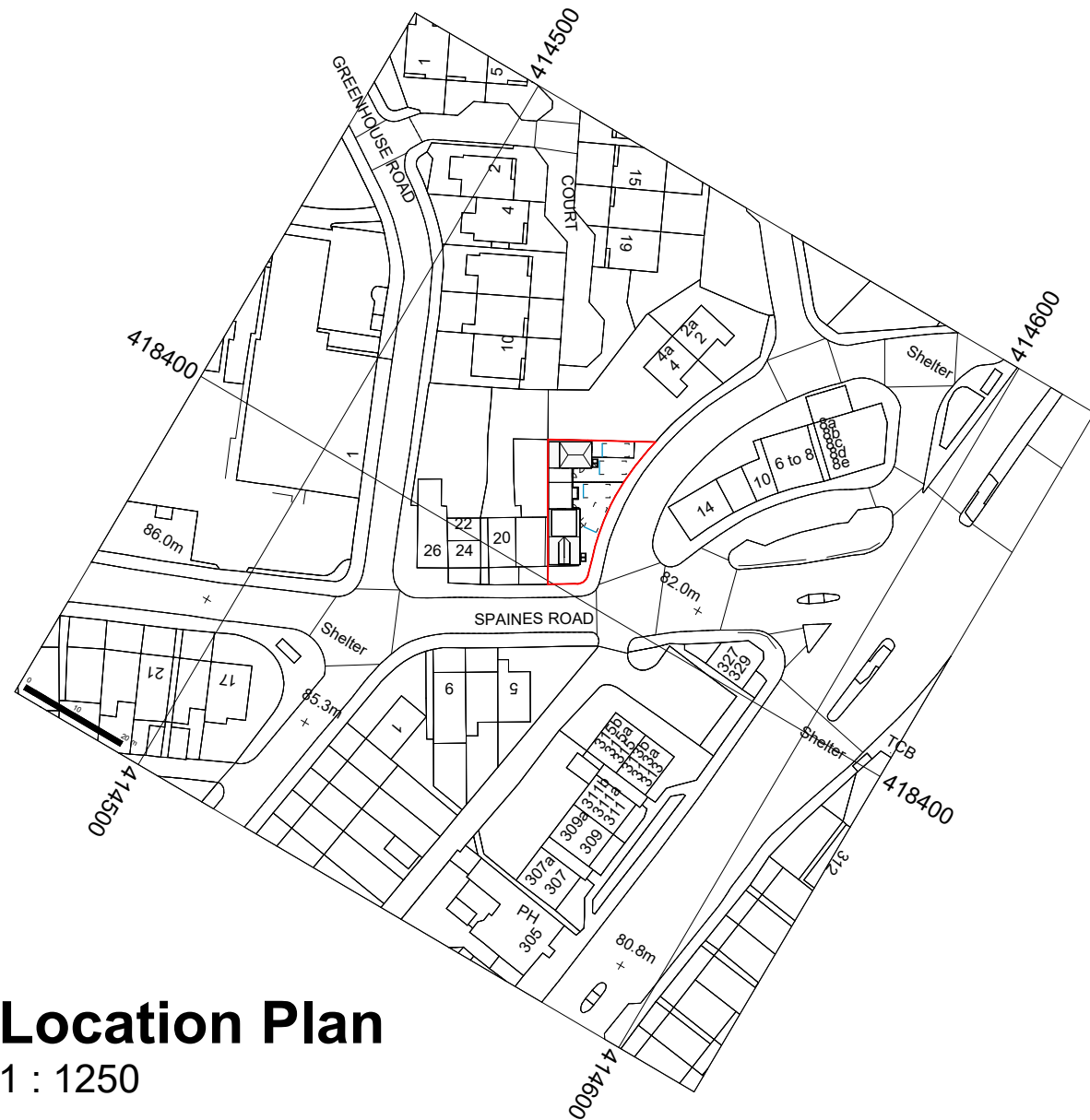
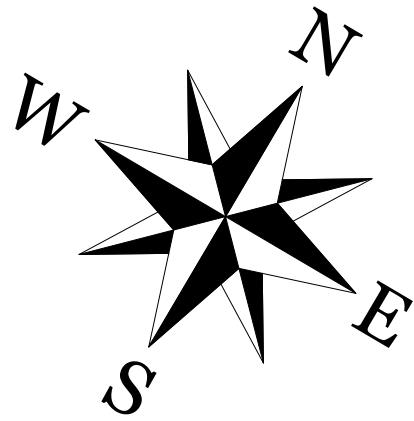
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Proposed Layout

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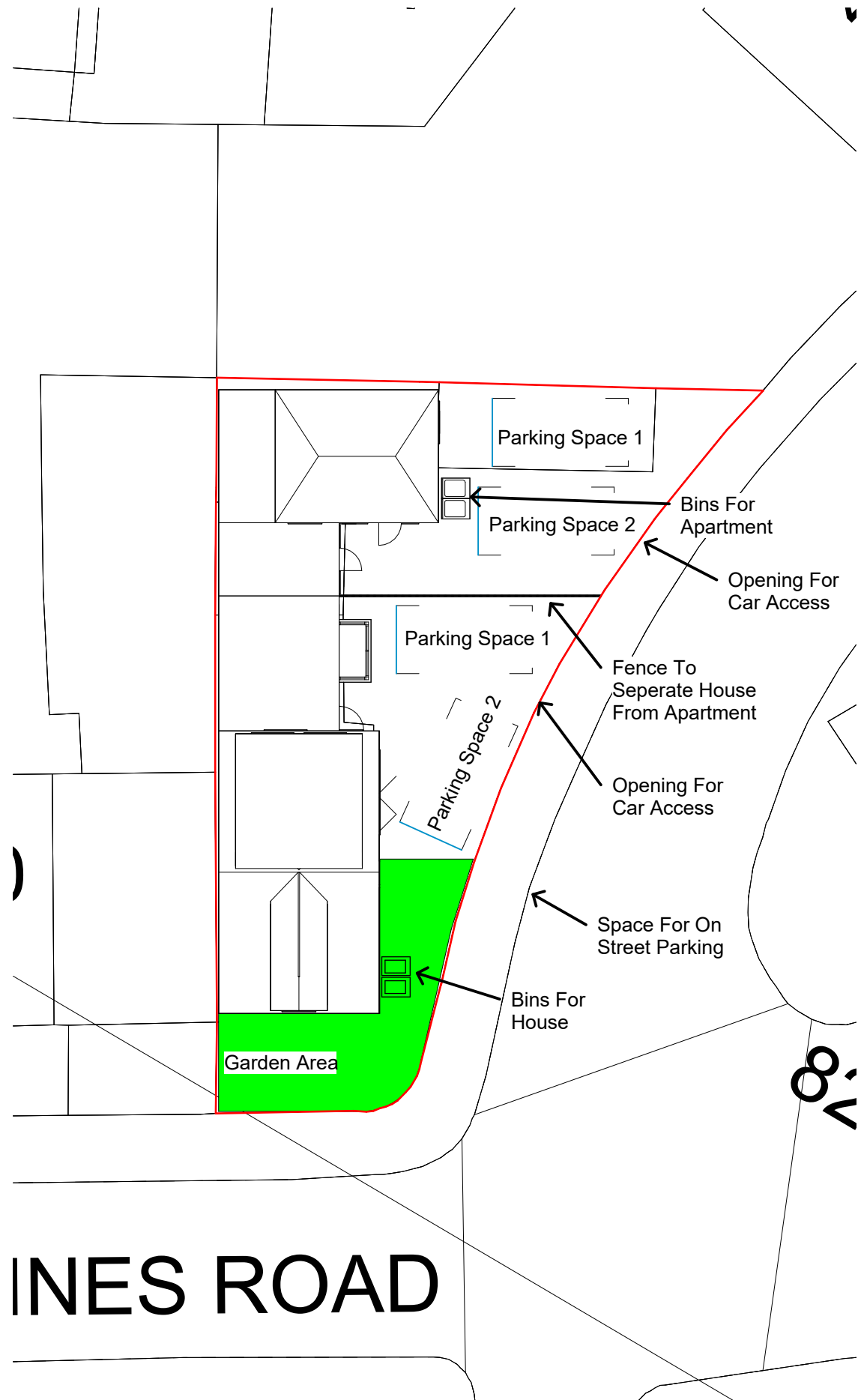
Date: 19/09/23
Revision:

Drawn By: AM
Checked by: JA

Reason For Issue:
Planning



Location Plan
1 : 1250



Proposed Site Plan
1 : 200

Note-
All Dimensions Are
Approximate And TBC
On Site By Contractor

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Project Name
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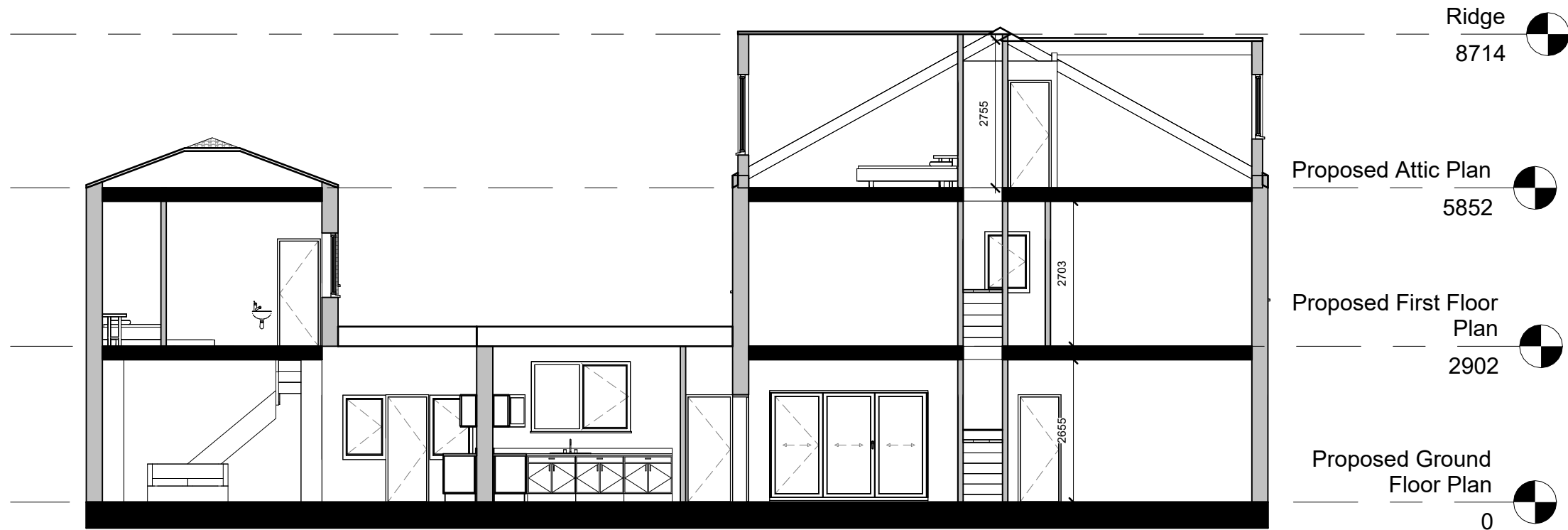
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Proposed Location And Site Plan

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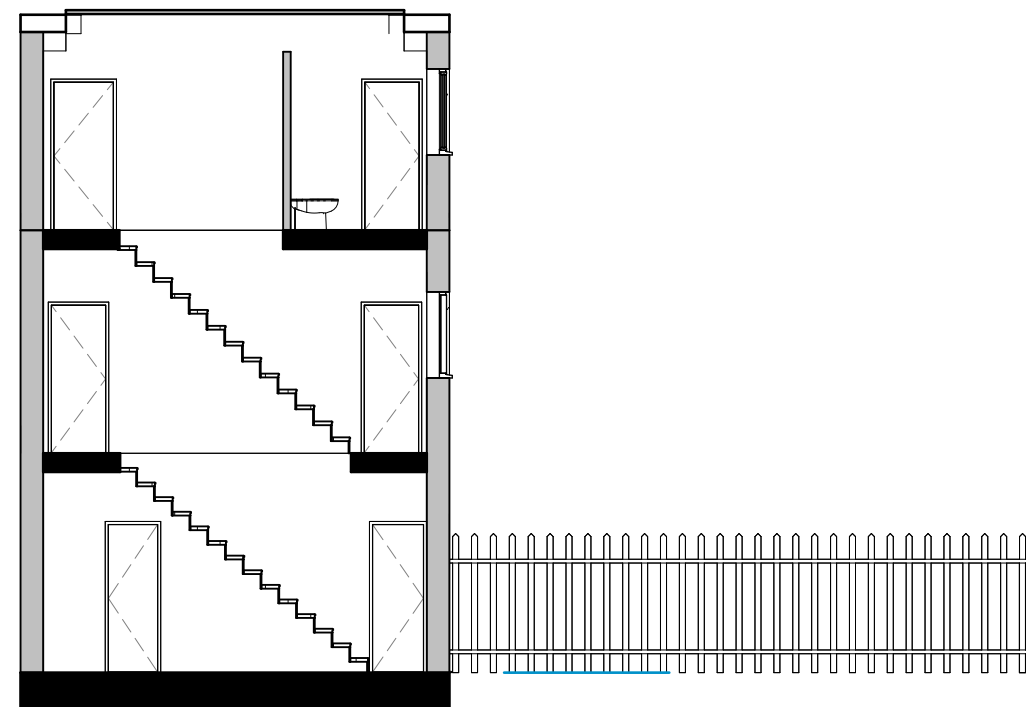
Date: 19/09/23
Revision: Approver

Drawn By: AM
Checked by: JA

Reason For Issue:
Planning



Proposed Section AA
1 : 100



Proposed Section BB
1 : 100

**COAL MINING RISK
ASSESSMENT (CMRA)
REPORT**

APPENDIX II

The Coal Authority, Consultants Coal Mining Report



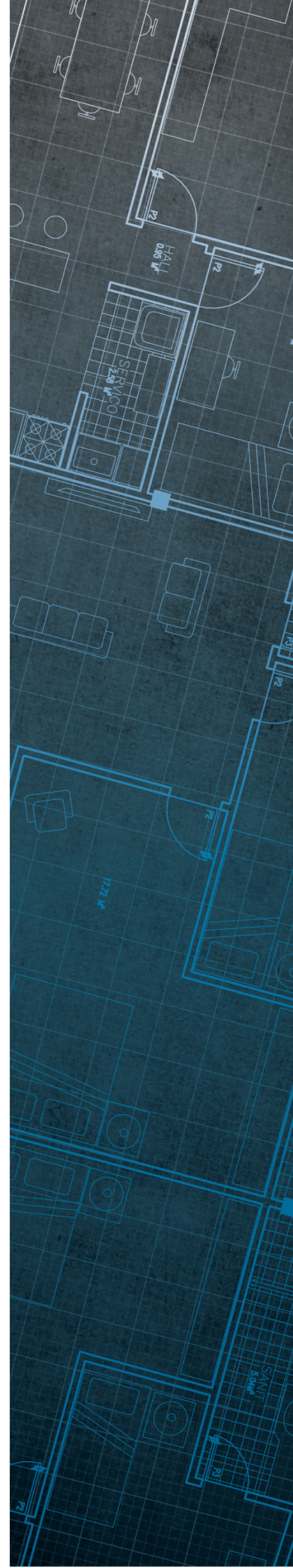
The Coal
Authority

Consultants Coal Mining Report

16 Spaines Road
Huddersfield
West Yorkshire
HD2 2QA

Date of enquiry:	24 October 2023
Date enquiry received:	24 October 2023
Issue date:	24 October 2023

Our reference:	51003385095001
Your reference:	GEOL23-7346



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

William Howells

Enquiry address

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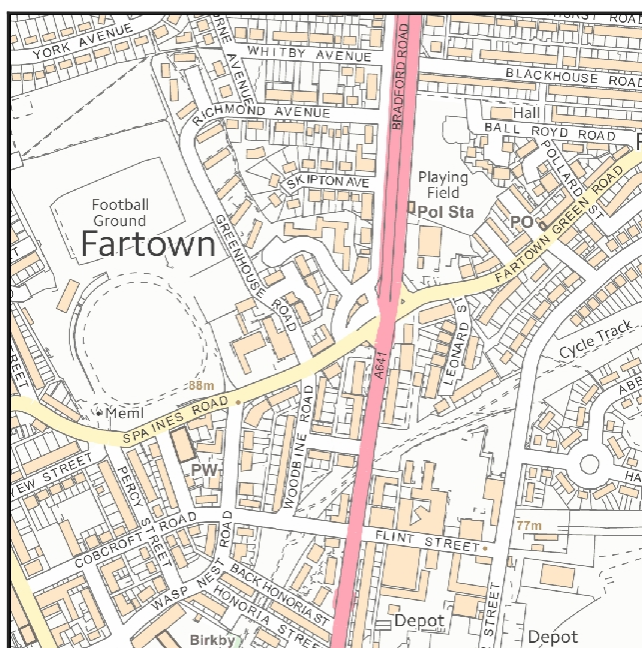
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



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

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

18393 (NR 400045471)		
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Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

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.

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.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. 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. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

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. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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.

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 

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

