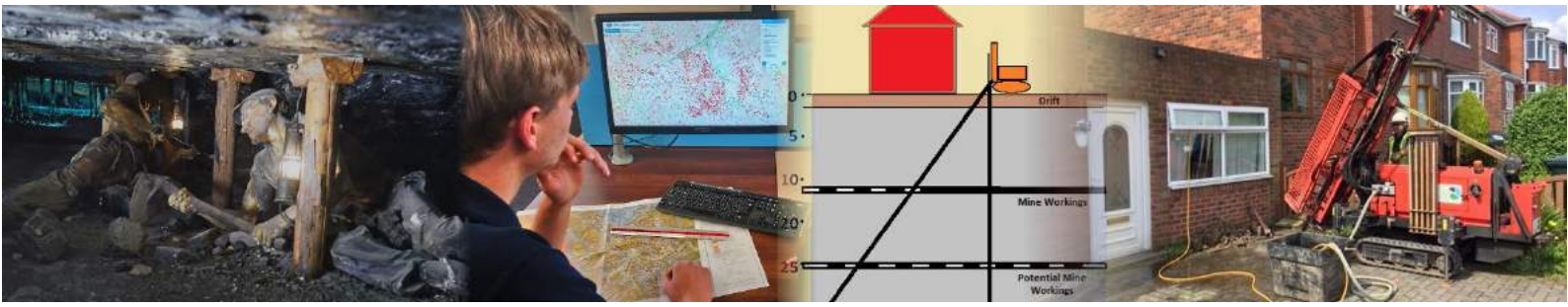
GEOLOGICAL
GEOTECHNICAL
GEOENVIRONMENTAL
CONSULTANCY
DRILLING & DATA ACQUISITION



GEOINVESTIGATE LIMITED
Coal Mining Risk Assessment (CMRA)

LOCATION	189 Spen Lane, Gomersal BD19 4PJ
ISSUE DATE	11 October 2021
FOR	Martin Walsh
CLIENT REF.	
OUR REF.	G21400

Prepared by
Redacted

Checked by
Redacted

Richie Moore
BSc (Hons), MCSM MSc, FGS
Geo-environmental Engineer

Ross Nicolson BSc(Hons) MSc(Eng) CEng MIMMM
Principal Geotechnical Engineer

SUMMARY FINDINGS	
OUTCOME MITIGATION REQUIRED (YES/NO?)	***YES.*** *The proposed development is underlain by one level of recorded shallow underground mine workings at 19m depth with a possible further level of unrecorded working at very shallow depth both with the potential to significantly impact surface ground stability within the proposed building area.* *Whether unrecorded workings will impact the development depends on drift/bedrock depth, mine working depth and rock cover thickness. Intrusive ground investigation is therefore required to establish these parameters within the site.* *Notwithstanding, on the basis of the CMRA work to date, we are of the opinion that the mining stability and mine gas risks posed by the strata beneath this site from coal mining legacy can be mitigated by routinely adopted measures and should not preclude planning permission being registered in the interim with regard to coal mining legacy issues conditional upon the work being carried out at a later date.*
WHAT TO DO NEXT	***Obtain quotes*** *for the intrusive site investigation works. The cost of the SI works should be a* ***"lump sum" fixed price.*** *Geoinvestigate can provide advice and assistance with helping you find suitable site investigation & drilling contractors. Call us on 01642 713779 or email enquiries@geoinvestigate.co.uk.*

1. CMRA INTRODUCTION

Site Location and Description:

The approximate centre of this site is at National Grid Reference E 419930, N 425943 with an elevation of approximately 124m in the proposed development area in the north, reducing to about 120m AOD in the south at the Spen Lane entrance. Ground levels in the search area fall gradually to the west and the south.

The boundary shown in RED on the Coal Authority (CA) report provided in Appendix A corresponds with the planning application area. The search area includes a long access drive to the Gomersal Lodge Hotel and the proposed Gate House development area.

Google Satellite and Street View imagery shows the site currently comprises access road to Gomersal Lodge Hotel and its Gate House. A large wedding marquee venue is present to the east of the gate house (see images in Appendix B).

It is proposed to convert and extend the existing gate house both in its length and by the addition of first floor accommodation to provide toilet facilities and a Bridal Suite. Site location and development plans are provided in Appendix C.

The OS map record from 1854 shows the site is undeveloped farmland at this early date. A Sandstone Quarry is present to the southeast of the site.

By 1894, an existing building is present within the site identified as 'High Royd'. Multiple Collieries are present in the surrounding area.

By 1907, an 'Old Shaft' is present to the northeast of the property.

The 1922 OS map records multiple spoil heaps, possibly associated with Spenbank Colliery, which is located to the southwest of the site. Two shafts are also shown in this area. The shafts are identified as 'Old Shafts' by 1938. Further buildings have been established within the site by this date.

The OS map record provides no evidence that the site itself has been subject to sand, clay or gravel pitting, stone quarrying, or surface mining activity though mining and quarrying/pitting activity has occurred in the surrounding area.

A brief, limited desk top inspection of buildings, roads and walls in the site vicinity using Google Street View found no obvious visible surface evidence indicative of mining subsidence.

Description & Layout of Proposed Development: It is proposed to convert and extend the existing gate house both in length and by the addition of first floor accommodation to provide toilet facilities and a Bridal Suite. Site location and development plans are provided in Appendix C.

Risk Methodology Applied: This document and the risk assessment methodology adopted herein is based on CA publication RISK BASED APPROACH TO DEVELOPMENT MANAGEMENT - GUIDANCE FOR DEVELOPERS Version 3, 2014 and Version 4 - 2017. The template contained therein is adopted with minor amendments made by Geoinvestigate Limited.

2. ASSESSMENT OF SITE SPECIFIC COAL MINING ISSUES

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from list sources of information.

Coal Mining Issues	Yes	No	Risk Assessment/Remarks
Past underground coal mining	**Yes**		*2.1.1 (refer below)*
Probable unrecorded shallow workings	**Yes**		*2.1.2*
Spine roadways at shallow depth		**No**	
Outcrop	**Yes**		*2.1.2*
Mine entries		**No**	*2.1.3*
Geological faults, fissures and breaklines		**No**	
Opencast Mines		**No**	
Coal Mining Subsidence		**No**	*2.1.4*
Mine Gas		**No**	*2.1.5*
Site investigations		**No**	

Note: *For those coal mining issues above identified as "Yes" or highlighted "YELLOW" a more detailed discussion and assessment are made of the risks to the application site and the proposed development.*

2.1 DETAILED DISCUSSION & ASSESSMENT RESPONSE

2.1.1 Past Underground Mining

According to the Coal Authority report in Appendix A, one level of recorded/past underground mine workings occurs beneath the property at a depth of 19m, dipping 2.9 degrees southeast with extraction thickness of 117cm.

The working at 19m depth beneath the site within the Middleton Main Coal seam is in our opinion of concern because it has the potential to impact surface ground stability in the development area, depending on the thickness of rock cover above it (see section 2.1.2 for further discussion).

The presence of recorded shallow mine workings at 19m depth does not mean that shallower unrecorded mine working does not exist beneath the site that the CA have no records of. Mine maps and other documents can get lost or destroyed over the years and if mining was very old there may be no records about it whatsoever and memories fade quickly.

2.1.2 Probable Unrecorded Shallow Workings

According to the CA report the site does fall within an area of probable unrecorded shallow workings. The CA define Probable Unrecorded Shallow Workings as *"Areas where the Coal Authority believes there to be unrecorded coal working that exist at or close to the surface"* (i.e., less than 30m).

The location of the site is shown on the extract of BGS solid geology map presented in Appendix D. The tentative elevation of the site relative to the vertical geology column is shown below the map. The drift/soil horizon above the solid geology bedrock is not shown on the column.

The BGS geology map indicates that drift/soil cover is largely absent, and bedrock perhaps lies close to or near surface ground level in this locality. This however is speculation.

The map indicates that the site is underlain by bedrock of the Pennine Lower Coal Measures Formation comprising sandstone, siltstone, and mudstone with coal seams.

Regrettably, there are no BGS boreholes within or close to the site that might give information regarding drift depth and the coal mining geology beneath it. However, BGS log SE22NW/330 located some 300m ESE of the property records sandstone bedrock at depths of 5m and 5.50m. This log is not included in this report.

The CA online interactive mapping service and the BGS geology map identifies the Middleton Main (MM) coal outcrop some 190m to the west of the proposed building works and some 140m from the nearest boundary of the access road. The BGS geology map also identifies the Middleton Little Coal (ML) coal outcrop very close to or within the area of the proposed building works and within 10m of the nearest boundary of the access road. The CA map does not show this outcrop.

The tentative ML and MM coal outcrop positions are shown on the coal legacy geology plan provided in Appendix E.

According to this plan the outcrop of the ML Coal seam may occur a little further south than the gate house in which case the new building may not be underlain by it. However, the position of the outcrop is uncertain. Consequently, this seam and any unrecorded mine working within it could underlie the new building at very shallow depth.

Whether the working in the MM Coal at 19m depth poses a stability hazard depends on drift depth and the thickness of the worked seam. The 10T 'rule of thumb' ROT (where T is coal seam thickness) suggests that the minimum thickness of rock cover required above this working (117cm) is 11.70m. Therefore, drift depth on the site cannot exceed 6.30m (assuming 1m foundation depth) if this ROT is to be satisfied and for the site to be considered stable. However, if drift depth were to exceed 6.30m, then potentially there is insufficient rock cover to protect the development from upward mine void migration and crown-hole subsidence or collapse reaching surface.

If bedrock is present within a few metres depth then the recorded working at 19m in the Middleton Main seam at 19m is unlikely to impact surface ground stability. However, this cannot be confirmed without site-specific bedrock depth information. Drilling will be needed to obtain this.

According to the geology column, the Wheatley Lime Coal (WL) is expected at a depth of 33m beneath the site. In our opinion working in this seam at this depth will not impact the development.

The BGS geology column gives thicknesses of the 0.2-0.9m, 0.2-1.8m, and 0.4-1.2m for the ML, MM, and WL, respectively.

Consequently, considering the foregoing uncertainty it is our opinion that further drilling investigation is required to establish drift/bedrock depth at the site together with the mine working depth and thickness both in the Middleton Little and Middleton Main coal horizons. Drilling will confirm if there is adequate thickness of rock cover above working in both seams to safeguard surface ground stability in the proposed development area.

Drilling will also establish if mine gas is present beneath the site.

2.1.3 Mine Entries

Mine shaft 419425-009 is located > 65m distance from the nearest site boundary. Its depth is 27.4m. The CA online mapping information and the OS map record identifies two mine shafts (419425 - 001 & 002) to the southwest of the site. It is our opinion that these mine shafts are also too distant to impact ground stability within the building area.

The CA online mapping information records four (4) mine adit entrances approximately 146m to the west of the access road and approximately 200m from the proposed development. While these adits are too distant to impact surface ground stability their presence indicates shallow mine workings may exist at this locality. Adit 419425-006 trends towards the site, and therefore, may perhaps be the main access tunnel connecting it with the recorded workings beneath the site at 19m depth. However, this is speculation.

Mine entry locations are shown on the geology plan in Appendix E.

2.1.4 Coal Mining Subsidence

The CA report identifies 1 coal mining subsidence claim within 50m of the property boundary perhaps corresponding with the location of an adit entrance and/or possible very shallow/shallow underground mine working.

The nature of the claim and whether it was rejected by the CA is unknown, but it raises concern about ground stability and shallow mine workings within the proposed development area.

With respect to the coal mining subsidence claim in the area the CA report states "*The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence. The site requires further investigation and may influence your risk assessment."*

The client may wish to purchase a **Coal Authority Subsidence Claims Report** from the CA which will include more information about this hazard. However, this action is optional.

2.1.5 Mine Gas

No mine gas incident or remediation is recorded within 500m of the proposed development and typically, in the UK mine gas is Low risk. Notwithstanding, given the possible presence of shallow mine working beneath the proposed development area and the serious nature of mine gas it is recommended that the risk is raised to **MODERATE** to perhaps High until proven otherwise by gas testing during drilling.

3. SUMMARY AND OUTCOME

This CMRA has identified the presence of one level of recorded shallow mine working at a depth of 19m beneath the new building development with possible unrecorded surface working or very shallow underground mine working in a second coal seam which may outcrop immediately beneath the new building.

In our opinion, whether recorded very shallow and shallow mine working poses a significant risk to the development cannot be properly assessed without additional information namely drift depth, confirmation of coal mine working depth and rock cover thickness at this locality. In our opinion, exploratory drilling is required to obtain this information and enable further assessment of the risks posed by shallow mine working at this locality.

Gas monitoring must be carried out during drilling.

4. MITIGATION STRATEGY PROPOSED AND CONCLUSION

To properly determine the coal mining risk at this site it is proposed to drill 2 or 3 boreholes at the site to target depths up to 30m (but not necessarily reaching 30m) to locate the recorded shallow coal mine working below the new development as well as establishing drift and bedrock depth.

One borehole may be extended to 35m to check for working in the Wheatley Lime Coal. However, this action is optional.

Gas monitoring MUST be carried out during drilling.

Risks for Different Drilling Scenarios

Air flush	Mist flush	Foam flush	Water flush	Mud flush	Additional controls
HIGH	HIGH / MED'M	HIGH / MED'M	LOW	LOW	• Monitoring at rig and other open holes. • Seal boreholes

A Coal Authority Permit needs to be obtained (ahead of) further intrusive exploratory drilling. Water Drill Flush to be used when drilling. The permit application must state **WATER ONLY DRILL FLUSH** for the safety of the public and drill crew**.**

On the basis of the CMRA work to date, we are of the opinion that the mining stability and mine gas risks posed by the strata beneath this site from coal mining legacy can be mitigated by routinely adopted measures and should not preclude planning permission being registered with regard to coal mining legacy issues.

In conclusion we see no reason why Planning Permission should not be granted in the interim with respect to coal mining legacy issues and that these works form a condition on the planning approval.

Appendices:

A. CA Consultants Coal Mining Report issued 6 October 2021 ref. 51002685774001.
B. Site images.
C. Site location and proposed development plan.
D. Extracts of BGS Geology Map, Sheet 77 - Huddersfield at 1:50000 scale.
E. Tentative coal legacy geology map

APPENDIX A
COAL AUTHORITY REPORT

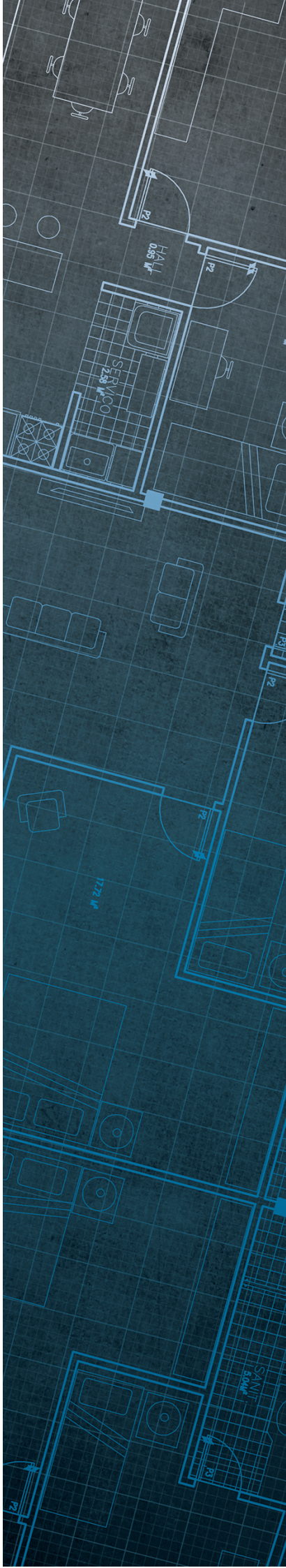
The Coal Authority

Consultants

Coal Mining Report

Gomersal Lodge
189 Spen Lane
Gomersal
Cleckheaton
Kirklees
BD19 4PJ

Date of enquiry:	**6 October 2021**
Date enquiry received:	**6 October 2021**
Issue date:	**6 October 2021**
Our reference:	**51002685774001**
Your reference:	**G21400**



Consultants

Coal Mining Report

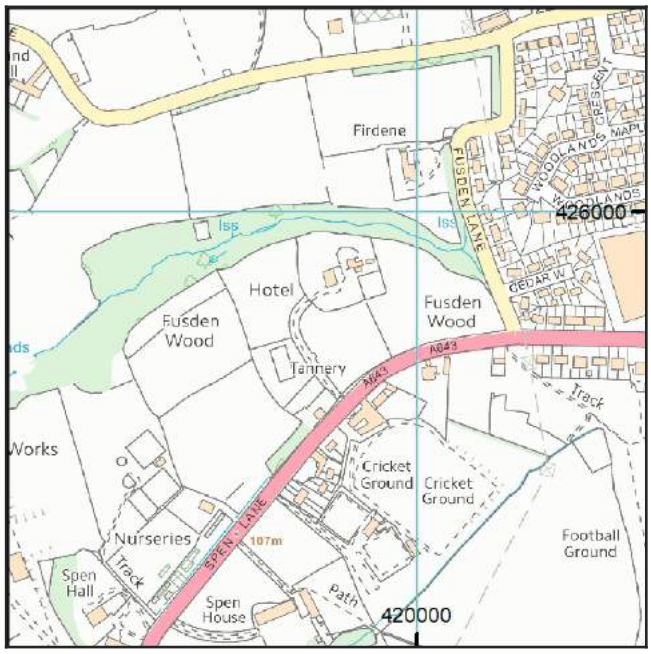
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GEOINVESTIGATE

Enquiry address

Gomersal Lodge
189 Spen Lane
Gomersal
Cleckheaton
Kirklees
BD19 4PJ



Approximate position of property

Map data

Ordnance Survey Licence number: 100020315

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	MIDDLETON MAIN	Coal	6NM1	19	Beneath Property	2.9	South-East	117	1911
unnamed	MIDDLETON MAIN	Coal	6Z17	129	East	4.0	North-West	57	1911

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	419425-009	419959 425750		Coal	

Abandoned mine plan catalogue numbers

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

NE794	M31	5769
GCR32	6468	M49
4115	PO0	

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
There are 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

See Section 4 for further information.

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

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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.

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 Coal Authority

Summary of findings

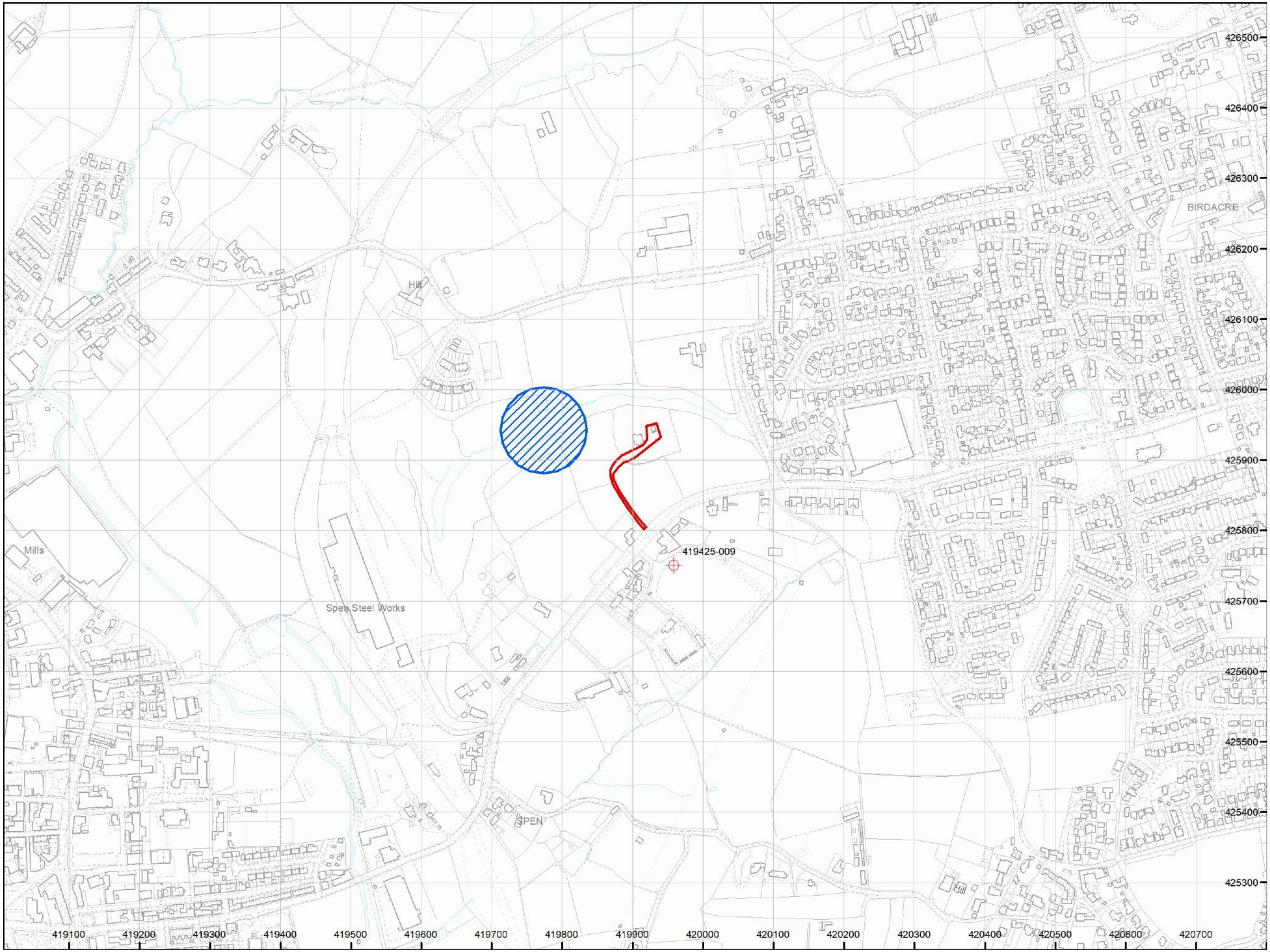
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown

Disused mine shaft

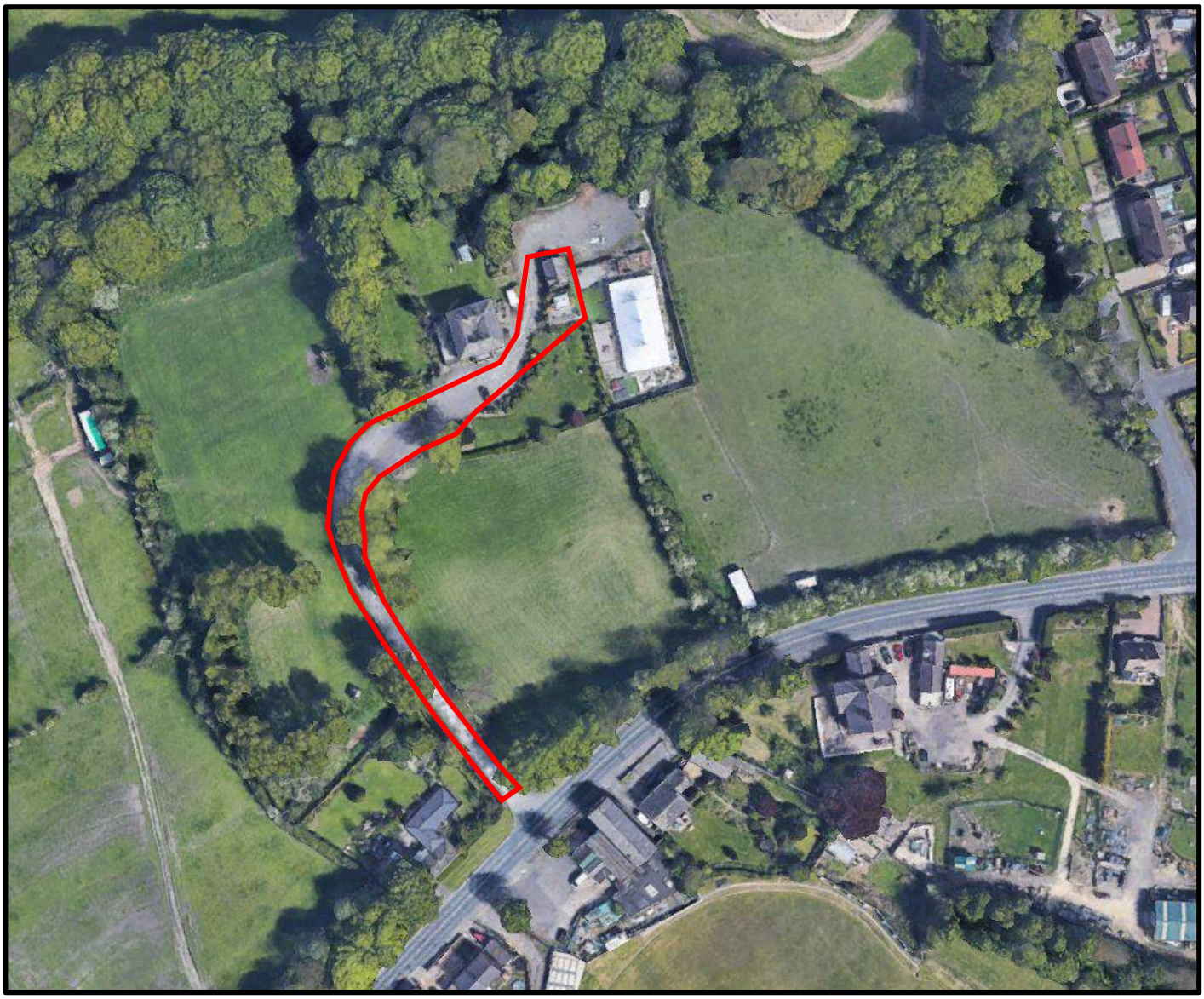
Coal claim



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

APPENDIX B
SITE IMAGES

APPROXIMATE SITE BOUNDARY




Google

APPENDIX C
SITE LOCATION AND PROPOSED DEVELOPMENT PLAN

MARTIN WALSH ARCHITECTURAL

Firth Buildings, 99 - 103 Leeds Rd, Dewsbury, WF12 7BU t: 01924 464342
e: info@martinwalsh.co.uk w: www.martinwalsh.co.uk

Rev	Description	Drawn	Checked	Date
P1	Issued	MM	MR	17/09/21

Document Status : Purpose of Issue:

S2 FOR INFORMATION

Title

Location Plan

Project

Conversion of Gate House to Toilets and Bridal Suite
Gomersal Lodge Hotel

Client

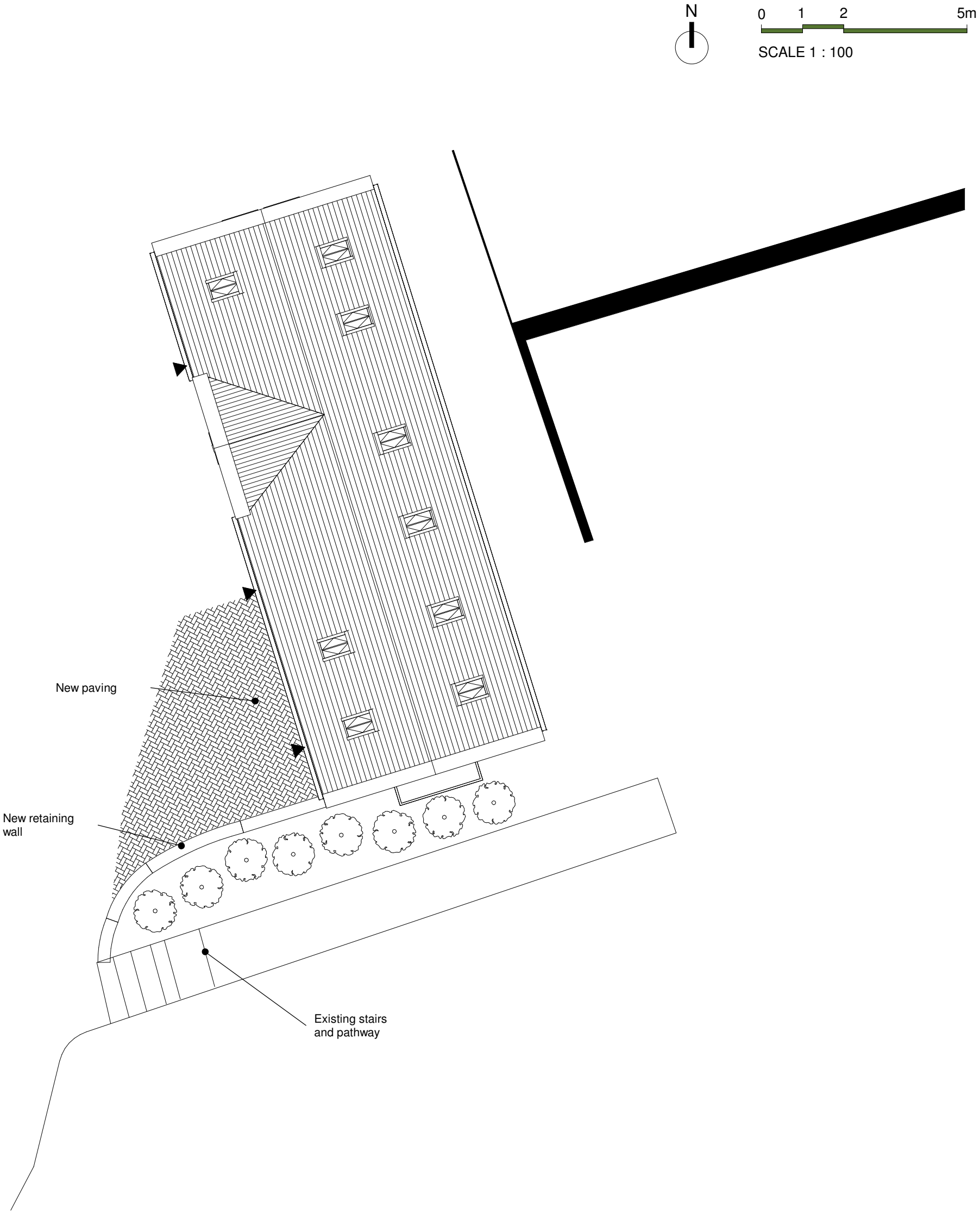
Mr N Hussain

MWA project	Scale	Original Paper Size	Orientation	Drawn
6416	1:1250	@A3	Portrait	MM

File Identifier

Project	Originator	Volume	Level	Type	Role	Number	Revision
NHGL -	MWA -	XX -	XX -	DR -	A -	0001	P1

A3



Proposed Site Plan

1 : 100

MARTIN WALSH ARCHITECTURAL

Firth Buildings, 99 - 103 Leeds Rd, Dewsbury, WF12 7BU t: 01924 464342
e: info@martinwalsh.co.uk w: www.martinwalsh.co.uk

Rev	Description	Drawn	Checked	Date
P1	Issued	MM	MW	17.09.21

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Title

Proposed Site Plan

Project

Conversion of Gate House to Toilets and Bridal Suite
Gomersal Lodge Hotel
189 Spen Lane, Gomersal, BD19 4PJ

Client

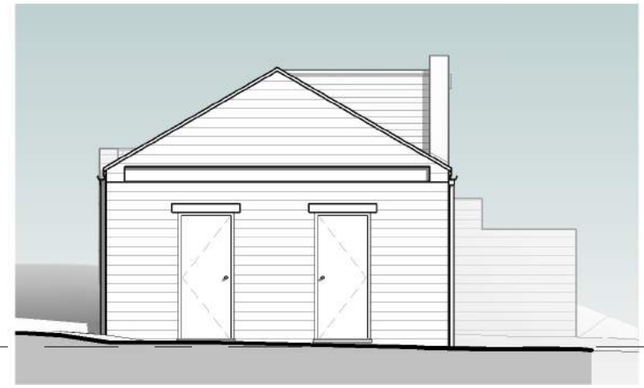
Mr N Hussain

MWA project	Scale	Original Paper Size	Orientation	Drawn
6416	1 : 100	@A3	Portrait	MM

File Identifier Project	Originator	Volume	Level	Type	Role	Number	Revision
NHGL -	MWA -	XX -	XX -	DR -	A -	0010	P1

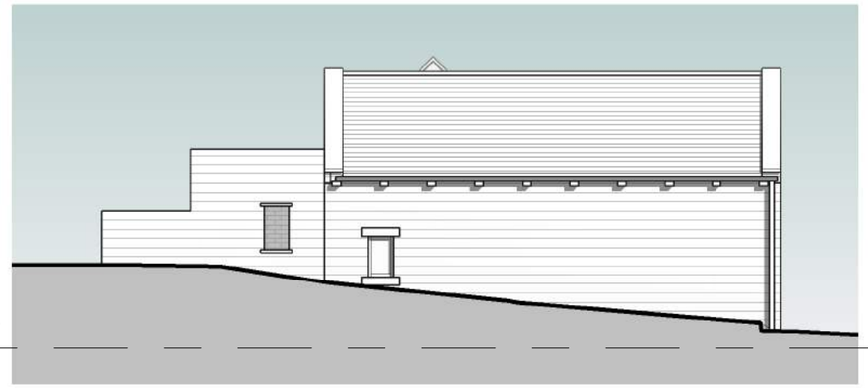
Ground Floor
0

Existing - West Elevation
1 : 100



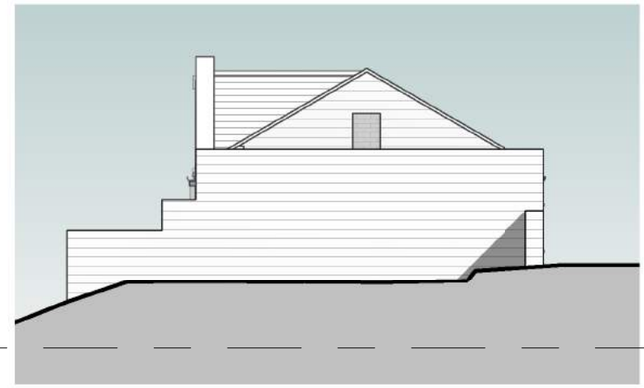
Ground Floor
0

Existing - North Elevation
1 : 100



Ground Floor
0

Existing - East Elevation
1 : 100

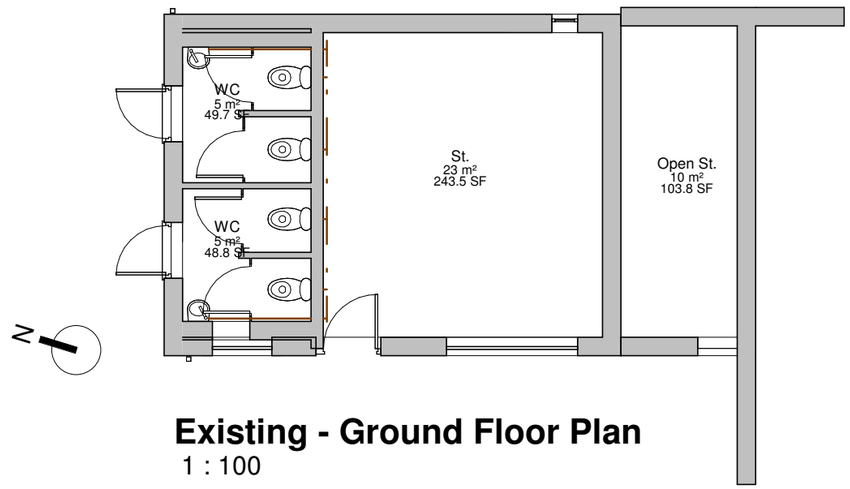


Ground Floor
0

Existing - South Elevation
1 : 100

0 1 2 5m

SCALE 1 : 100



Existing - Ground Floor Plan
1 : 100

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ARCHITECTURAL

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Rev	Description	Drawn	Checked	Date
P1	Issued to client	MM	MW	24.08.21

Document Status : Purpose of Issue:
S2 **FOR INFORMATION**

Title
Existing Floor Plan & Elevations

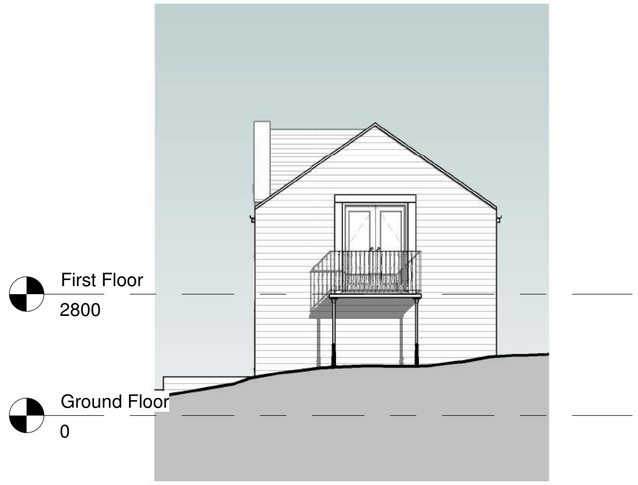
Project
Conversion of Gate House to Toilets and Bridal Suite
Gomersal Lodge Hotel
189 Spen Lane, Gomersal, BD19 4PJ

Client
Mr N Hussain

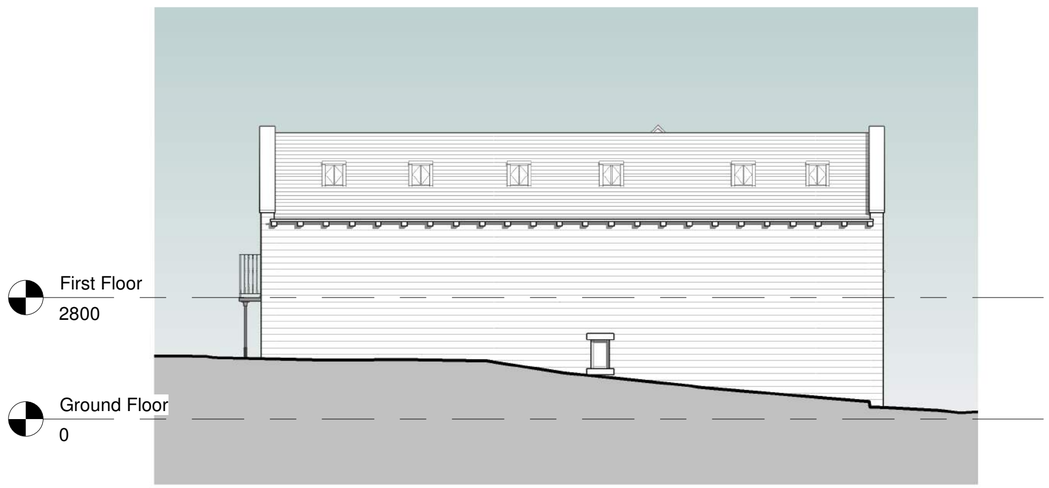
MWA project	Scale	Original Paper Size	Orientation	Drawn
6416	1 : 100	@A3	Landscape	MM

File Identifier Project	Originator	Volume	Level	Type	Role	Number	Revision
NHGL -	MWA -	XX -	XX -	DR -	A -	0002	P1

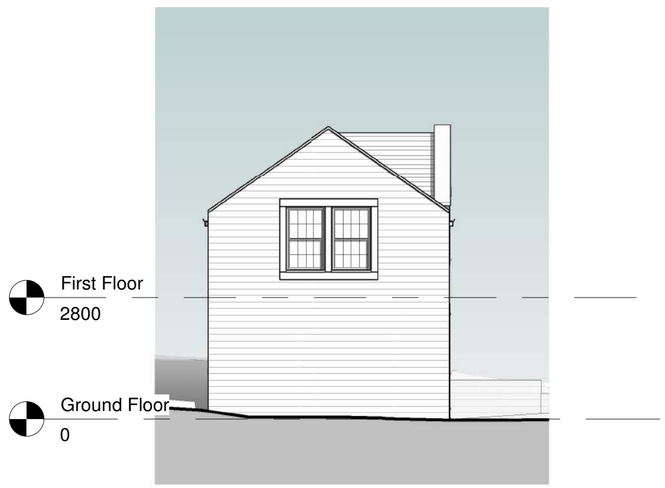
Proposed - West Elevation
1 : 100



Proposed - South Elevation
1 : 100



Proposed - East Elevation
1 : 100



Proposed - North Elevation
1 : 100

0 1 2 5m

SCALE 1 : 100

P1	Issued	MM	MW	17.09.21
Rev	Description	Drawn	Checked	Date

Document Status : **S2**

Purpose of Issue: **FOR INFORMATION**

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Project
Conversion of Gate House to Toilets and Bridal Suite
Gomersal Lodge Hotel
189 Spen Lane, Gomersal, BD19 4PJ

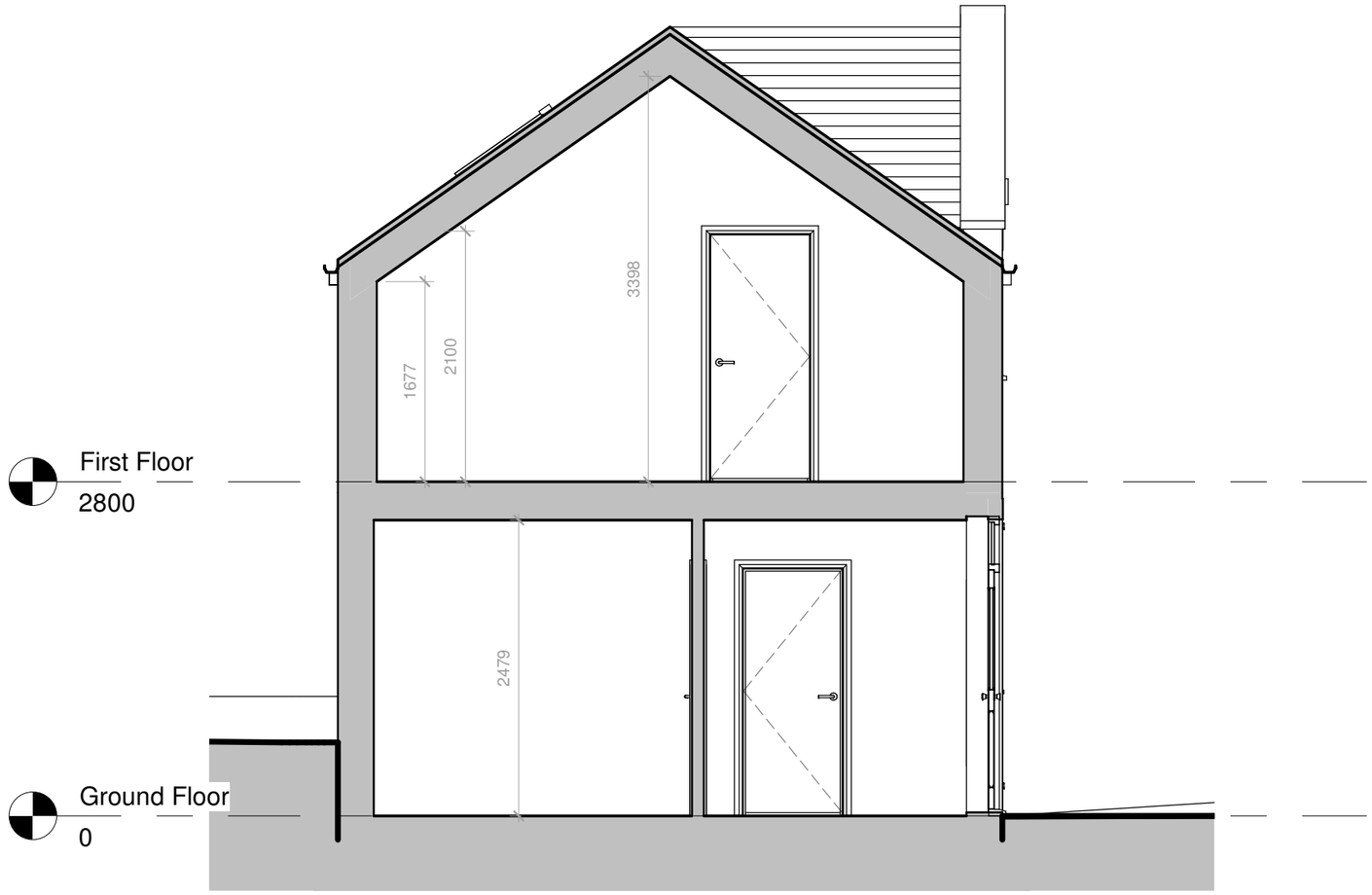
Title
Proposed Elevations

Client
Mr N Hussain

MWA Project	Scale	Original Paper Size	Paper Orientation	Drawn
6416	1 : 100	@A2	Landscape	MM

File Identifier

Project	Originator	Volume	Level	Type	Role	Number	Revision
NHGL -	MWA -	XX -	XX -	DR -	A -	0012	P1



Section A
1 : 50

0 0.5 1 2.5m

SCALE 1 : 50

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Rev	Description	Drawn	Checked	Date
P1	Issued	MM	MW	17.09.21

Document Status : Purpose of Issue:
S2 FOR INFORMATION

Title
Proposed Section

Project
Conversion of Gate House to Toilets and Bridal Suite
Gomersal Lodge Hotel
189 Spen Lane, Gomersal, BD19 4PJ

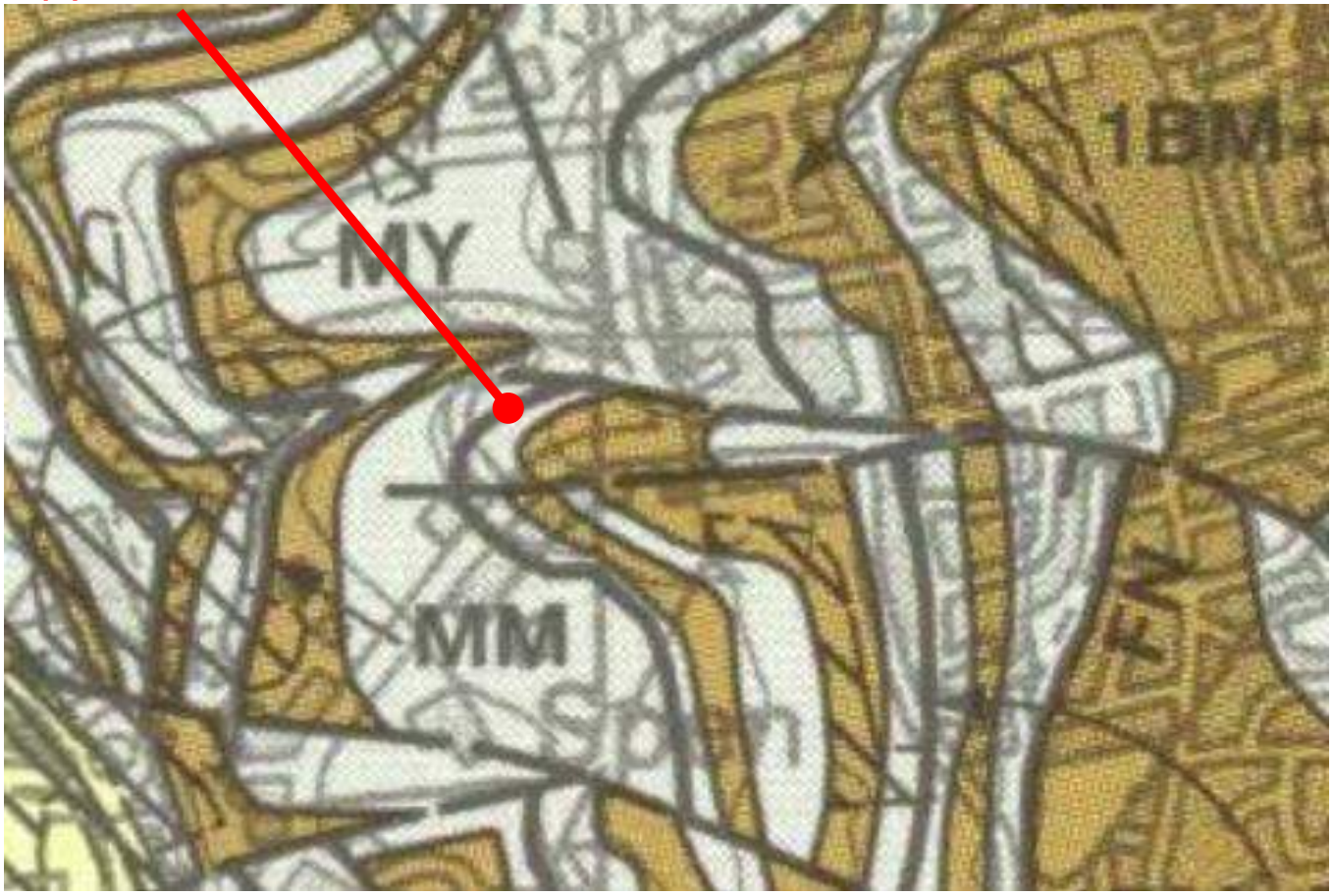
Client
Mr N Hussain

MWA project	Scale	Original Paper Size	Orientation	Drawn
6416	1 : 50	@A3	Landscape	MM

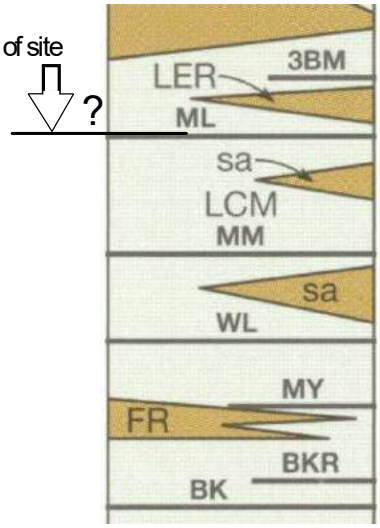
File Identifier Project	Originator	Volume	Level	Type	Role	Number	Revision
NHGL -	MWA -	XX -	XX -	DR -	A -	0013	P1

APPENDIX D
EXTRACTS OF BGS GEOLOGY MAP

Approximate Site Location



Tentative elevation of site relative to vertical geology section



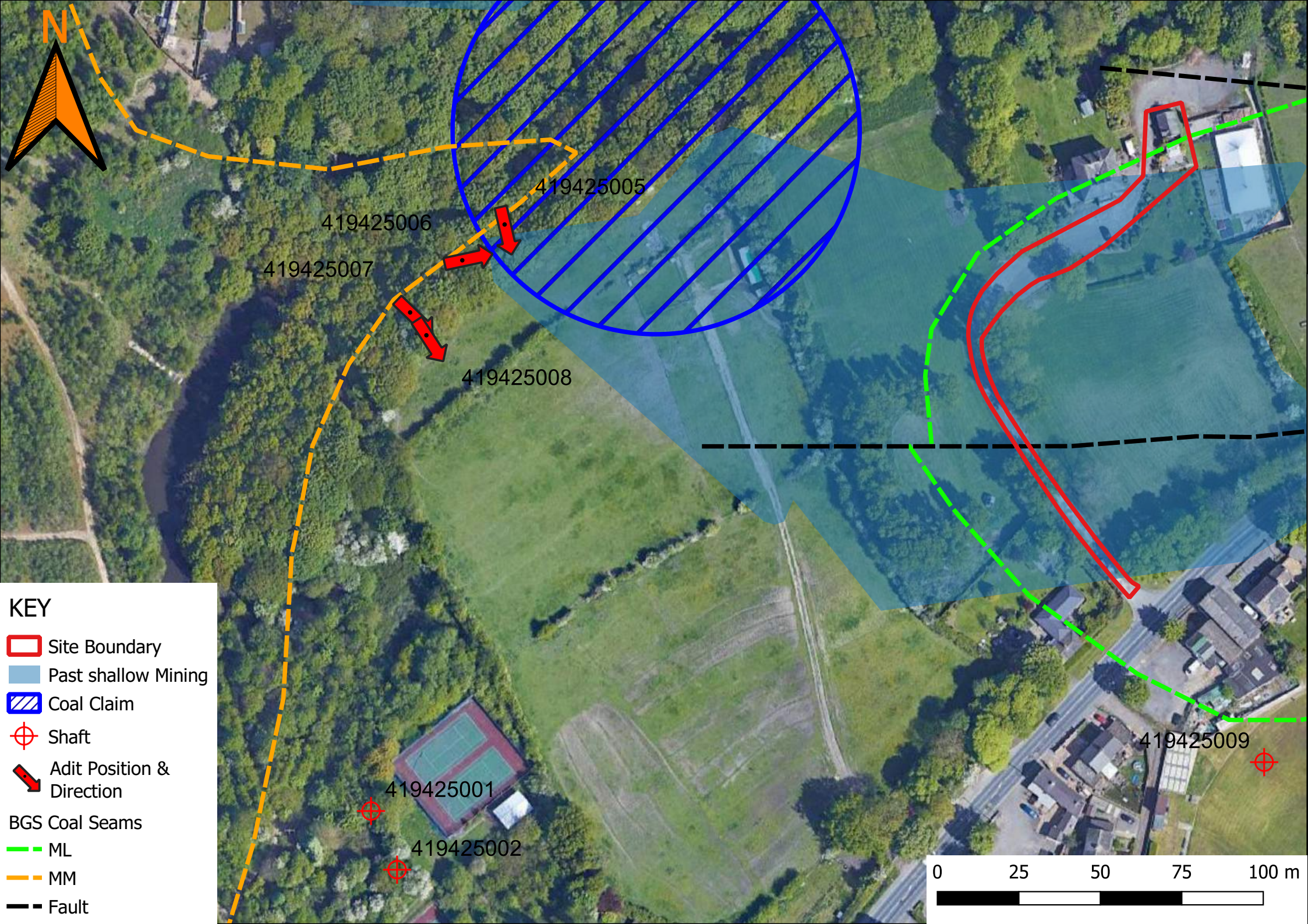
THIRD BROWN METAL COAL (3BM) 0 to 0.8 m
LEPTON EDGE ROCK (0 to 10 m)
MIDDLETON LITTLE COAL (ML) 0.2 to 0.9 m

MIDDLETON MAIN COAL (MM) 0.2 to 1.8 m

WHEATLEY LIME COAL (WL) 0.4 to 1.2 m

MIDDLETON ELEVEN YARDS COAL (MY) 0 to 1.1 m
FALHOUSE ROCK (0 to 12 m)
BLOCKING RIDER COAL (BKR) 0 to 0.2 m
BLOCKING COAL (BK) 0.2 to 1.7 m

APPENDIX E
COAL LEGACY GEOLOGY MAP


N
419425005
419425006
419425007
419425008
419425009
419425001
419425002
KEY
Site Boundary
Past shallow Mining
Coal Claim
Shaft
Adit Position & Direction
BGS Coal Seams
ML
MM
Fault
0
25
50
75
100 m