

By Email

Our ref: 24-394

Mark Scatchard
MAS Design Consultants Ltd
1 Oxford Street
Guiseley
Leeds
LS20 9AX

31st May 2024

Dear Mark,

Re: 24-394: Coal Mining Risk Assessment, PP Profiles, Stock Lane, Batley, WF17 8PA

1.0 Introduction

Arc Environmental Limited (ARC) were commissioned by MAS Design Consultants, to undertake a Coal Mining Risk Assessment (CMRA) at the above site, where a single storey 'infill' extension is proposed between two existing buildings as shown the Existing and Proposed Development Layout Plans attached to this report.

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 (CA). The following documents have been reviewed as part of this CMRA:

- BGS: Sheet 77, Huddersfield, Solid and Drift, 2003, 1:50,000 Series
- BGS: Sheet SE22SW, Solid and Drift, 1999, 1:10,000 Series
- BGS: GeoIndex Onshore Online Interactive Map Viewer
- CA: Online Interactive Map Viewer
- CA: Consultants Coal Mining Report 51003428057001 (copy attached).

2.0 Coal Mining Risk Assessment: -

2.1 Geological Setting: -

From the published BGS maps and online data viewer, the site is not recorded to be underlain by significant thicknesses of made ground. However, made ground is anticipated to be present below the site due to current / former developments on and adjacent to the site.

The site is shown to be located within an area of alluvial deposits which comprise clay, silt, sand and gravel and can contain layers of peat. The area to the immediate south of the site is shown to be where drift deposits are thin or absent i.e. area of solid outcrop, although some residual soil (completely weathered bedrock) may be present.



Arc Environmental Ltd
Solum House
Unit 1 Elliott Court
St John's Road
Meadowfield
Durham
DH7 8PN

Re: 24-394: Coal Mining Risk Assessment, PP Profiles, Stock Lane, Batley, WF17 8PA (Cont'd)

2.0 Coal Mining Risk Assessment (Cont'd): -

2.1 Geological Setting (Cont'd): -

The solid geology below the site is shown to comprise the Pennine Lower Coal Measures, laid down during a period of the Earth's history known as the Carboniferous Period. These deposits generally comprise interbedded grey mudstones siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker seams.

From the BGS Sheet SE22SW, the Flockton Thin Coal (FN) coal seam is shown to subcrop on the southern boundary of the site, dipping south away from the site, with a recorded thickness between c.0.40m to c.1.40m.

According to the Generalised Vertical Section (GVS), the next shallowest coal seam is the First Brown Metal (1BM) coal seam, with a maximum recorded thickness of up to 0.70m, and which if present, is anticipated to be at between c.20m to c.25m below the FN. Consequently, if this seam was present and had been worked there would be sufficient competent rock cover below the site to negate any potential risk site of surface instability.

However, it should be noted that Brown Metal coals (which includes the 1BM) are impersistent (commonly washed out by the Birstall Rock), and where present are recorded to be of variable quality and thickness and not widely worked.

Below the Brown Metal coal is the Middleton Little (ML) coal seam with a thickness of between c.0.30m and c.0.90m conjectured to be at a depth of c.52m below the FN seam. The Middleton Main (MM) coal seam is next in the geological sequence, with a recorded thickness of up to c.1.80m, anticipated to be present at a depth of c.72m below the FN.

BGS boreholes SE22SW396 and SE22SW399, located approximately 110m to the southeast of the site, recorded a coal seam (considered to be the FN coal) present (intact) at depths of between c.6.00m and c.7.50m bgl with a maximum thickness of c.0.79m.



Approx site location

Figure 1 – Map Extracts from BGS Sheet SE22SW

Re: 24-394: Coal Mining Risk Assessment, PP Profiles, Stock Lane, Batley, WF17 8PA (Cont'd)

2.0 Coal Mining Risk Assessment (Cont'd): -

2.2 Site-Specific Coal Mining Information: -

According to the CA Online Interactive Map Viewer, the site lies on the northern boundary of a 'Development High Risk Area' and an area of 'Probable Shallow Workings' (affected area shown immediately to the south of the site).

A CA Consultants Coal Mining Report (Ref. 51003428057001) was procured to further assess the risks posed to the site with respect to possible instability issues as a direct result of past shallow coal mining activities. The report states that the shallowest recorded worked seam below the site is in the Middleton Main coal seam at a depth of c.87m bgl, with an extraction thickness of c.1.40m, with the last date of working being 1890; however, the report does note that there are 'no probable unrecorded shallow workings' below the site.

There are no spine roadways recorded, no known or recorded coal mine entries on the site or within c.20m of the site boundary and the CA are not aware of any evidence of damage or claims arising from coal mining activities or due to geological faults or other lines of weakness that may have been affected by coal mining. There are no recorded opencast mines, coal authority managed tips within c.500m of the site or any gas incidents, that required investigation, there are no mine gas remedial works within c.50m of the site.

3.0 Conclusions & Recommendations: -

From the BGS data reviewed as part of this assessment, the Flockton Thin (FN) coal seam is conjectured to subcrop on the southern boundary of the site, dipping to the south away from the site. The next shallowest coal seam is the First Brown Metal (1BM), anticipated to be at a depth of at least c.20m below the FN, and which if present and worked, there would be sufficient competent rock cover below the site to negate any potential risk site of future surface instability.

According to the CA the site lies on the northern boundary of a 'Development High Risk Area' and an area of 'Probable Shallow Workings' (area shown to the south) and the CA Consultants Coal Mining Report notes that there are no probable unrecorded shallow workings below the site.

Consequently, while the FN coal seam may be present on the southern boundary of the site, it is considered very unlikely that the coal seam would have been worked up to subcrop due to the risk of 'daylighting' occurring and therefore the risk of surface instability from any unrecorded historic workings with this coal seam affecting the proposed development is very low and no further works are deemed necessary with this regard.

We trust the information contained within this coal mining risk assessment report are satisfactory and if you need any further information or clarification, please do not hesitate to contact the office.

Yours sincerely,

For and on behalf of Arc Environmental Ltd
Geraldine White
Geoenvironmental Engineer

Site Location Plan

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

GENERAL NOTES

These notes do not comprise a full specification. The drawings are for Building regulations purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the Local Authority Inspector to determine compliance in line with Building regulations standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.
Sept 2022

Party Wall Act

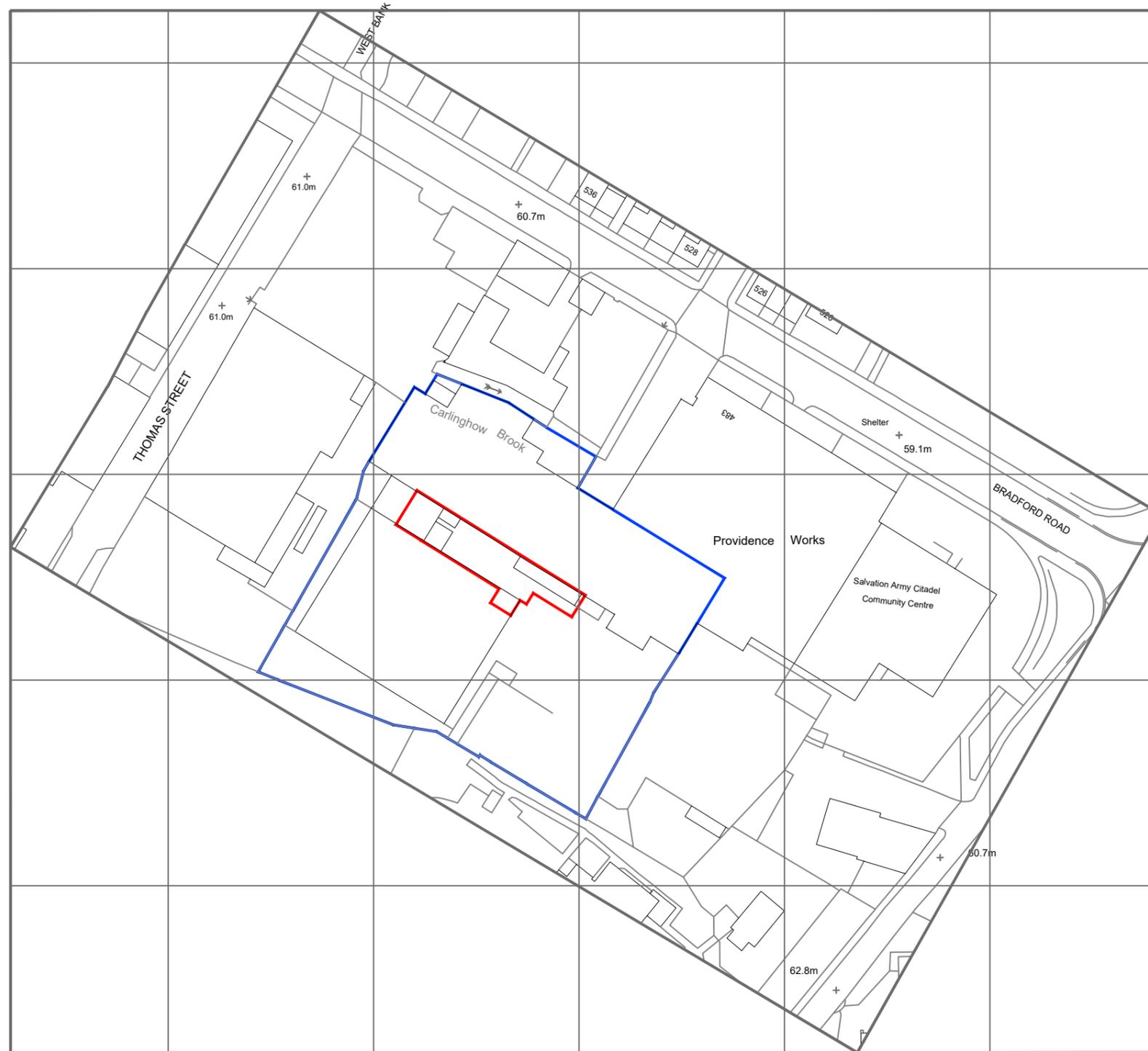
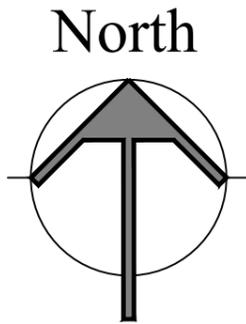
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall Act 1996 contact: Cairn Wharf Consultancy Ltd.
M: 07739 576 181 E: cw@cairnwharf.com
For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract

It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: MAS Design Consultants Ltd.

CDM 2015 Regulations

The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan. For further information on the CDM 2015 Regulations can be seen at <http://www.hse.gov.uk/pubns/indg411.pdf> or contact MAS Design Consultants Ltd.



SITE LOCATION PLAN | SCALE 1:1250

1 Oxford Street, Guiseley, Leeds LS20 9AX
www.masdesignconsultants.com
email : info@masdesignconsultants.com

EXISTING

PROPOSAL:
PROPOSED SINGLE STOREY EXTENSION

CLIENT DETAILS:

PP PROFILES
STOCK LANE
BATLEY
WF17 8PA

DRAWING TITLE:
SITE LOCATION PLAN

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:1250	04/24	4195/01/001	--



1:1250

Existing & Proposed Development Layout Plans

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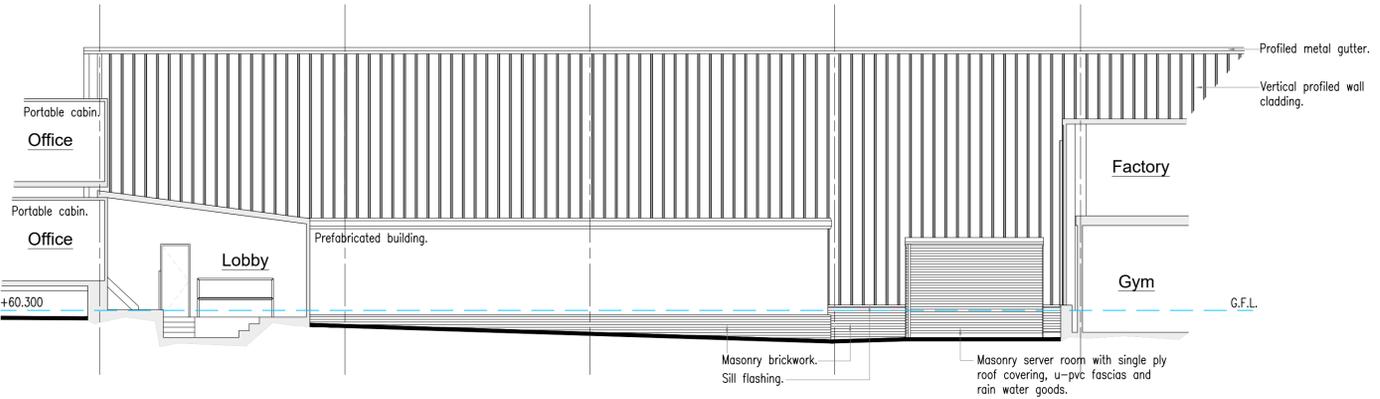
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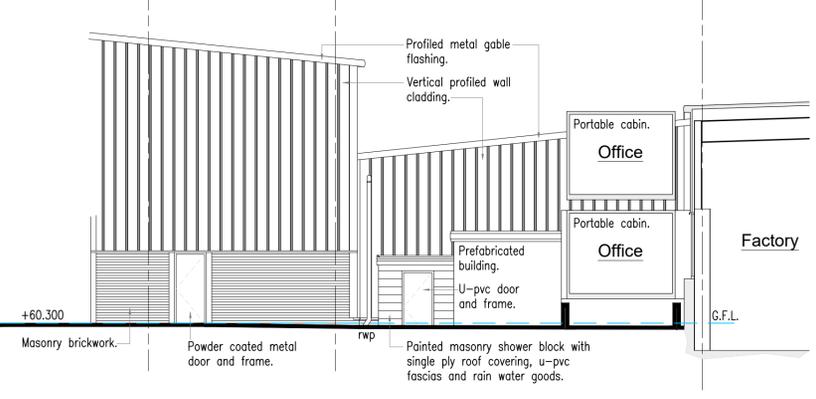
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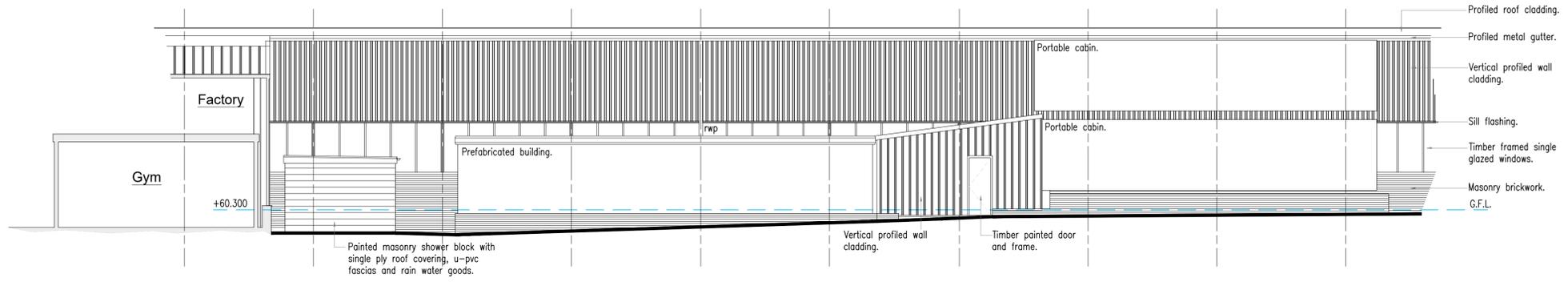
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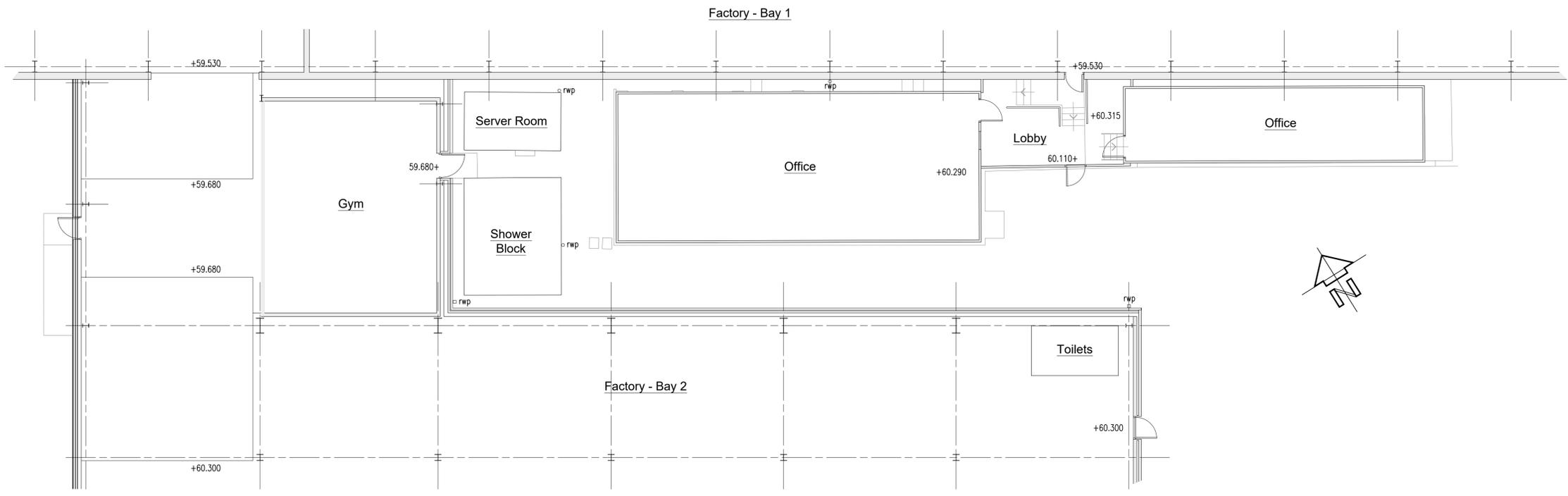
NORTH EAST ELEVATION
SCALE 1:100



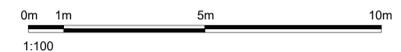
SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



1 Oxford Street, Guiseley, Leeds LS20 9AX
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email : info@masdesignconsultants.com

EXISTING

PROPOSAL:
PROPOSED SINGLE STOREY EXTENSION

CLIENT DETAILS:
PP PROFILES
STOCK LANE
BATLEY
WF17 8PA

DRAWING TITLE:
EXISTING PLAN AND ELEVATIONS

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:100	04/24	4195/01/100	-

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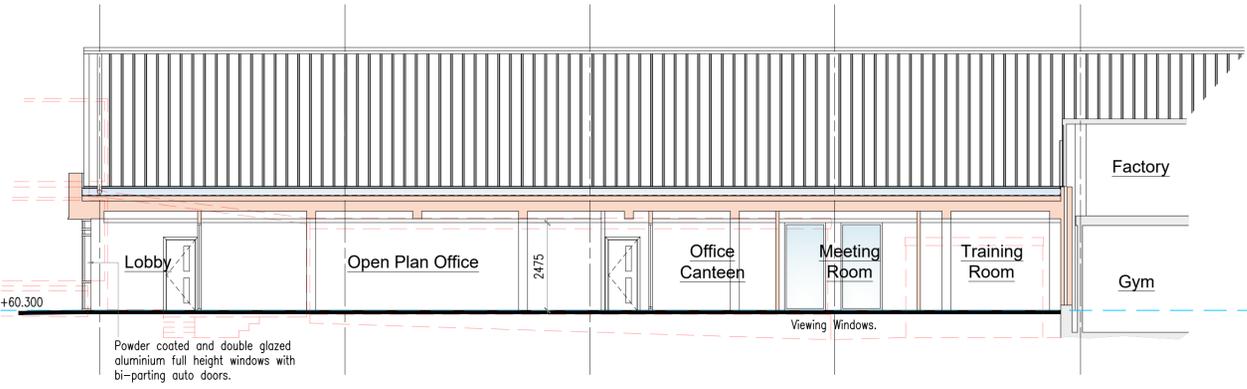
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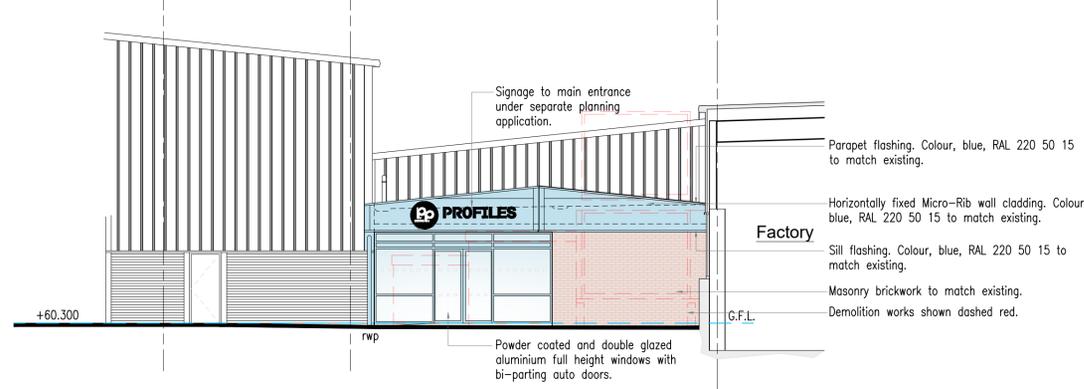
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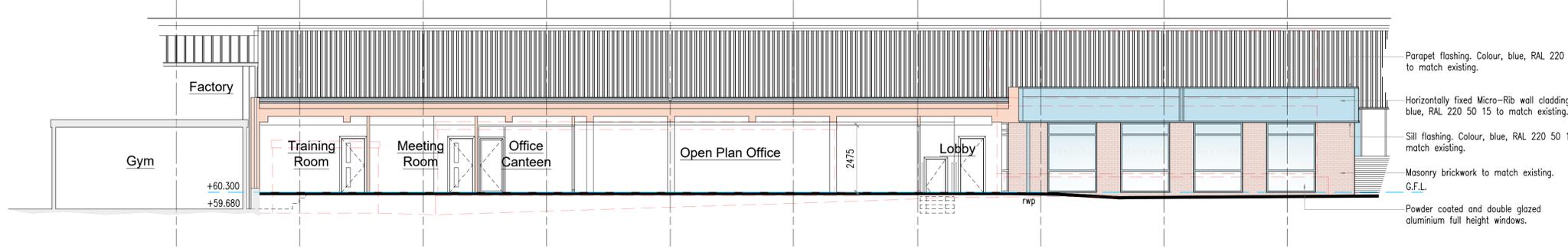
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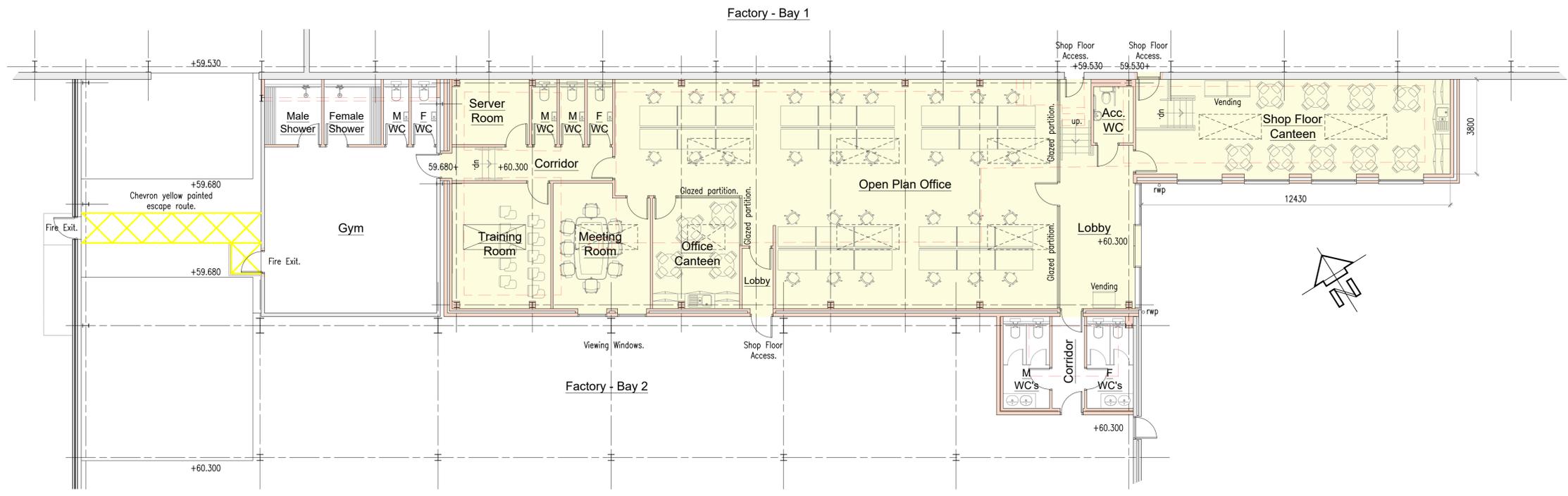
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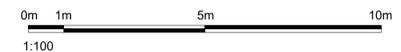
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GROUND FLOOR PLAN
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PLANNING

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CLIENT DETAILS:
PP PROFILES
STOCK LANE
BATLEY
WF17 8PA

DRAWING TITLE:
PROPOSED PLAN AND ELEVATIONS

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:100	04/24	4195/03/100	-

Coal Authority Consultants Coal Mining Report

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E: admin@arc-environmental.com
W: www.arc-environmental.com
Registered in England No. 05539784





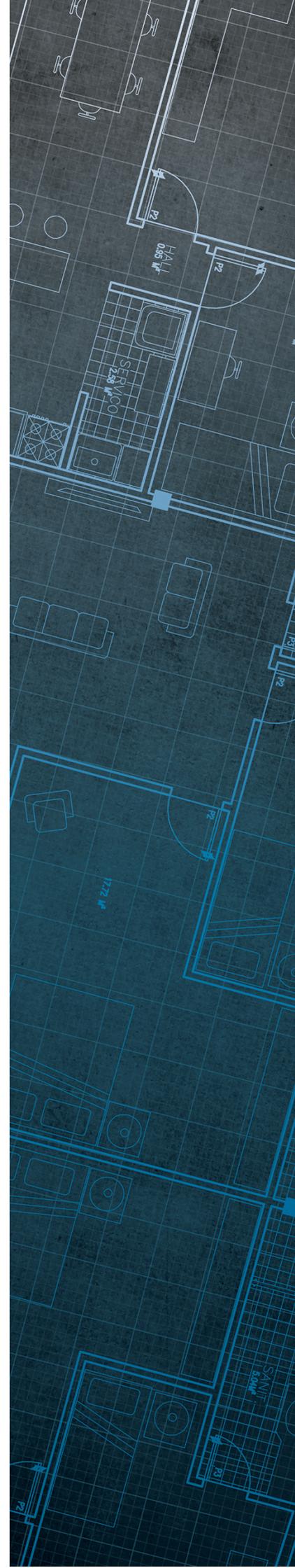
The Coal
Authority

Consultants Coal Mining Report

Pp Profiles
Stocks Lane
Batley
Kirklees
WF17 8PA

Date of enquiry: 31 May 2024
Date enquiry received: 31 May 2024
Issue date: 31 May 2024

Our reference: 51003428057001
Your reference: 24-394



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	6ZLG	75	West	1.6	East	160	1892
unnamed	MIDDLETON MAIN	Coal	6YOH	87	Beneath Property	1.4	East	160	1890

Probable unrecorded shallow workings

None.

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:

8420	8417	12673
CT16	M522	FGB759
12675	PO0	3105

Our records show we have more plans than those shown above which could affect the enquiry boundary.

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
FLOCKTON THIN	Coal	Yes	Within	N/A	110

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

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

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.

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.

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. 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 
- Outcrop (Conjectured) 

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

