



DOCUMENT INFORMATION

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1. INTRODUCTION

- 1.1. This report describes a coal mining risk assessment on a site at Birch Lodge, Howroyd Lane, Whitley, West Yorkshire.
- 1.2. The objectives of this risk assessment have been to obtain information relating to the potential mining of coal (and associated minerals) pertaining to the site and to produce a geotechnical assessment of those factors in relation to the proposed development at the site.
- 1.3. We have been advised that the proposed development at the site will comprise the conversion of an existing agricultural building to a residential dwelling. This assessment assumes that ground levels across the site will remain generally unchanged during the proposed development. If the assumptions made above and in the later sections of this report are not the case, then the recommendations presented within this report may require some amendment.
- 1.4. This risk assessment has been produced on behalf of the Client, Mr T Hammerton and no responsibility is accepted to any third party for all or any part. This report should not be relied upon or transferred to any other parties without the express written authorisation of Emcus Limited. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors owe them no duty of care or skill.
- 1.5. The findings and opinions conveyed from this assessment are based on information obtained from a variety of sources, as detailed within this report, which Emcus Limited believes are reliable. Nevertheless, Emcus Limited cannot and does not guarantee the authenticity or reliability of the information it has obtained from these sources, and used in the production of this report.
- 1.6. The site plans and drawings enclosed in this report should not be scaled off.

2. THE SITE

2.1. Site Location

2.1.1. The site is rectangular in shape and located on the eastern side of Howroyd Lane, Whitley, West Yorkshire, (see drawings J2194/01 and J2129/02). The National Grid Reference for the approximate centre of the site is 422433 417700.

2.2. Site Description

2.2.1. At the time of preparing this assessment we had not undertaken a site walkover. However, aerial images available freely on the internet and the provided drawings / information indicate that the site generally comprises an existing agricultural building.

3. INFORMATION REVIEW

3.1. Published Geological Information

- 3.1.1. The interactive GeolIndex data tool available through the website of the British Geological Survey (BGS) and published map, Sheet SE21NW, scale 1:10,000 dated 1999 have been examined in respect of the strata underlying the site. The natural strata beneath the site is indicated to comprise Pennine Lower Coal Measures Formation from the Carboniferous (PLCM). The PLCM typically comprise interbedded grey mudstone, siltstone and sandstone with coal seams.
- 3.1.2. The 1:10,000 scale map indicates that the site is located close to the intersection of 2 subparallel approximately north-west / south-east orientated geological faults. Those subparallel faults are indicated to intersect approximately 35m to the north-west of the site and the strata is indicated to be downthrown on the eastern side of both the faults.
- 3.1.3. Between the 2 subparallel faults, the First Brown Metal Coal (1BM) is indicated to crop approximately 350m to the south-east of the site and dip south-eastwards away from the site. The vertical section on the 1:10k geological map indicates that stratigraphically underlying 1BM, the next named coal seam is the 0.3m – 0.7m thick Second Brown Metal / Old Hard Coal. The geological map does not, however, indicate the crop of that Second Brown Metal / Old Hard Coal in the sequence of strata between the 2 faults in the area of the site.
- 3.1.4. Beyond the 2 subparallel faults, the Third Brown Metal / Stone Coal seam is indicated to crop approximately 30m to the south of the site and the Flockton Thin Coal is indicated to crop approximately 20m to the east of the site.

3.2. Coal Authority Report

- 3.2.1. The Coal Authority interactive map viewer indicates that the site is located in a Coal Mining Reporting area and Development High Risk Area.
- 3.2.2. We have obtained a Consultants Mining Report for the site from the Coal Authority, a copy of which is presented in Appendix A. The salient information within the mining report can be summarised as follows.
- The mining report advises that the Silkstone coal seam has been mined at 75m depth beneath the site and last worked in 1881.
 - The mining report advises that the site is not in an area where unrecorded coal workings are probable at shallow depth.
 - The mining report advises that the site does not intersect with a coal seam outcrop and / or the site is not within 50m of coal seam outcrop which dips beneath the site.
 - There are no recorded coal mine entries within, or within 100m of the site.
 - The site is not within the boundary of an opencast mine.

4. ASSESSMENT OF SITE SPECIFIC COAL MINING RISKS

4.1. From a review of the information sources above, the range of coal mining related hazards relevant to the proposed surface development of the site can be summarised as follows:

Coal Mining Hazard	Potential for Coal Mining Hazard to impact proposed development of the site
Deep underground coal mining >30m depth. (Past, present and currently proposed)	No significant risk identified.
Recorded shallow underground coal mining <30m depth	No significant risk identified.
Un-recorded shallow (<30m depth) underground coal mine workings and associated entries. (Includes bell pits, pillar & stall and crop working, etc.)	No significant risk identified.
Recorded Mine entries (shafts and adits)	No significant risk identified.
Coal mining induced or reactivated faults / lines of weaknesses (fissures, etc.)	No significant risk identified.
Mine gas emissions	No significant risk identified.
Recorded surface mining (opencast workings)	No significant risk identified.

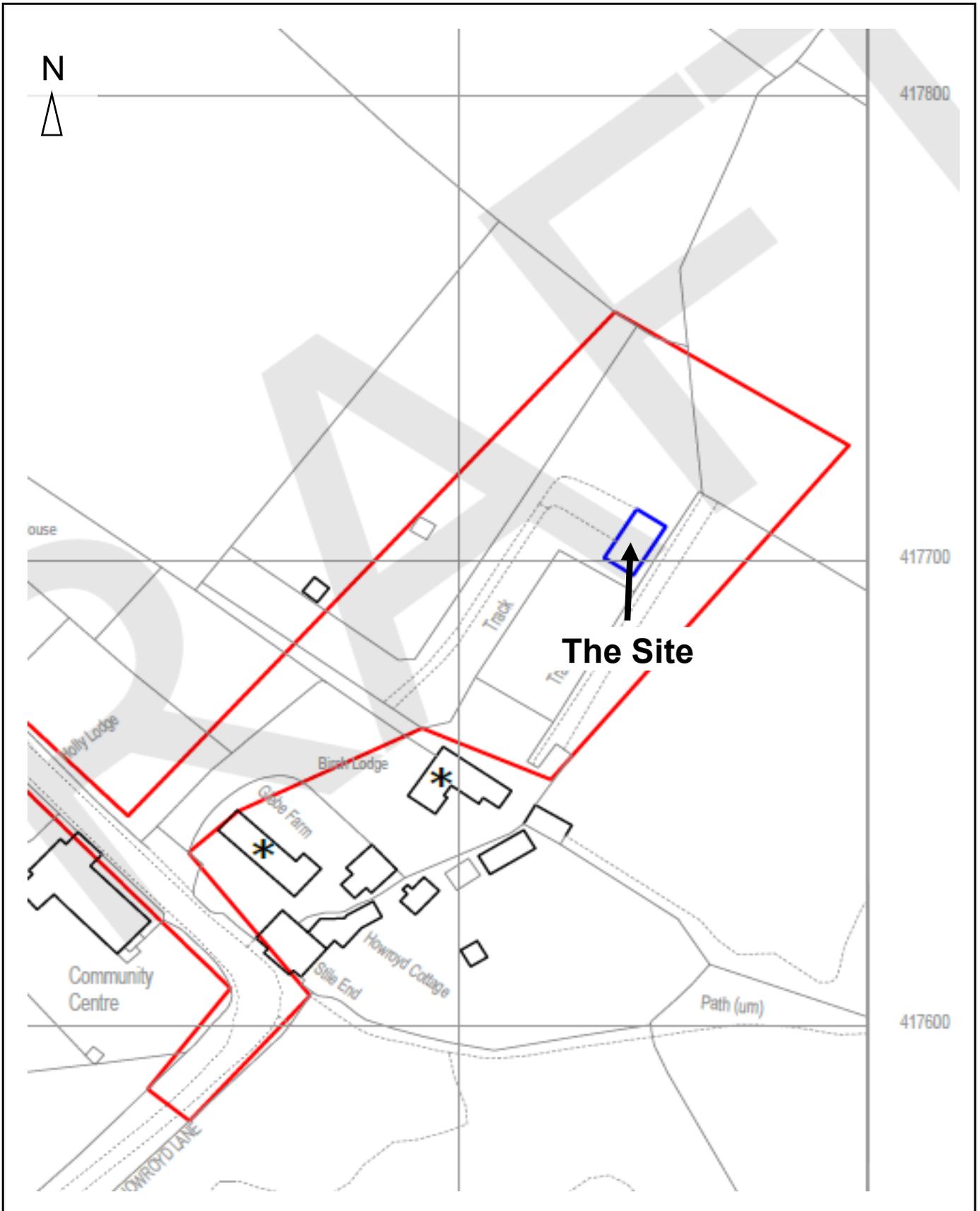
5. GEOTECHNICAL ASSESSMENT

- 5.1. The site is indicated to be underlain by Pennine Lower Coal Measure strata, close to the intersection of 2 subparallel geological faults. The published geological information does not identify any coal seams cropping in the block of faulted strata and dipping beneath the site at shallow angle. (The First Brown Metal Coal is indicated to crop 350m to the south-east of the site and dip south-eastwards away from the site). Furthermore, the sequence of strata indicated to be present beneath the site is unlikely to include any coal seams of potential workable thickness at shallow depth.
- 5.2. The Coal Authority mining report confirms the site is in an area where unrecorded coal workings are unlikely to be present at shallow depth. Furthermore, it is considered that any ground movements associated with the deeper workings in the Silkstone seam at 75m depth will have stopped by now.
- 5.3. There are no mine entries identified within 100m of the site and the site is not located within the boundary of an opencast mine.
- 5.4. In view of the above, it is considered that the proposed development at the site does not require any specific measures to protect against potential ground movements from coal mining legacy features.

DRAWINGS



Drawing Title	J2194/01		
	Site Location Plan		
Project	Scale at A4:	NTS	
	Birch Lodge, Whitley, West Yorkshire	Drawn	
Client	MJH	MJH	
	Mr T Hammerton	Date	Date
	01/11/2024	01/11/2024	



Drawing Title	J2194/02	
	Site Plan	
Project	Scale at A4:	NTS
	Drawn	Approved
Client	MJH	MJH
	Date	Date
	01/11/2024	01/11/2024



APPENDICES

Appendix A

Coal Authority Mining Report



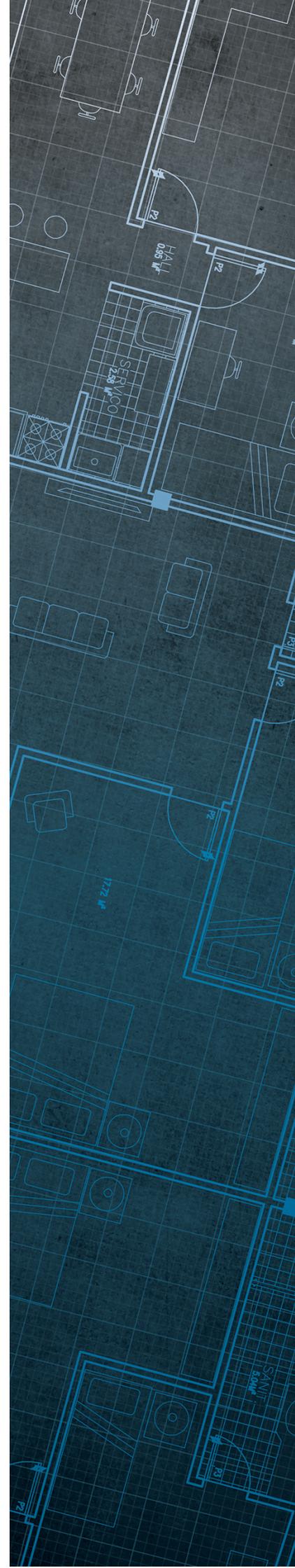
The Coal
Authority

Consultants Coal Mining Report

Birch Lodge
Howroyd Lane
Whitley
Dewsbury
West Yorkshire

Date of enquiry: 21 October 2024
Date enquiry received: 21 October 2024
Issue date: 21 October 2024

Our reference: 51003458072001
Your reference: 361398247_1



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

NLIS Hub

Enquiry address

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Whitley
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West Yorkshire

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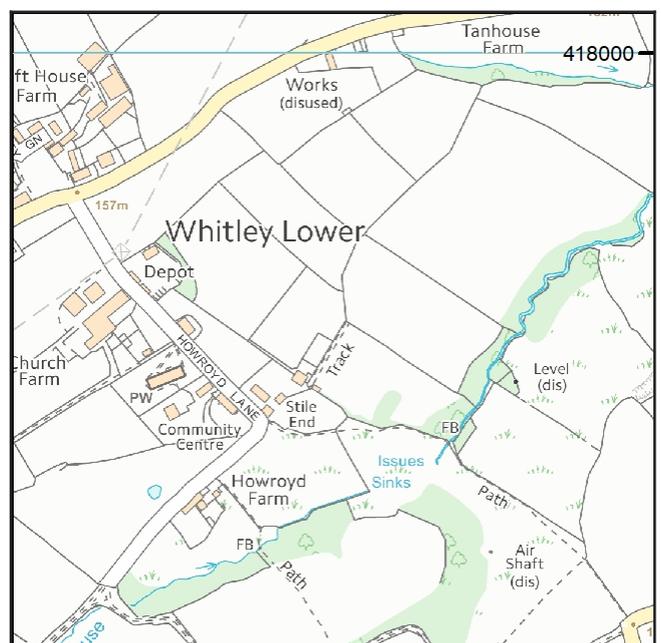
www.groundstability.com

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Approximate position of property



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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	SILKSTONE	Coal	608L	75	Beneath Property	3.4	North-East	51	1881

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:

NE776	8645	FGB833
11048	NE329	M342
16359	11059	PO0

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

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas 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.

