

2024.00373.000

George Hotel Refurbishment (Planning & LBC) Response – Coal Authority 29.05.25

Shaping places that have
a positive impact



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- ~~Dialogue (Applicant)~~
- Summary (Applicant Formal Response)
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Revision	Date	By
01	29.05.25	AHR Building Consultancy

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the matters pertaining to comments received from the statutory consultee in respect of The Coal Authority

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material, the Statutory Consultee's queries/ comments and a record of formal response by the applicant and/ or their appointed sub-consultants (Specialist).

Consultee Response

Ref: 25.05.21 - 2025-91147_+Consultee+Responses_1088963.PDF

Date: 21.05.25

From: The Coal Authority

Officer: Peter Woodcock

The consultee has formally posted comments upon the portal and has made the following **objection:**

The Coal Authority response: Substantive Concern

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The application site lies within an area of probable unrecorded shallow coal mining which could affect public safety and surface stability for the new built development proposed as part of this development.

The planning application is accompanied by a Phase I Contaminated Land Desk Study Report (1620014217, November 2022) prepared for the proposed development by Ramboll. We note that Section 4.2 informs that a Coal Mining Risk Assessment is included within Appendix 3; however, this is a CON29M Coal Mining Report only.

Ctd'

This is a factual report only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity.

The Coal Authority therefore objects to this planning application. In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report to support this planning application.

This assessment should be prepared by a suitably qualified person. Without such a risk assessment, the Coal Authority does not consider that the LPA has sufficient information to determine this planning application.

Summary

Applicant Formal Response

The applicant wishes to thank the Coal Authority for their consideration.

Coal Mining Risk Assessment

The applicant apologises that the CMRA included within appendix A of this mini report was intended to be included with the initial submission but was held back until this had been shared with the adjacent construction parties

The CMRA was prepared back in March 2025 as part of the collaboration between the George Hotel and Network Rail team (both are sharing a relatively tight site setup area and as such are sharing all geological information to ensure cross project risk is addressed) but is prepared as a George Hotel site specific assessment.

The format of the report is that of a coal mining report which is subsequently reviewed and commented on in respect of risk assessment by the appointed Geotechnical Engineers SOLMEK

Applicant Commitment of Undertaking:

The applicant wishes to make the following commitment of undertaking following the Phase 1 and CMRA to be applied as part of the enabling works prior to the commencement of any new build elements of the works to be submitted via the normal channels under Building Control:

“The Principal Contractor has committed to the undertaking of 3nr deep boreholes in locations identified by the consulting engineers as John William Streed (adjacent) and car parking zone adjacent to the proposed new construction and historic retaining structure with relevant level of reporting and analysis for submission to Building Control”

The above shall be undertaken in the locations as agreed between the consulting geological surveyor (SOLMEK) and the appointed structural engineer responsible for the below and above ground designs (ADEPT Engineering).

Appendix A

Coal Mining Risk Assessment

Shaping places that have
a positive impact

Site Investigations



Geologists



Environmental &
Geotechnical
Engineers



Solmek Ltd.

12 Yarm Road
Stockton on Tees
TS18 3NA
www.solmek.com

Tel: 01642 607083
info@solmek.com

FAO: Martin Ludlow
GMI Construction Group PLC

Date: 18th March 2025

COAL MINING RISK ASSESSMENT REPORT

**George Hotel, Huddersfield
S250101**

Introduction

Solmek Ltd. were instructed by GMI Construction Group PLC to undertake a Coal Mining Risk Assessment at The George Hotel, St Georges Square, Huddersfield, HD1 1JA. The proposed plan for the site is the redevelopment of the existing hotel and the deepening of the existing basement floor. A site location map is appended below.

The purpose of this mining assessment is to evaluate the underlying ground conditions of the site based on existing information and to plan the scope of the subsequent investigation should it be required. The objectives and planned outcomes of the mining assessment are:

- to identify existing features on and near the site
- to review geological maps and previous site investigations of the area
- to source and make an assessment of a coal mining report for the site
- to design the scope of the proposed intrusive investigation (if necessary)
- to identify constraints to the investigation, i.e. site access and health and safety considerations

Site Description

The centre of the site is located at OS Grid Ref 414418, 416943. The site is located to the east of Huddersfield Train Station, St George's Square, Huddersfield HD1 1JB.

The site consists of a large 4 storey hotel and associated carpark and incorporates a basement area around the front of the building. The hotel is located in St Georges Square and is currently pedestrianised. Huddersfield Train Station is noted >100m to the west of the site. Several services are noted around the perimeter of the site including street lighting, drains and other underground services.

Geology

Inspection of the British Geological Survey (BGS) 1:50,000 Sheet 77 (Huddersfield) and (BGS) SE11NW 1:10,000 was undertaken.

According to the BGS 1:10,000 map, the site is shown as being within an area of recorded made ground deposits. The drift deposits are recorded as comprising clays, silts, sands and gravels. The site is shown to be underlain by solid geology of Carboniferous Lower Coal Measures Formation (LCM) most likely comprising cyclic beds of mudstone, siltstone and sandstone with coal seams of varying thicknesses.

The site is potentially underlain by one shallow coal seam according to the BGS mapping. The Soft Bed Coal (SB) outcrops to the west and dips beneath the site. This seam is noted as being approximately 0.60m thick in the area.

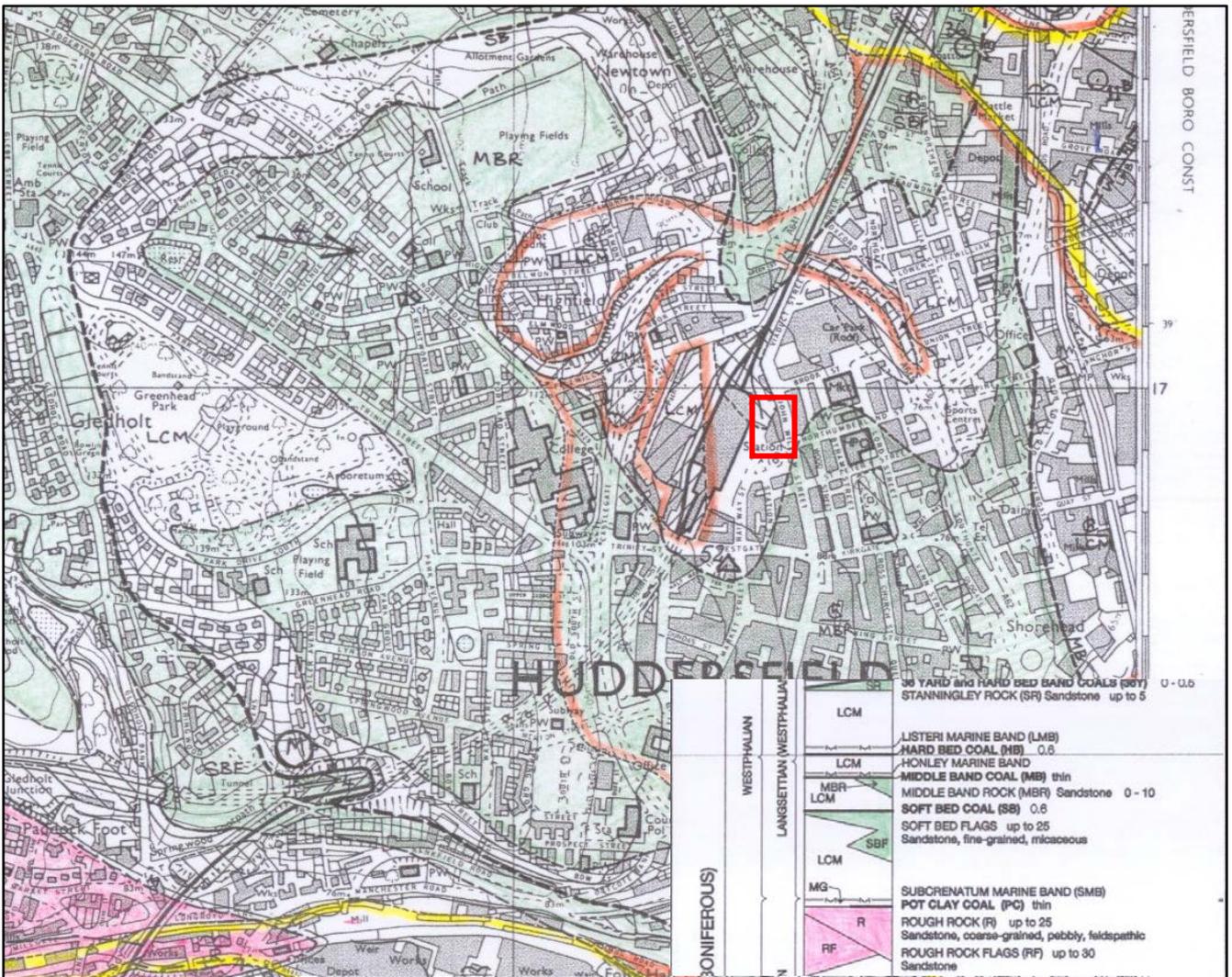


Figure 1: Image showing a screenshot of the BGS 1:10,000 map and GVS with the site highlighted in red

BGS borehole SE11NW22, drilled ca. 90m southwest of the site, indicates drift deposits of glacial clay to 4.42mbgl, at which point rockhead of black shale was encountered. A band of coal is also noted at a depth of 12.50mbgl with a section thickness of 0.60m.

Mining

The site is within a Coal Mining Affected Area as defined by the Mining Remediation Authority (formerly the Coal Authority), as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining consultancy report obtained off The Coal Authority dated 18th March 2025 is appended below.

The coal mine report states that no past mining has been recorded within the area of the site boundary however, previous unrecorded shallow workings may be present.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 500m of a currently operating opencast coal mine.

The report follows on to state that they have no knowledge of any mine entry points within 100m of the site boundary, nor is it within 50m of a remediated site. However, the site is within an area of previous interest which is located 43.3m to the northwest of the site boundary.

The Mining Remediation Authority interactive mapping also suggests that there are possible workings within the Soft Bed coal seam below the site.

Mining Assessment

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

From the BGS 1:10,000 Geological map the Soft Bed coal seam is shown to outcrop 210m to the north of the site with a section thickness of 0.60m. When compared to the BGS Borehole SE11NW22, a coal seam with a section thickness of 0.60m is also noted at a depth of 12.50m which is likely to be the Soft Bed coal seam. Previous site investigations, provided by the client, also noted a coal seam as shallow as 13.80mbgl (0.40m thick) at the west end of the current building therefore, the Soft Bed coal seam is expected at a depth of <15mbgl.

Given the presence of possible unrecorded shallow coal mine workings, it is recommended that a series of rotary boreholes are required as part of any site investigation for the new development. The boreholes are necessary to investigate potential voids, collapsed workings and possible weak/broken areas of rock due to mine workings underlying the proposed new development.

Yours sincerely,

Arron Longstaff

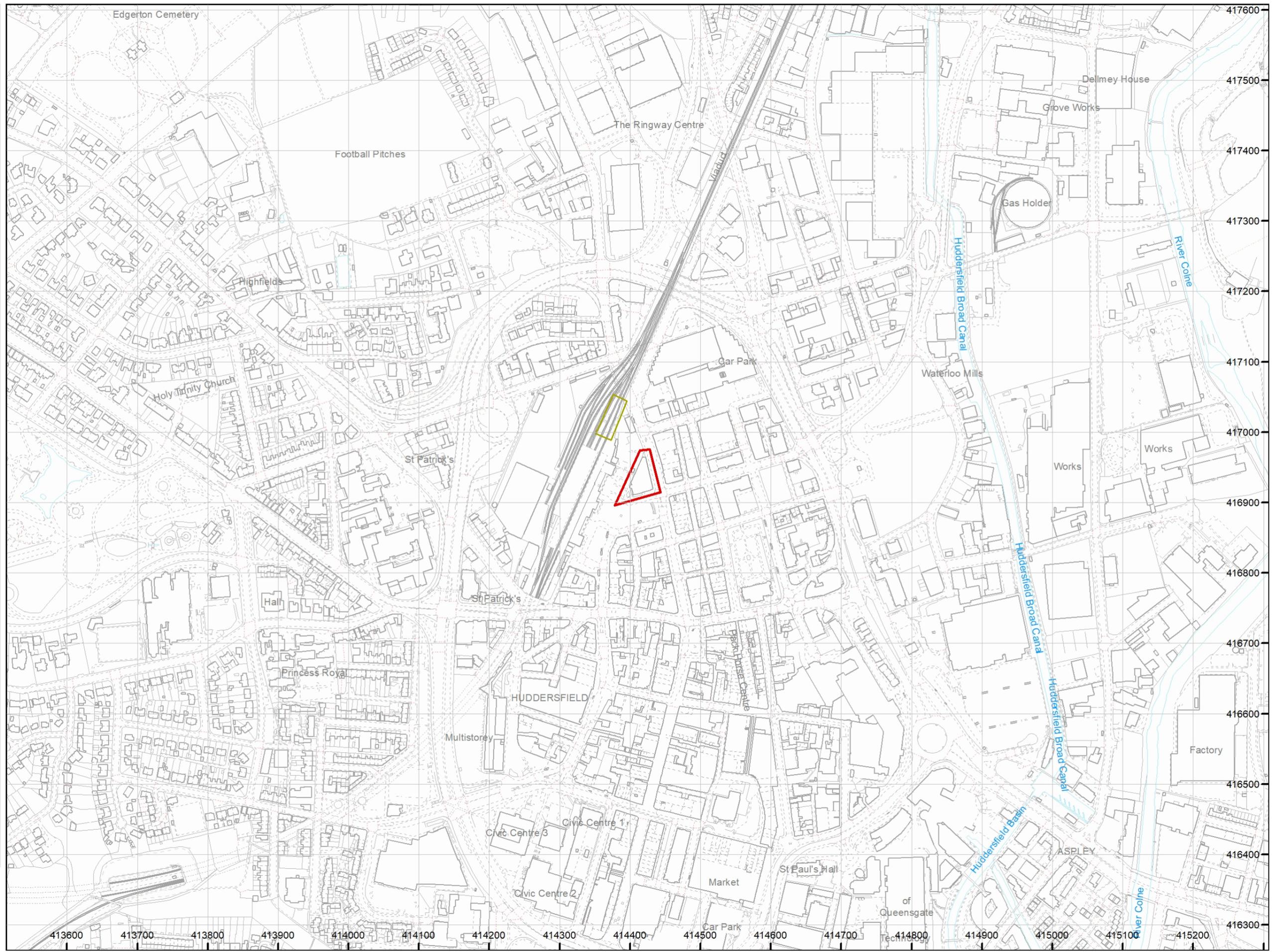
On behalf of Solmek Ltd.

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 
- Site investigations 

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





RECORD OF WELL (SHAFT OR BORE)

At Field Building Soc.
Town or Village Huddersfield
County Six-inch quarter sheet 246 SE
For Mr. _____
Exact site of well see tracing (Attach a tracing of a map, or a sketch-map, if possible.)

Level of ground surface above sea-level (O.D.) _____ feet.
Is well-top at ground level? _____ above; _____ below; _____ feet.
Shaft _____ ft., diameter _____ ft. Details of headings _____

Bore 46.02 ft.; diameter of bore: at top 6.15 ins.; at bottom _____ ins.
Lengths, diameters, perforations, etc., of lining tubes _____
Water _____ below well-top, of (feet) 41 ft. 12.50

TEST DETAILS
Rest-level of water _____ ft. above/below well-top. Suction at _____ ft. Yield on _____ hours' days'
Month _____ pumping _____ gallons per _____ (max. capacity of pump _____ g.p.h.),
Year _____ with depression of _____ feet. Recovery to _____ in _____ mins. hours.

WORKING CONDITIONS
Rest-level of water in _____ (year) _____ ft. above/below well-top.
Highest " in _____ (year) _____ ft. above/below "
Lowest " in _____ (month), _____ (year) _____ ft. above/below "
Suction at _____ ft. Rate of pumping _____ galls. per _____ for _____ hours per day.
with average depression of _____ ft. Recovery to _____ in _____ mins. hours

Quality of water (attach copy of analysis if available) _____
Information from _____ 1939

ADDITIONAL NOTES.

Trial hole only

LOG OF STRATA OVERLEAF.

GEOLOGICAL MUSEUM, LONDON, S.W.7.	Date received.	G.S.M. Office File No.	1" N.S. Map No.	1" O.S. Map marked (use symbol) on 6" Map.
	<u>Nov. 1942</u>		<u>77</u>	

(For Survey use only) GEOLOGICAL CLASSIFICATION	NATURE OF STRATA If measurements start below ground surface, state how far... ..	THICKNESS		DEPTH	
		Feet	Inches	Feet	Inches
(2)	Sandstone road setts	0.5	6	6	0.15
	Yellow boulder clay w. broken rock	0.61	2	2	6 0.76
	Brown boulder clay.	1.83	6	8	6 2.59
	" " " w. small pebbles	1.22	4	12	6 3.81
	Brown clay with black	0.61	2	14	6 4.42
	Black shale (rotten)	0.91	3	17	6 5.33
	" " (broken)	2.59	8	26	- 7.92
	" " (Good)	1.52	5	31	- 9.45
	" " (Broken)	1.22	4	35	- 10.67
	" " (Good)	0.76	2	37	6 11.43
	" " (Broken)	0.66	2	8	12.09
	COAL? 2' of core 1.2" of sediment	0.41	1	41	- 12.50
	Grey sand	1.52	5	46	- 14.02





YORKSHIRE WATER AUTHORITY - Survey of Existing Boreholes

I.G.S. Ref. No. *SE.11.NW/22* N.G.R. *57.1438.1684*..... Licence No.

OWNERS NAME *Huddersfield Building Society,* App No
ADDRESS *Station Street,*
..... *Huddersfield*.....

SIPKATA DETAILS	Thick	Depth
<i>Sandstone</i>	<i>6"</i>	<i>6"</i>
<i>Boulder clay</i>	<i>12' 6"</i>	<i>12' 6"</i>
<i>broken rock & boulders</i>	<i>2'</i>	<i>14' 6"</i>
<i>on clay</i>	<i>25' 2"</i>	<i>16' 8"</i>
<i>strata</i>	<i>1' 4"</i>	<i>18'</i>
<i>slab</i>	<i>5'</i>	<i>23'</i>
<i>band</i>		<i>28'</i>

Dia. *6"*.....
Depth *46'*.....
Lining
Well sinker *Matthews*
Date *1939*.....
R.W.L.



INSPECTION REPORT	WATER QUALITY	DATE OF INSPECTION:-
Present Owner:- Access (Yes or No) ½" Probe 3" Instruments Landrover Access Agreed	Date pH Total hard Temp. hard Alk _____ _____ Mg Na K	Other Comments:- _____ Sketch Plan of Location
Water Level at time of insp. metres below Date Datum above R.W.L. Date	HCO ₃ SO ₄ Cl NO ₃ _____ Fe	



RECORD OF WELL (SHAFT OR BORE)

SE11NW22
77 SE11/19
172

SE11NW22 1684
Huddersfield Building Soc.
Huddersfield

County: Six-inch quarter sheet 240 SE
For Mr.

Exact site of well: see tracing

Attach a tracing from a map, or a sketch-map, if possible.

Level of ground surface above sea-level (O.D.) _____ feet.

Is well-top at ground level? _____ If not, state how far above; _____ below; _____ feet.

Shaft _____ ft., diameter _____ ft. Depth _____ ft.

Bore 46 ft.; diameter of bore: at top _____ in., at bottom _____ ins.

Lengths, diameters, perforations, etc., of lining tubes _____

Water struck at depths, below well-top, of (feet) 41 ft.

TEST DETAILS Rest-level of water _____ ft. above well-top. Suction at _____ ft. Yield on _____ hours' days' pumping _____ gallons per _____ (max. capacity of pump _____ g.p.h.) with depression of _____ feet. Recovery to _____ in _____ mins. hours

Level of water in _____ (month), _____ (year), _____ ft. above below

Highest " in _____ (month), _____ (year), _____ ft. above below

WORKING CONDITIONS Lowest " in _____ (month), _____ (year), _____ ft. above below

Suction at _____ ft. Rate of pumping _____ galls. per _____ for _____ hours per day, with average depression of _____ ft. Recovery to _____ in _____ mins. hours

Quality of water (attach copy of analysis if available) _____

Well made by _____ date of well 1939

ADDITIONAL NOTES.

trial hole only.

LOG OF STRATA OVERLEAF.

Date received	G.S.M. Office File No.	1" N.S. Map No.	1" O.S. Map No.	Site marked (use symbol)	
				on 1" Map.	on 6" Map.
Nov 1942					

(17208) W.4.4201.0877 10,000 2.41 A.B.E.W. Ltd. Gp.486

Lower Coal Measures	Thin clay with green	3	17	6
	Black shale (with	8	6	26
	" " (Buckham)	5	-	31
Aquifer:	" " (Good)	4	-	35
Lower Coal Measures	" " (Buckham)	2	6	37
	" " (Good)	2	2	39
	" " (Buckham)	1	4	41
	COAL? 2' of core 1' 2" of sediment	5	-	41
	band			

(For Survey use only)
GEOLOGICAL CLASSIFICATION

NATURE OF STRATA

If measurements start below ground surface, state how far... ..

THICKNESS
Feet Inches

DEPTH
Inches

SE 11/19

(2)

Sandstone road setts
Yellow boulder clay w. broken rock
Brown boulder clay.
" " " w. small pebbles
Green clay with flints
Black shale (rotten)
" " (broken)
" " (Good)
" " (Broken)
" " (Good)
" " (Broken)
COAL? 2' of core 1'2" of sediment
Grey mud

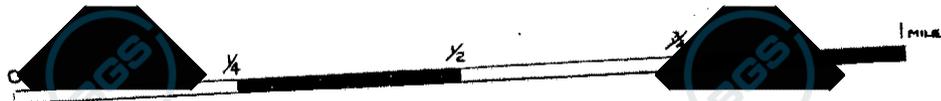
THICKNESS	DEPTH
Feet	Inches
6	6
2	26
6	86
4	126
2	146
3	176
8 6	260
5	310
4	350
2 6	376
2	396
1 4	410
5	460

Cal Measures
Aquifer:
Lower Cal Measures
B.C. 16/2/99



Huddersfield Station

YRS. 246 SE





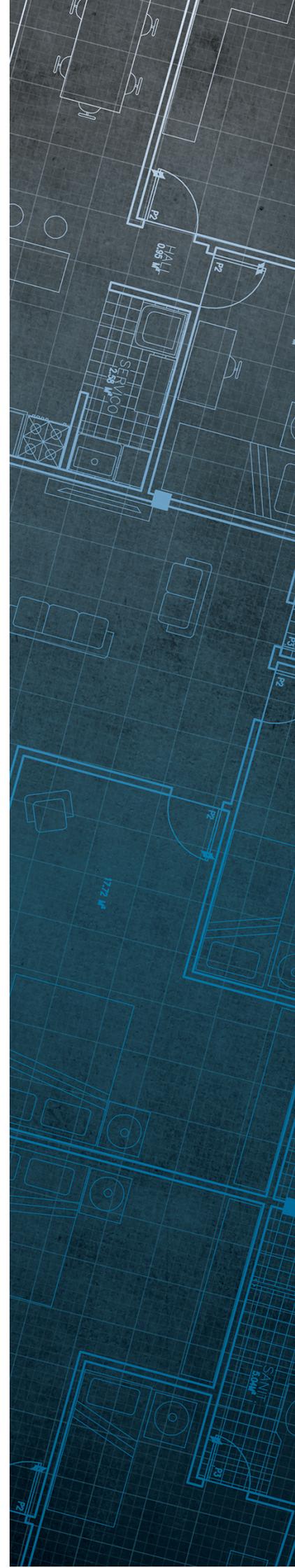
The Coal
Authority

Consultants Coal Mining Report

George Hotel
St George'S Square
Huddersfield
Kirklees
HD1 1JA

Date of enquiry: 18 March 2025
Date enquiry received: 18 March 2025
Issue date: 18 March 2025

Our reference: 51003486143001
Your reference: SOL9365



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

Arron Longstaff

Enquiry address

George Hotel
St George'S Square
Huddersfield
Kirklees
HD1 1JA

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

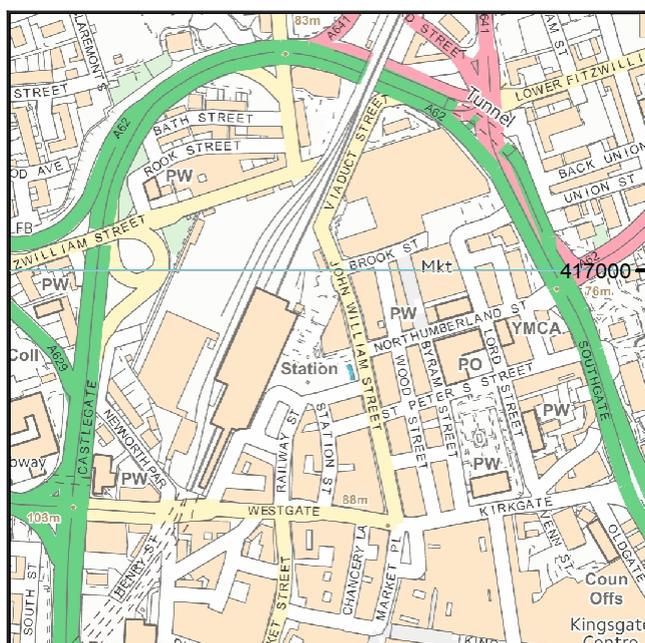
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Ordnance Survey Licence number: AC0000820577

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

None available.

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

Distance to site investigation (m)	Direction
43.3	North-West

See Section 4 for further information.

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.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

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.

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2025)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.