

**Carlinghow Motor Care
27 Ings Road
Batley
WF17 8LT**

**LYONS CMC
COAL MINING & GEOTECHNICAL
CONSULTANCY**

Date: 4th July 2025
Your ref: (WF17 8LP)
My Ref: SI 00405

**COAL MINING RISK INTERPRETATION REPORT – FOLLOWING THE SITE
INVESTIGATION FOR PROPOSED COMMERCIAL DEVELOPMENT AT LAND TO THE
REAR OF 588-594 BRADFORD ROAD, BATLEY WF17 8LP**

I am pleased to supply the following report for the above named project and trust that this satisfies your requirements. Please do not hesitate to contact myself at any time for further clarification or advice.

Yours Sincerely,

M. Lyons
Consultant Mining Engineer
BSci CSci MIMMM

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**LYONS CMC
COAL MINING & GEOTECHNICAL CONSULTANCY**

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1. Introduction

Planning permission is being considered for a new steel framed commercial automotive repair development at the above location subject to the mining legacy risks been fully realised and mitigated from on site, if necessary. Cape Site Services has now undertaken this work via an intrusive site investigation of 3 boreholes, the location of which is outlined on plan no. 00405/B – as attached and illustrated in appendix 5.2.

2. Scope of the Report

The mining legacy risks to the development are as follows:

- Instability from shallow underground coal workings
- Uncharted mine entries
- Fugitive gas emissions

As such, these risks need to be properly determined to ensure sound stability for the development. A borehole investigation consisting of between 3 holes was deemed a reasonable level of investigation in the outset regarding potential void migration given the scale and nature of development combined with the available geological and mining information. A watching brief would also be implemented for any signs of mine entries.

It should be noted that this investigation is focused mainly on determining stability from potential shallow historic coal workings and will only provide limited information regarding the risks of uncharted mine entries.

3. Site Investigation

3.1 Methodology

Prior to the intrusive site investigation, a search for utilities was undertaken both via online data providers and physically on site using a Cable Avoidance Tool (CAT). Boreholes were marked out with tape measure from boundary lines as illustrated on plan no. 00405/B outlined in appendix 5.2. As part of the mine entry watching brief, a pre survey was undertaken with no visible evidence of any uncharted mine entries.

An investigation utilising a tracked Beretta Rotary Drill Rig equipped with 2m long 75mm diameter drill rods was deemed appropriate in this instance along with water flush techniques to analyse returns and minimise any risks associated with mine gas emissions and spontaneous combustion. Gas monitoring equipment would be employed during works for risks associated with Methane, Carbon Monoxide, Oxygen, Carbon Dioxide and Hydrogen Sulphide. Prior agreement had been secured for these works from the Mining Remediation Authority -permit ref: 29978 – as attached for reference in appendix 5.4.

Considering the geological/mining details boreholes were decided to be taken to the base of the Flockton Thin coal seam (shown as up to 1.4m thickness) or to 20m if not encountered.

The works were to be supervised by the Drilling Engineers Mr. S. Fish and Mr I. Wiles, and overseen by the Principal Engineer Mr. M. Lyons.

3.2 Interpretation of Findings

Borehole No. 1 proved 0.3m of made ground followed by soft light brown sandstone to 0.8m deep and a thin 0.1m section of **coal** to 0.9m deep. Grey light brown mudstones followed by grey sandstone was then proved to 20m deep with no signs of any other coal seam.

Borehole No. 2 proved 0.5m of made ground followed by light brown/yellow clay to 1.1m deep and a thin 0.1m section of **coal** to 1.2m deep. Grey light brown mudstones followed by grey sandstone was then proved to 20m deep with no signs of any other coal seam.

Borehole No. 3 proved 1.5m of made ground followed by light brown/yellow clay to 1.8m deep (no coal). Grey light brown mudstones followed by grey sandstone was then proved to 20m deep with no signs of any coal seam.

No signs of underground shallow workings or unstable ground were encountered at any of the three borehole locations and no fugitive gases were detected at any point during the drilling operations.

The logs match well which would infer no signs of any geological faulting between the borehole locations.

4. CONCLUSIONS AND RECOMMENDATIONS

- 1) The geology appears consistent with that conjectured on BGS records in that part of what is believed to be the Flockton Thin coal seam base was encountered in the north, which would infer that the seam has indeed outcropped. The seam will dip away northwards and therefore away from this site, hence no coal seam being encountered within 20m deep. No workable seam is anticipated below the Flockton Thin seam within an influencing depth of the surface (with regard to historic mining void migration), therefore the site will be stable from the shallow mining aspect and no further associated considerations are necessary. As such usual foundations can be considered, suitably designed for the given structure and nature of near surface strata.
- 2) No signs of any mine entries were observed during the investigation, however slight risks are always present within the exposed coalfield for discovering such features. Watching briefs would be prudent during future ground works for any associated signs of either an old mine shaft or adit. The Mining Remediation Authority should be notified where any such feature is suspected.

- 3) No fugitive gases were encountered, and given the clay deposits and findings the risk of such to impact on development is considered low.

This report and future development proposals should be submitted to the regulators for their approval prior to any works taking place.

I trust that this satisfies your requirements, however please do not hesitate to contact myself at any time for further clarification or advice.

Yours Sincerely,

M. Lyons
Consultant Mining Engineer
BSc Csci MIMMM

Enc.

THIS SITE INVESTIGATION INTERPRETATIVE REPORT IS BASED ON AND LIMITED TO THE INFORMATION IN MY RECORD AT THE TIME THE ENQUIRY IS ANSWERED. It is based on my professional opinion in line with the guidelines set out in CIRIA C758D – “Abandoned Mine Working Manual.” The opinion may be overruled by Government Authorities based on other information not in my record. Further site investigations may be undertaken which would supersede the factual findings of this investigation. Copyright in this report belongs to M.A.Lyons. All rights are reserved and unauthorised use is prohibited. Copyright is not transferred to external parties by possession of this report, however, those for whom the report is compiled have the right to use it. If any unauthorised third party comes into possession of this report, they rely upon It entirely at their own risk and the author does not owe them any Duty of Care or Skill.

5 Appendix

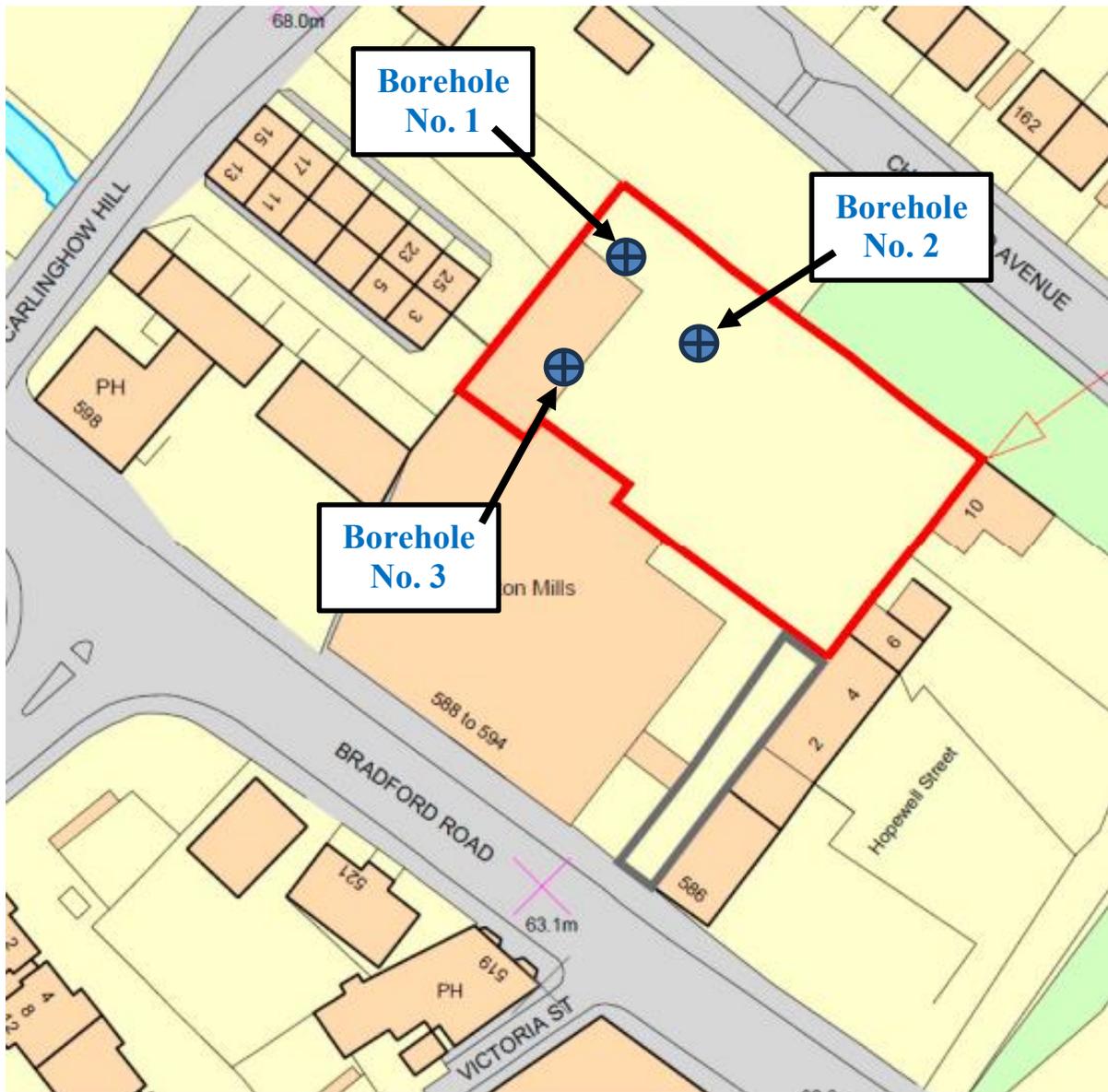
5.1 References

- 5.1.1 CIRIA C758D 'Abandoned mine workings manual'.
- 5.1.2 British Standards Institution: BS 5930:2015 'Code of practice for ground investigations' BSI 2015.
- 5.1.3 British Standards Institution: BS EN ISO 14688-1: 2002 + A1 2013 'Geotechnical Investigation and Testing – Identification and Classification of Soil – Part 1 – Identification and Description. BSI 2013.
- 5.1.4 British Standards Institution: BS EN ISO 14689-1: 2003 'Geotechnical Investigation and Testing – Identification and Classification of Rock – Part 1 – Identification and Description. BSI 2003. Incorporating Corrigendum No. 1 February 2007.
- 5.1.5 British Standards Institution: BS 10175 'The Investigation of Potentially Contaminated Sites. Codes of Practice'. BSI 2011+A1 2013.
- 5.1.6 British Standards Institution: BS EN ISO 22476-3: 2005 + A1 2011 'Geological Investigating and Testing. Field Testing. Standard Penetration Test'.
- 5.1.7 British Standard 1377:1990 Parts 1-9 'Methods of Test for Soils for Civil Engineering Purposes'.

5.2 Borehole Location Plan No. 00405/B

**LAND TO THE REAR OF 588-594
BRADFORD ROAD, BATLEY WF17 8LP**

**Site Investigation
Borehole Location Plan
(NTS)**



5.3 Drilling Log Sheets

Client: Amjid Rashid	Site: Wilton Mills Bradford Road Batley		Cape Site Services unit 2, rear of Castle Buildings Carlton Road, Barnsley, S71 3HX	
Date: 1/7/25	Method: water flush	Permit No: 29978		
Driller: Simon Fish			Driller Assistant: Richard Hawkins, J.Doughty	
Drillers Signature:			Page No: 1 of 1	

Measurements In Meters

BH No:	FROM	TO	THICKNESS	DESCRIPTION
1				
	0	0.3	0.3	Made Ground
	0.3	0.8	0.5	Sandstone light brown soft
	0.8	0.9	0.1	coal
	0.9	15.1	14.2	mudstone grey/light brown with soft bands
	15.1	20	4.9	sandstone Grey
				Borehole sealed upon completion, gas monitored for duration, negative readings
2				
	0	0.5	0.5	Made ground
	0.5	1.1	0.6	clay light brown/yellow
	1.1	1.2	0.1	coal
	1.2	15.5	14.3	mudstone grey/light brown with soft bands
	15.5	20	4.5	sandstone grey
				Borehole sealed upon completion, negative gas readings
3				
	0	1.5	1.5	made ground
	1.5	1.8	0.3	clay light brown/yellow
	1.8	14.8	13	mudstone grey/light brown with soft bands
	14.8	20	5.2	sandstone grey
				Borehole sealed upon completion negative gas readings

5.4 Mining Remediation Permit



Permit to Enter or Disturb Mining Remediation Authority Interests

Permit 29978

Name and Address of Permit Holder:

Carlinghow Motor Care
1 Ings Road
Carlinghow
Batley
WF17 8LT

Site Location:

Land to the rear of
588-594 Bradford Road
Batley
WF17 8LP

This certificate hereby grants the above named Permit Holder a Permit to carry out:-

Ground investigation by three boreholes to 20m to determine presence of shallow mine workings within the Authority's interests at the identified site location above as shown on the Grant Permit Boundary (overleaf) for the period of **12 months** from the granted date shown below. *The granting of this Permit does not constitute advice given by the Authority in relation to the proposed operations. It is the Permit Holder's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.*

Conditions:

- *Manned entry (i.e.) into mine entries/workings is strictly prohibited.*
- *Water flush*
- *Gas Monitoring CO, CH₄, CO₂, O₂, H₂S at borehole and rig*
- *Operators undertaking the work must be in possession of this certificate and the Permit boundary plan at the time of works*
- *Appropriate borehole sealing without delay and to withstand site level changes*

Signed: _____ Granted Date: **19/06/2025**

For and on behalf of the Mining Remediation Authority

*Nominated Representative: Richard Morson, Permitting Manager;
Mining Remediation Authority, Permitting Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG
Tel: 01623 637450; E-Mail: permissions@coal.gov.uk*