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Land off Stringer Houser Lane

Coal Mining Risk Assessment

March 2025

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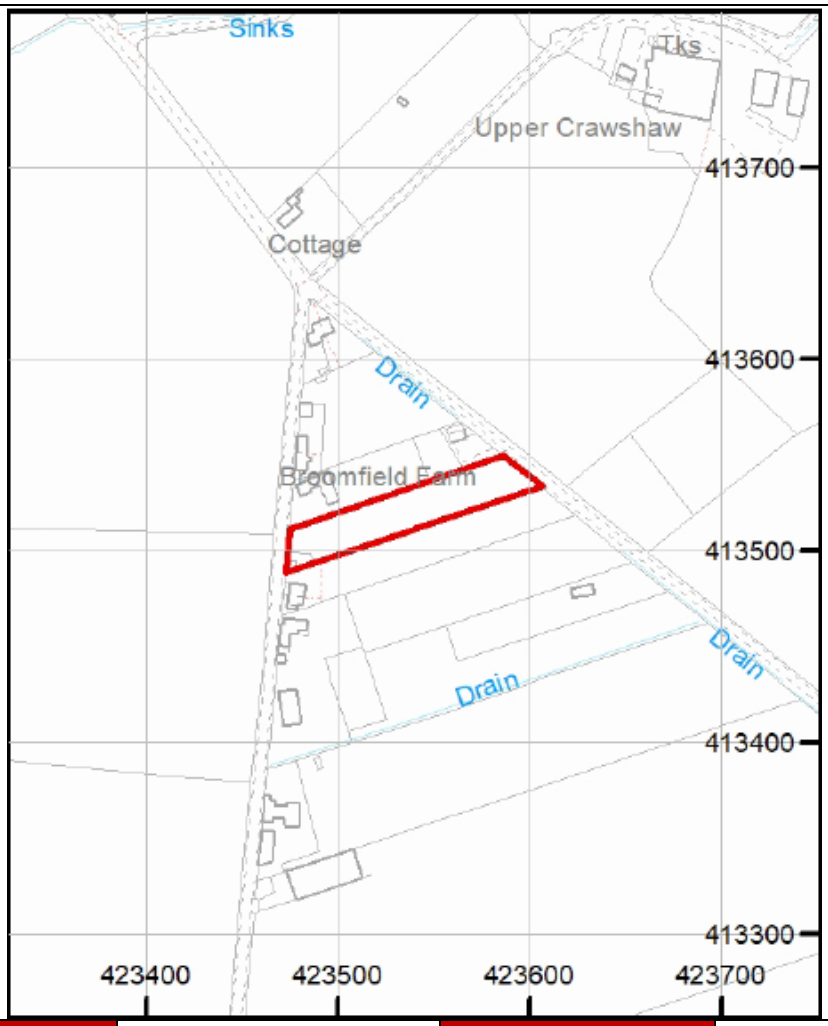

Report Title	Land Off Stringer House Lane Coal Mining Risk Assessment	**Site Address**	Stringer House Lane, Emley Moor, Huddersfield, HD8 9SU
Author	RB Geotechnical	**Contamination / Geotechnical**	Geotechnical
Work Stage	Coal Mining Risk Assessment	**Report Date**	March 2025
Brief Description of the Report Contents	A desk-based assessment on the risks posed by coal mining to the site and the proposed new development		

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Document Control

Project:	Land Off Stringer House Lane Coal Mining Risk Assessment
Client:	Mr Shaun Henley
Job Number:	RBG456

Prepared and Issued by Ross Blake BSc MSc FGS, Engineer. Signed:

Issue	**Date**	**Status**
001	March 2025	Final

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Disclaimer

This report was produced by RB Geotechnical for Mr Shaun Henley The Client), for the specific purpose of a Coal Mining Risk Assessment for the planning application related to the proposed new residential development on the Land Off Stringer House Lane, in Emley, West Yorkshire. This report may not be used by anyone else other than the client without their express permission. In any event, RB Geotechnical accepts no liability for any costs, liabilities or losses arising from the use of reliance upon the contents of this report by anyone other than the client.

1.0 INTRODUCTION

RB Geotechnical was commissioned by the client to carry out a Coal Mining Risk Assessment for the proposed new residential dwelling on Stringer House Lane in Emley, in order to assess the risk of possible unrecorded mining activities.

Terms and Conditions

Although every effort has been made to ensure the accuracy of the information contained herein, no checks have been carried out to ensure the accuracy of information obtained from third parties and no liability can be accepted for any errors or misinterpretation of the third-party information where it has been incorporated into this report.

This assessment is compliant with the latest Coal Authority Guidance from the Coal Authority Website, with this report structured as advised by this guidance. This report is concerned only with precautions related to potential mining issues.

Site Location and Description

The proposed development area is situated off Stringer House Lane in Emley, West Yorkshire, at a roughly rectangular plot of land located adjacent to Broomfield Farm. The site currently comprises a small breeze block building used for storage of gardening equipment, in the South West corner, with the rest of the site undeveloped. The rest of the site comprises grass.

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Proposed Development

The proposed development plan is to construct a new residential dwelling. No drawings or plans are finalised currently.

Scope of the Coal Mining Risk Assessment

The purpose of this Coal Mining Risk Assessment is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- Use that information to identify and assess the risks to the proposed development, from coal mining legacy;
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development;
- Demonstrate to the Coal Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

2.0 SOURCES OF INFORMATION USED

The following information has been reviewed in this Risk Assessment, extracts from which are appended:

- A Coal Authority Coal Mining Report Dated 24th March 2025 – Appendix A; and
- Site Geological information obtained from the British Geological Survey Website (www.bgs.ac.uk). Map extract in Appendix B.

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3.0 IDENTIFICATION AND ASSESSMENT OF SITE-SPECIFIC COAL MINING RISKS

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

Coal Mining Issue	**YES**	**NO**	**Comment**
3.1 Underground Coal Mining (Recorded at shallow depths)		**X**	
3.2 Underground Coal Mining (probable at shallow depths)	**X**		**Intrusive investigation recommended**
3.3 Mine entries (shafts and adits)		**X**	
3.4 Coal mining geology (faults and fissures)		**X**	
3.5 Record of past mine gas emissions		**X**	
3.6 Recorded coal mining surface hazard		**X**	
3.7 Surface mining (opencast workings)		**X**	

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3.8 Coal at or Close to Surface which could have been mined in past	**X**		**Intrusive investigation recommended**
3.9 Coal Seam Directly Beneath Site/Adjacent to site	**X**		**Intrusive investigation recommended**

3.1 Underground Coal Mining (Recorded at Shallow Depths)

Where Coal Mining has taken place at depths shallower than 30m below ground level, there is a risk of potential ground stability issues that could arise.

The Coal Authority Mining Report, included in Appendix A and the Coal Authority Interactive viewer, states that the site is not in an area of recorded shallow coal mine workings (workings shallower than 30m below ground level).

3.2 Underground Coal Mining (Probable at Shallow Depths)

An area of probable shallow coal mine workings is classified as a site that is in the Development High Risk Area, in which no records of mining exist, but where it is likely that workable coal may be present at shallow depths and could have been mined in the past.

The Coal Authority Interactive Viewer and the Coal Authority Coal Mining Report confirms that the site is situated within an area of probable shallow mine workings.

3.3 Mine Entries (Shafts and Adits)

The Mine Entry dataset is a set of data showing mapped mine entries and shaft dating back to as far as 1872.

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The Coal Authority Mining Report included as Appendix A, shows no mine entry points situated within 20m of the site boundary.

3.4 Coal Mining Geology (Faults and Fissures and underlying Bedrock)

Faults and Fissures can result in ground instability, and pathways of ground gases and groundwater.

The site is mapped as being underlain by bedrock of the Pennine Middle Coal Measures, Mudstone, Siltstone and Sandstone.

There are no faults or fissures mapped within 250m of the site boundary.

3.5 Records of Past Mine Gas Emissions

The Coal Authority Mining Report in Appendix A indicates that the site has no record of mine gas emissions that require action.

3.6 Recorded Coal Mining Surface Hazard

There are no recorded coal mining surface hazards noted.

3.7 Surface Mining (Opencast Mining)

Surface Mining Areas denote an area of coal that has been extracted using opencast surface excavations.

The Coal Authority Mining Report indicates that the site is not in an area of past or present opencast mining.

3.8 Coal at or close to the surface that could have been mined in the past

The site is in an area where coal is geologically mapped as being at or close to the surface and that could have been mined in the past.

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3.9 Coal Seam Directly Beneath/Adjacent to the Site

The Flockton Thick Coal Seam is mapped outcropping approximately 200m to the West of the site in a North to South direction, and 300m to the North East of the site in an East to West direction, with the Flockton Thin also mapped approximately 400m to the North, also trending in an East to West direction. The Flockton Coals are stated to range in thickness from 0.30m to 1.50m.

Nearby historical BGS borehole logs indicate coal at depths as shallow as approximately 7.0m below ground level.

Upon inspecting the geological memoir, Geology of the Huddersfield District, of Sheet 77. 2005, it is evident that the Flockton Coals were mined extensively for household, engine, gas, oil and coking.

The Flockton Thin Coal is noted as being worked using both opencast and underground methods.

The Flockton Thick Coal comprises two coals (Upper and Lower) and again is noted to have been extensively worked using both opencast and underground methods.

4.0 MITIGATION STRATEGY PROPOSED AND CONCLUSIONS

The site is identified as being within an area of probable shallow mine workings and therefore a 'Development High Risk Area'. Upon inspecting the geological maps it is evident that widely worked coal seam outcrop very close to the site boundaries. Geological map memoirs indicate that these coal seams are known to have been widely worked due to their good quality, thickness and shallow depths.

RB Geotechnical believe that the site is at risk of being in an area which could be affected by historical mine workings. In order to mitigate the potential risks caused by these potential mine workings, an intrusive investigation should be carried out on site to assess the true potential risks on the site itself. The following works are recommended:

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- To drill 3 Rotary Open Hole Boreholes across the site to depths of 30m to assess for the presence or absence of underground mine workings. .

Following this investigation, it will be established whether the mapped coal seams have workings that could affect the stability of the site and the proposed development.

The Coal Authority Permission

Prior written permission from The Coal Authority is required for intrusive activities which will disturb or enter any coal seams, coal mine workings, or coal mine entries (shafts and adits). Further information on The Coal Authority's permissions process can be found at:
www.coal.gov.uk/services/permissions/index.cfm

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APPENDIX A – COAL AUTHORITY MINING REPORT

The Coal Authority

CON29M
coal mining report

LAND ON, STRINGER HOUSE LANE, EMLEY MOOR, HUDDERSFIELD, KIRKLEES HD8 9SU

Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

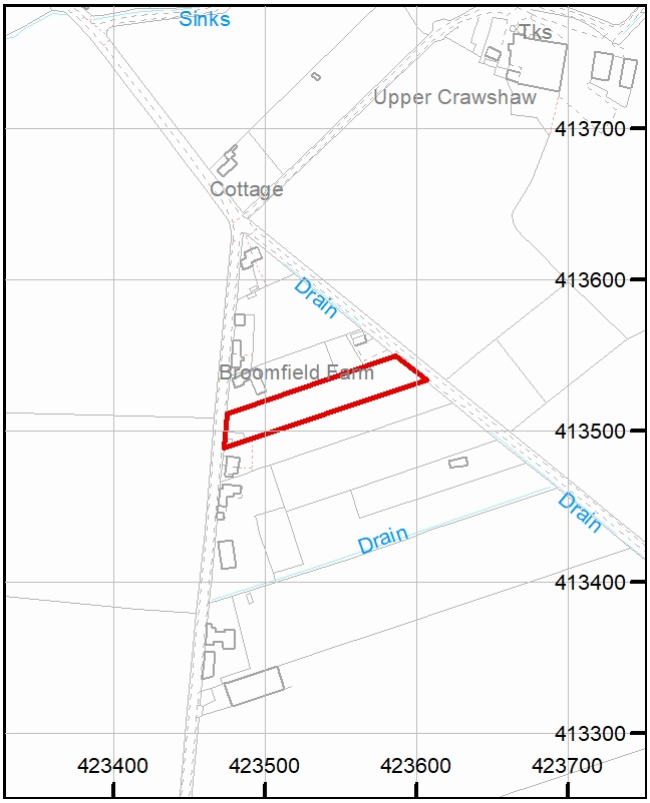
Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see page 3 for further details on Future development.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Professional opinion

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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on 0345 762 6848 or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 90m to 200m depth, and last worked in 1985.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Statutory cover

Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call 0800 288 4242. Further information can be found on our website: www.gov.uk/coalauthority.

On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 30461314

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2503841

Property: LAND ON, STRINGER HOUSE LANE, EMLEY MOOR, HUDDERSFIELD, KIRKLEES, HD8 9SU

Report reference number: 51003487315001

Limit of cover: £100,000.00

Dated: 24 March 2025

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:
https://www.groundstability.com//insurance/terms/20190404/terms.html

Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

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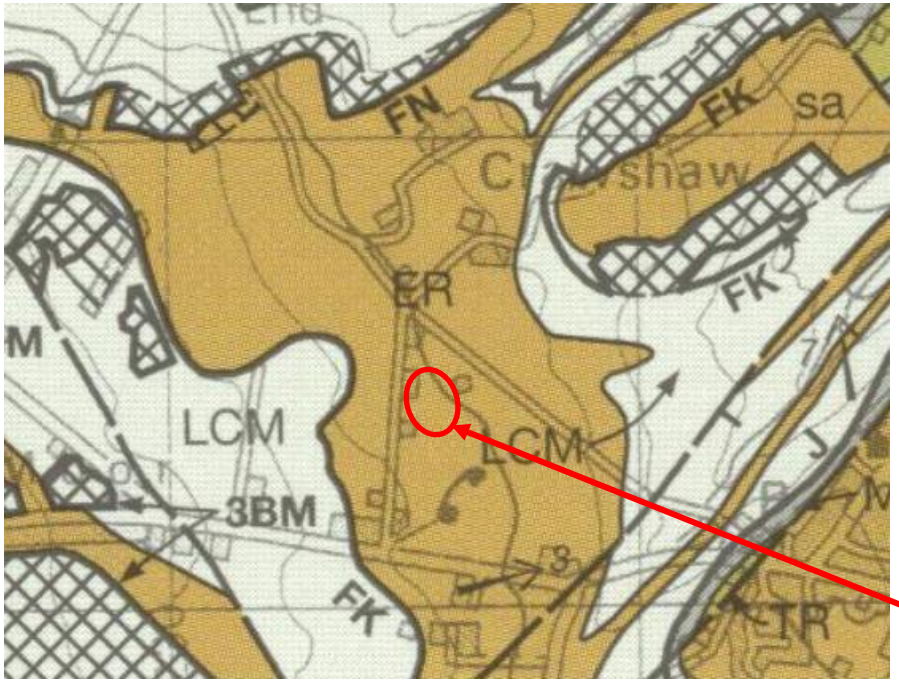
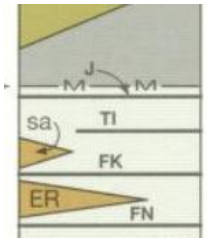
APPENDIX B – GEOLOGICAL MAP EXTRACT





Vanderbeckei (Clay Cross) Marine Band
JOAN COAL (J) 0.6 to 1.3 m
TANKERSLEY IRONSTONE (TI)
FLOCKTON THICK COAL (FK) 0.3 to 1.5 m
EMLEY ROCK (0 to 12 m)
FLOCKTON THIN COAL (FN) 0.3 to 1.4 m