

ERGO

COAL MINING DESK BASED ASSESSMENT

Land at 9 Park Road,
Dewsbury,
West Yorkshire,
WF13 4LQ

Prepared for:



Report Ref: 25-2422-CMRA
Date Issued: June 2025

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1. INTRODUCTION

1.1 Background

ERGO has been commissioned by Mr A Esat of Hunters Dewbury to undertake a desk-based Coal Mining Risk Assessment of Land at 9 Park Road, Dewsbury.

This Risk Assessment comprises a desk-based review of all available information on the coal mining issues which are relevant to the application site.

1.2 Site Details

Site Address	Land at 9 Park Road, Dewsbury, West Yorkshire, WF13 4LQ.
Grid Reference	E589461 , N5950694.
Site Area	c.0.04Ha.

A site location map is presented in Appendix III as Drawing 25-2422-001.

1.3 Proposed Development

ERGO understands that the client is currently considering the redevelopment of the subject site. A proposed development plan has not been provided to ERGO presently.

1.4 Objectives

The objectives of the Coal Mining Risk Assessment is to:

- Review geology, mining records and any local authority information available to complete a desk-based coal mining risk assessment in line with current mining guidance;
- Interpretation of information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- Assess the desk-based information and where possible provide preliminary recommendations in relation to shallow mine workings; and,
- Provide recommendations regarding future works required and the likely scope of any future investigations.

1.5 Limitations & Glossary

The limitations of this report are presented in Appendix I.

All acronyms used within this report are defined in the Glossary presented in Appendix II.

1.6 Confidentiality

ERGO has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from ERGO; a charge may be levied against such approval.

2. SITE SETTING

2.1 Current Site Use

A site walkover has not been undertaken; assessment has been made from available satellite imagery.

SITE DESCRIPTION	
Occupancy / Use	The subject site is a roughly rectangular shaped parcel of land located west of Park Road, c.1km north-west of Dewsbury Town Centre. The site currently comprises a large residential plot with a single house and associated garden.
Structures	1no. brick built semi-detached residential property occupies the central site area.
Access	Access to the site is possible via Park Road to the west.
Slope	The site is relatively flat with a gradual fall to the south. No significant topographical features of note identified.
Surface Cover (%)	Buildings: 70%
	Hardstand: 10%
	Soft cover: 20%
Vegetation/ Ecology	Mature trees can be found along the eastern site boundary.

3. SITE GEOLOGY

3.1 Geological Mapping

British Geological Survey (BGS) mapping 1:10,000 Sheet SE22SW & 1:50,000 Sheet 72, indicates that the site is underlain by the following geological sequence:

UNIT	CLASSIFICATION	ASSOCIATED SEAMS	ANGLE OF DIP	REMARKS
Drift	None recorded	N/A	N/A	N/A
Solid	Emley Rock	Flockton Thin Coal	Inferred to dip east towards the site.	N/A

BGS mapping records an area of Made Ground c.50m south-west of the site.

3.2 Faults & Linear Features

1No. minor unnamed fault is recorded c.50m west of the site inferred to downthrow east towards the site. A second minor unnamed fault is recorded c.75m south-west of the site inferred to downthrow south.

3.3 Mining Features

No evidence of nearby historic mining features are recorded within available BGS and historic OS mapping records.

4. PLANNING HISTORY

ERGO has undertaken a detailed search of online planning records held by Kirklees Council which has not identified any information pertinent to the subject site. However, the following has been identified for a parcel of land location c.80m north of the site.

JNP Group Consulting Engineers - Coal Mining Risk Assessment Ref: NG8439/PAR, dated January 2014.

JNP Group completed a desk-based coal mining risk assessment of a parcel of land located c.80m north of the subject site.

JNP Group identified the possibility of shallow coal associated with the Flockton Thin coal seam which may have been worked. JNP Group determined a medium to high risk to the proposed development associated with probable unrecorded shallow workings within the Flockton Thin coal seam located beneath the subject site.

An investigation was recommended to be completed to determine the potential risk posed.

5. COAL AUTHORITY DATA

A Mining Remediation Authority (MRA) Mining Report has been obtained by ERGO (Ref: 51003505046001), dated June 2025.

The MRA operates a risk-based approach to the assessment of potential instability issues associated with future development of land located within the pre-defined MRA Consultation Areas. This risk-based approach sub-divides potential risk into 'Low & High' Risk Categories.

The Risk Categories can be defined as:

Low Risk Sites - Deemed to be land where coal mining has taken place, however it was at such depth not to pose a risk to new development and it therefore contains no known recorded risks and as such no further assessment is required.

For Low Risk Sites, the Coal Authority categorically state:

*"If your proposed development is within the Development Low Risk Area **there is no need for you to submit any coal mining information with your planning application** and The Coal Authority will not be consulted by the LPA. The LPA will include our Standing Advice as an informative note within the decision notice".*

High Risk Sites are deemed to be landholdings located within an area known to contain legacy risks that include:

- Mine entries (shaft or Adit);
- Shallow Coal Workings (recorded and probable);
- Workable coal seam outcrops;
- Mine gas sites and areas;
- Recorded coal mining related hazards;
- Geological features (fissures and break lines); and,
- Former surface mining sites (sometimes using historic opencast extraction methods).

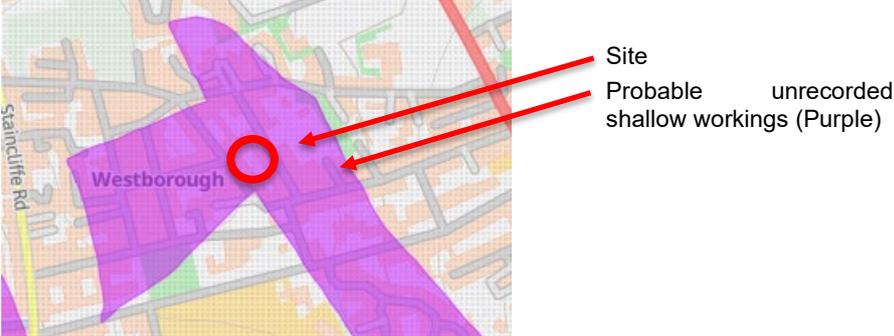
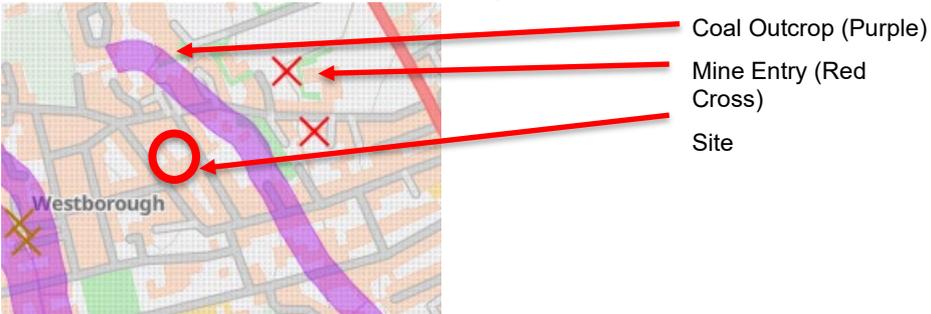
Prior to enactment of the Coal Mines Regulation Act (1872) which came into force on 1st January 1883, there was no statutory requirement to record the extent of abandoned mine workings. As such the MRA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings are present at a depth which could result in a subsidence event in the future (through successive cavitation) associated with failure of support mechanism.

5.1 Coal Mining Information

To determine if a site may be at potential risk from historic mine workings requires a consideration of a wide range of information. ERGO has completed a review of relevant information in relation to potential coal mining activities, the findings of which are summarised in Table 5.1.

Table 5.1 Coal Mining Information

SOURCES OF INFORMATION	SUMMARY
MRA Mining Report	<p>The MRA mining report (Ref: 51003505046001, June 2025) states:</p> <ul style="list-style-type: none"> ▪ The property is within a surface area affected by past recorded underground mining within the Black Bed coal seam at 258mbgl. with recorded extraction thickness 0.74m, last worked in 1891; ▪ The MRA report states the property is located in an area where probable shallow unrecorded workings may exist; ▪ No outcrops, opencast mines, mine entries or geological features recorded onsite or within the immediate vicinity of the site.

SOURCES OF INFORMATION	SUMMARY
<p>MRA Interactive Map</p>	<p>The MRA Online GIS Viewer provides the following information:</p> <ul style="list-style-type: none"> ▪ The site is recorded within a development high risk area;  <ul style="list-style-type: none"> ▪ The site is not located within an area of recorded shallow workings; ▪ The site is recorded within an area of probable unrecorded shallow workings;  <ul style="list-style-type: none"> ▪ The site is not located within an area of historic opencast workings; ▪ No mine entries are noted onsite, however there are numerous within the vicinity of the site; ▪ No outcrops are recorded onsite though 1no. is noted in the vicinity; 
<p>BGS Mapping</p>	<p>1:10,000 & 1:50,000 BGS mapping indicates the site to be directly underlain by Emley Rock Formation (Sandstone) with an unnamed fault adjacent to the western site boundary indicated to downthrow east towards the site. Made Ground is recorded c.75m south-west of the site. The Flockton Thin seam is indicated to outcrop east of the site and dip west towards the site with recorded thickness 0.40-1.40m.</p>
<p>Review of MRA Archive</p>	<p>No Coal Authority archives / Mine Abandonment Plans are made available.</p>
<p>Historical Site Investigations</p>	<p>ERGO has not been provided with any historic site investigation reports.</p>

5.2 Coal Mining Risk Assessment

This assessment comprises a desk-based review of available information on potential coal mining issues relevant to the application site, including:

- Interpretation of information to identify and assess risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- Setting 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; and,
- Demonstrating 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.

The Coal Mining Risk Assessment is summarised in Table 5.2.

Table 5.2 Summary of Coal Mining Risk Assessment

COAL MINING RISK ASSESSMENT	YES/ NO	RISK ASSESSMENT
Recorded Underground Coal Mining at Shallow Depth (<30m)	No	Low - None recorded.
Recorded Underground Coal Mining at Depth (>30m)	Yes	Low - Workings are recorded within the Black Bed coal seam at 258mbgl, with extraction thickness of c.0.74m. Given the recorded depth and thickness of extraction no significant risk is considered to be posed.
Unrecorded Underground Coal Mining at Shallow Depth (<30m)	Yes	Moderate/High - The site is within an area of probable unrecorded shallow workings inferred to be associated with the nearby outcropping Flockton Thin Coal seam.
Mine Entries (Shaft / Adits)	No	Low - None recorded.
Coal Mining Geology - Fractures/ Fissures	No	Low - None recorded.
Recorded Gas Emissions	No	Low - None recorded.
Recorded Mining Surface Hazard	No	Low - None recorded.
Surface Mining (opencast)	No	Low - None recorded.

Based on the above, a **Moderate/High** risk to the proposed development has been identified due to the probable unrecorded shallow underground coal mining within the Flockton Thin coal seam. Risks are considered slightly reduced given the absence of recorded drift suggesting shallow bedrock to be present.

Due to the potential risk it is considered likely that the MRA will require intrusive investigation via boreholes to confirm the presence or otherwise of workings within the subject area and potential risks posed. However, should development proposals include no alteration to the existing structure or additional loading then no further assessment is considered likely to be required.

It is recommended that this assessment is confirmed by the Mining Remediation Authority and that works completed are undertaken in accordance with MRA permitting requirements.

END OF REPORT

**APPENDIX I
LIMITATIONS**



1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between ERGO and the Client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
4. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
5. ERGO cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by ERGO is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by ERGO in this connection without their explicit written agreement there to by ERGO.
6. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

**APPENDIX II
GLOSSARY**



TERMS

AST	Above Ground Storage Tank
BGS	British Geological Survey
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CIEH	Chartered Institute of Environmental Health
CIRIA	Construction Industry Research Association
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
DNAPL	Dense Non-Aqueous Phase Liquid (chlorinated solvents, PCB)
DWS	Drinking Water Standard
EA	Environment Agency
EQS	Environmental Quality Standard
GAC	General Assessment Criteria
GL	Ground Level
GSV	Gas Screening Value
HCV	Health Criteria Value
ICSM	Initial Conceptual Site Model
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene)
ND	Not Detected
LMRL	Lower Method Reporting Limit
NR	Not Recorded
PAH	Poly Aromatic Hydrocarbon
PCB	Poly-Chlorinated Biphenyl
PID	Photo Ionisation Detector
QA	Quality Assurance
SGV	Soil Guideline Value
SPH	Separate Phase Hydrocarbon
Sp.TPH (CWG)	Total Petroleum Hydrocarbon (Criteria Working Group)
SPT	Standard Penetration Test
SVOC	Semi Volatile Organic Compound
UST	Underground Storage Tank
VCCs	Vibro Concrete Columns
VOC	Volatile Organic Compound
WTE	Water Table Elevation

UNITS

m	Metres
km	Kilometres
%	Percent
%v/v	Percent volume in air
mb	Milli Bars (atmospheric pressure)
l/hr	Litres per hour
µg/l	Micrograms per Litre (parts per billion)
ppb	Parts Per Billion
mg/kg	Milligrams per kilogram (parts per million)
ppm	Parts Per Million
mg/m ³	Milligram per metre cubed
m bgl	Metres Below Ground Level
m bcl	Metre Below Cover Level
mAOD	Metres Above Ordnance Datum (sea level)
kN/m ²	Kilo Newtons per metre squared
µm	Micro metre

**APPENDIX III
DRAWINGS**





Drawing 25-2422-001
Site Location Plan



**APPENDIX IV
MRA DATA**





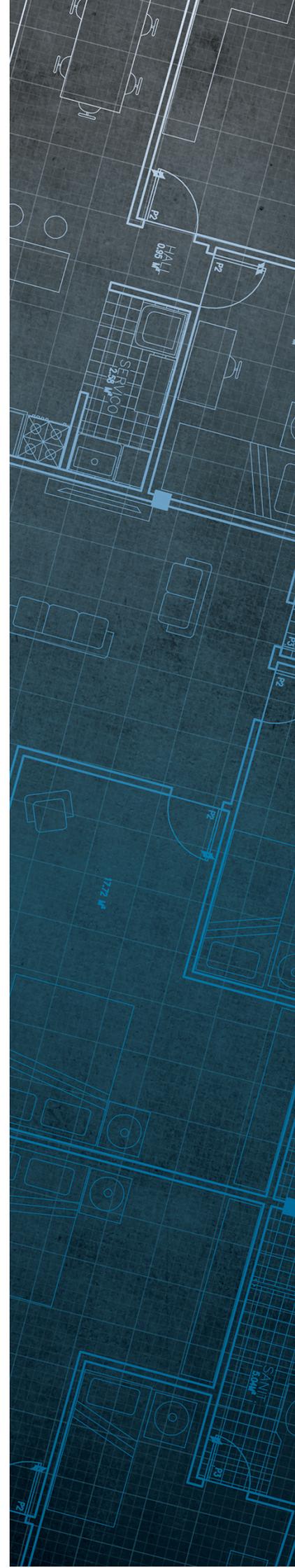
The Coal
Authority

Consultants Coal Mining Report

9 Park Road, Westborough,
Dewsbury, Kirklees, Wf13 4lq
West Yorkshire

Date of enquiry: 13 June 2025
Date enquiry received: 13 June 2025
Issue date: 13 June 2025

Our reference: 51003505046001
Your reference: GS-WKC-9DA-FPF-C69



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

GROUNDSURE LIMITED

Enquiry address

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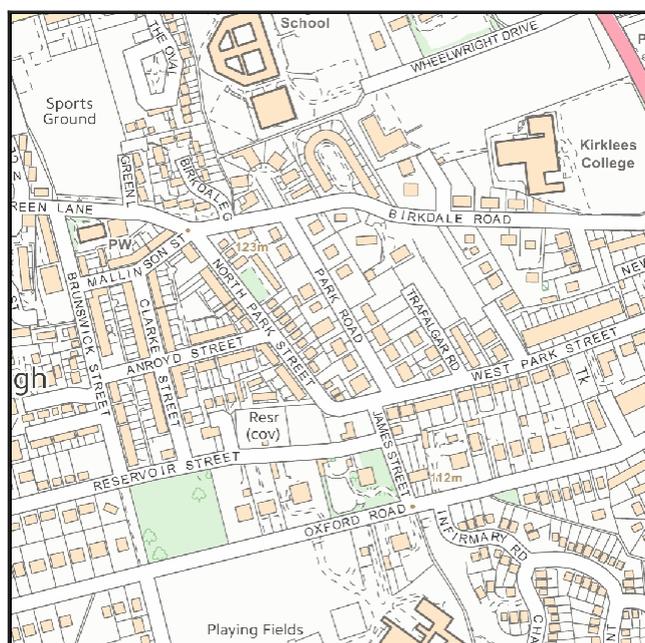
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Approximate position of property



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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	BLACK BED	Coal	6HQB	255	South-East	1.7	East	74	1896
unnamed	BLACK BED	Coal	6HQA	258	Beneath Property	1.7	East	74	1891

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

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

FGB709	CT40	11051
5181	441	FGB607

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

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

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

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

