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Mr S Rawlinson
C/O Martin Walsh Architectural
Firth Buildings
99-103 Leeds Road
Dewsbury
WF12 7BU

BY E-MAIL

Our Ref: F1/MWS/01l1/JR

20th August 2025

Dear Mr Rawlinson

Agricultural Building at Top Ashlea, Briestfield Road, Briestfield
Coal Mining Risk Assessment

In accordance with our commission, we are pleased to provide an assessment of the stability of the site with regard to coal mining. Details are provided below.

The Site

The site, which is centred on Ordnance Survey Grid Reference SE 23615 17609, is located approximately 70m southeast of Briestfield Road, in Briestfield, near Dewsbury. A site location plan and aerial photograph are attached. The site has overall dimensions of approximately 12m (northwest – southeast) by 14m (northeast – southwest). A portal frame agricultural shed has been constructed on the site recently. The site lies around 25m southeast of the crest of a topographical ridge, which runs approximately east-northeast to west-southwest.

Geology

The 1:10,000 scale Geological Map (Sheet SE 21 NW) and the latest British Geological Survey (BGS) electronic data at 1:50,000 scale, which is public sector information licensed under the Open Government License v3.0, have been used to assess the geology of the local area. The geological setting of the site is shown on the drawing titled "Oblique View Geological Map" which is attached.

The maps show the site to be underlain by undifferentiated strata (mudstones, siltstones and minor sandstones) of the Pennine Lower Coal Measures of the Carboniferous Period. No superficial deposits are indicated on or near the site, and no faults are shown to cross the site. The nearest indicated fault is 6m to the southwest.

Managing Director: Andrew Radcliffe BEng (Hons) CEng MIStructE
Directors: John Race BSc (Hons) CGeol FGS EurGeol • Andy Hawkin BSc (Hons) IEng AMIStructE • Martin Ingram MCIHT
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• Matthew Wilson BEng (Hons) MCIWEM • Paul Carter BEng (Hons) CEng MICE
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The nearest indicated coal seam outcrop that sits on the same fault block as the site, is 55m to the southeast, of the Flockton Thick Coal. As the site is higher than the outcrop in elevation, the coal seam will underlie the site. The Generalised Vertical Section (GVS) shows the seam to be up to 1.1m thick. The strata are indicated to dip to the northeast at around 2 to 4 degrees.

Further coal seam outcrops are indicated approximately 160m, 240m and 300m to the southeast, named the Flockton Thin, The 1st Brown Metals, and the Old Hards respectively. These seams are progressively older/deeper in a southeasterly direction.

Given the local topography, dip, and outcrop positions, the Flockton Thick coal seam is expected to lie at an elevation of around 125m AOD below the site. The site lies at an elevation of around 128m AOD, this means the seam is likely to be at a depth of approximately 3m beneath the site.

Details of the upper four seams beneath the site are listed below, in order of increasing depth.

Seam	Approximate Depth Beneath the Site	Seam Thickness	Coal Seam Potentially Within Influencing Distance of Surface?*
Flockton Thick	3m	1.1m	YES
Flockton Thin	16m	0.8m	No
1st Brown Metal	28m	0.7m	No
Old Hards	36m	0.7m	No

* Including cumulative impacts on overlying seams and based on a requirement for there to be overlying rock cover of at least 10x the extracted thickness, as measured from the top of the original seam roof. Less than this indicates the seam is within influencing depth of the surface.

Coal Authority Consultants Coal Mining Report

A Coal Authority Consultants Coal Mining Report was obtained by ARP Geotechnical Ltd, and a copy is attached to this letter.

The report includes a table of recorded workings, with the depths and extraction thicknesses. The table records the depth of the Flockton Thin as 29m (13m deeper than interpretation of the geological maps would indicate) with a worked thickness of 0.38m. At this depth, based on the 10x ratio, ARP concludes that the workings in the Flockton Thin should have sufficient cover. The other seams in the ARP table above are not listed (the conclusion from this is that they are not necessarily absent but there are no workings recorded in them). The next deepest recorded workings are at 144m depth, which have sufficient cover.

As the Coal Authority records indicate the Flockton Thin to be 13m deeper that would be expected from the geological maps, the ARP table above can be revised to include the Coal Authority data, as below:

Coal Seam	Approx. Depth Beneath Site	Seam Thickness	Coal Seam Potentially Within Influencing Distance of Surface?*
Flockton Thick	3m (16m#)	1.1m	YES (No)
Flockton Thin	16m (29m)	0.8m (0.38m)	No
1st Brown Metal	28m (41m#)	0.7m	No

* Based on a requirement for there to be overlying rock cover of at least 10x the extracted thickness, as measured from the top of the original seam roof. Less than this indicates the seam is within influencing depth of the surface.

\# Inferred from Coal Authority records for Flockton Thin. Items in brackets are situation using Coal Authority records.

The distribution of coal seam outcrops on the geological maps would be significantly different if the . Coal Authority information is correct

Under the heading "Probable unrecorded shallow workings", the Coal Authority response is "yes" but no further details are given. "Shallow" is defined as less than 30m depth, therefore the three seams in the ARP table above would fall into this category.

There are no recorded mine entries within 100m of the site. However, ARP would highlight the possibility of unrecorded mine entries associated with "unrecorded shallow workings" that the Coal Authority states are probably present.

The site is not affected by any present, or future proposed, underground coal mining.

The site is unaffected by any past, present, or future proposed, opencast coal mining.

There are no subsidence claims recorded within 50m of the site.

Assessment of Coal Mining Instability – Conclusions

It is a generally accepted rule of thumb that, unless there is at least 10 times the seam thickness of rock cover above any underground workings (as measured from the top of the original seam/extraction roof), they have the potential to adversely affect ground stability on the site. There is uncertainty as to the exact depth and thickness of the Flockton Thick coal seam beneath the site, with an estimated depth using the geological map of around 3m, and inferred depth (not recorded depth) from Coal Authority data of around 16m. The thickness of the seam is also not confirmed. Using the BGS recorded thickness of up 1.1m, 11m of rock cover would be required for the site not to require stabilisation treatment. There is a possibility that insufficient cover is present.

Any workings could take the form of pillar and stall workings or bell pits, depending on the depth.

The deeper seams (Flockton Thin, 1st Brown Metal and the Old Hards) are anticipated to be sufficiently deep to prevent any adverse ground stability effects on the site.

Conclusion

In the light of the above, it is recommended that a rock drilling investigation is carried out to check for any evidence of workings in the Flockton Thick coal seam, and determine the depth, seam thickness, and extraction thickness. On current evidence, there is not sufficient confidence that there is adequate rock cover to any (unrecorded) underground workings that may be present.

The presence of mine workings is not a significant obstacle to development, and there are economical engineering solutions available, including for retrospective treatment of structures already constructed. ARP provides advice on, and designs, such treatment solutions on a regular basis.

We trust the above information is sufficient for your purposes, but if you have any queries, please do not hesitate to contact us, at your convenience.

Yours sincerely

J Race

Encs

0m 400m

Approximate Scale

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Project	AGRICULTURAL BUILDING AT TOP ASHLEA BRIESTFIELD RD, BRIESTFIELD
Client	STEPHEN RAWLINSON C/O MARTIN WALSH ARCHITECTURAL
Title	SITE LOCATION PLAN
Date	AUGUST 2025
Drawn	JR
Scale	AS SHOWN
Job No.	**MWS/01**

0m 30m

Approximate Scale

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Project
AGRICULTURAL BUILDING
AT TOP ASHLEA
BRIESTFIELD RD, BRIESTFIELD

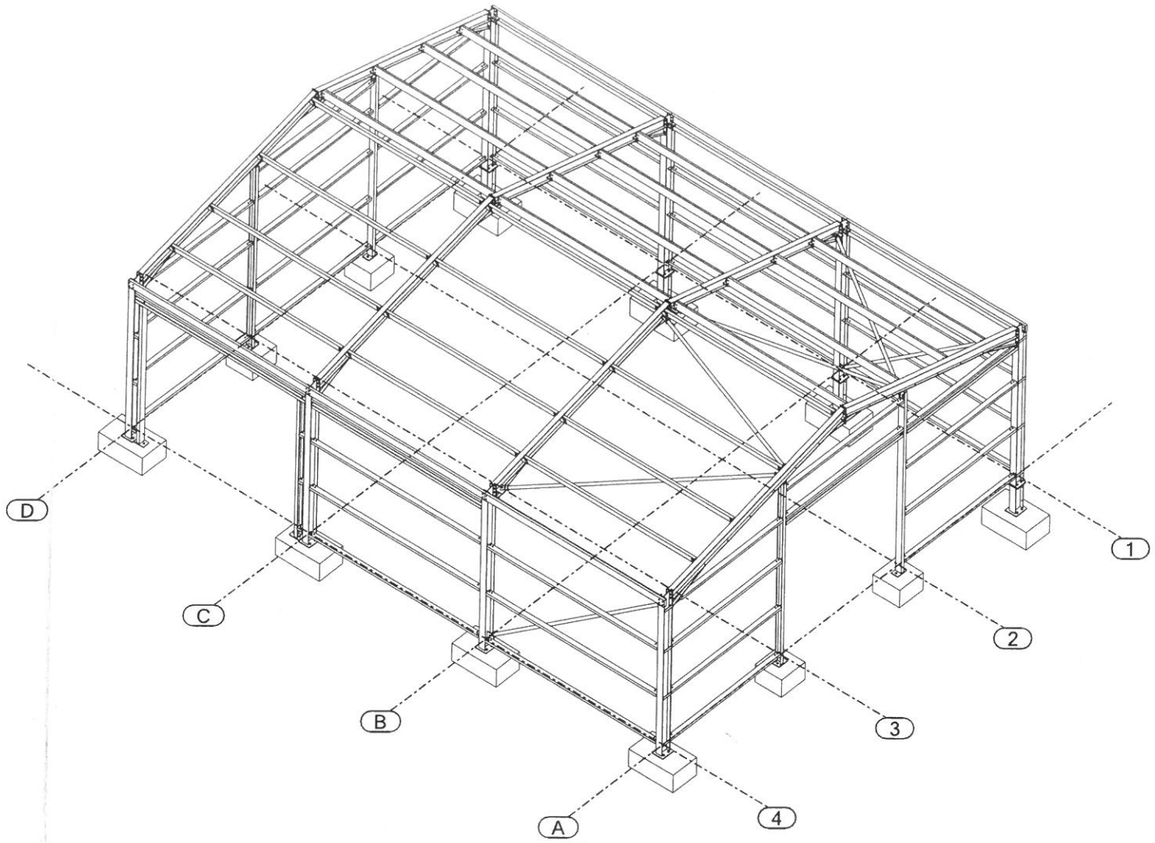
Client
STEPHEN RAWLINSON
C/O MARTIN WALSH
ARCHITECTURAL

Title
AERIAL PHOTOGRAPH

Date
AUGUST 2025

Drawn	Scale
JR	AS SHOWN

Job No.
MWS/01



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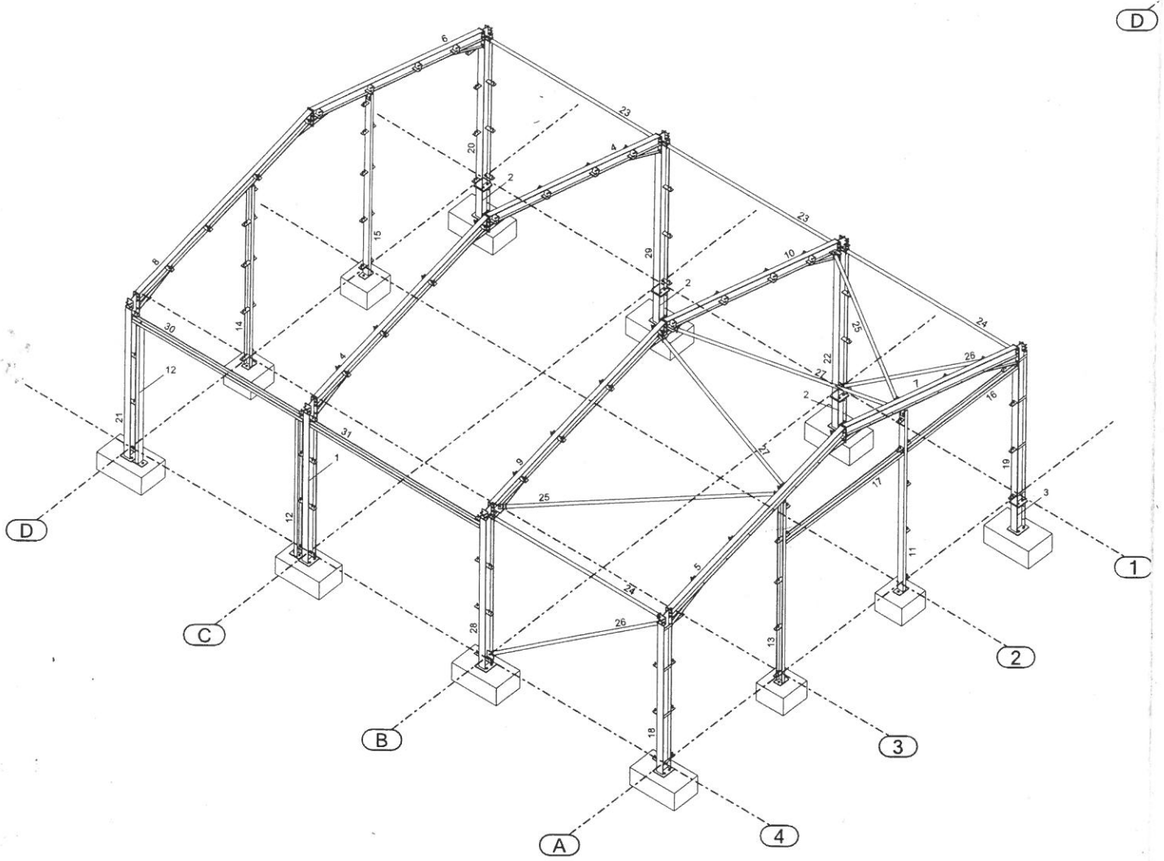

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No	REV MARK	REVISION DESCRIPTION	REV. DATE

PETER HOPE STRUCTURES

GRANGE VALLEY RD BATLEY WF17 6LL

Tel 01924 440055

DRAWING TITLE	3D VIEW		
CONTRACT	TINY FARM SHED		
MODELLED BY	IH	**ISSUE DATE**	
CONTRACT NO		**SCALE**	1:50.1
DRAWING No	G [4]	**REVISION No.**	

Tekla Structures

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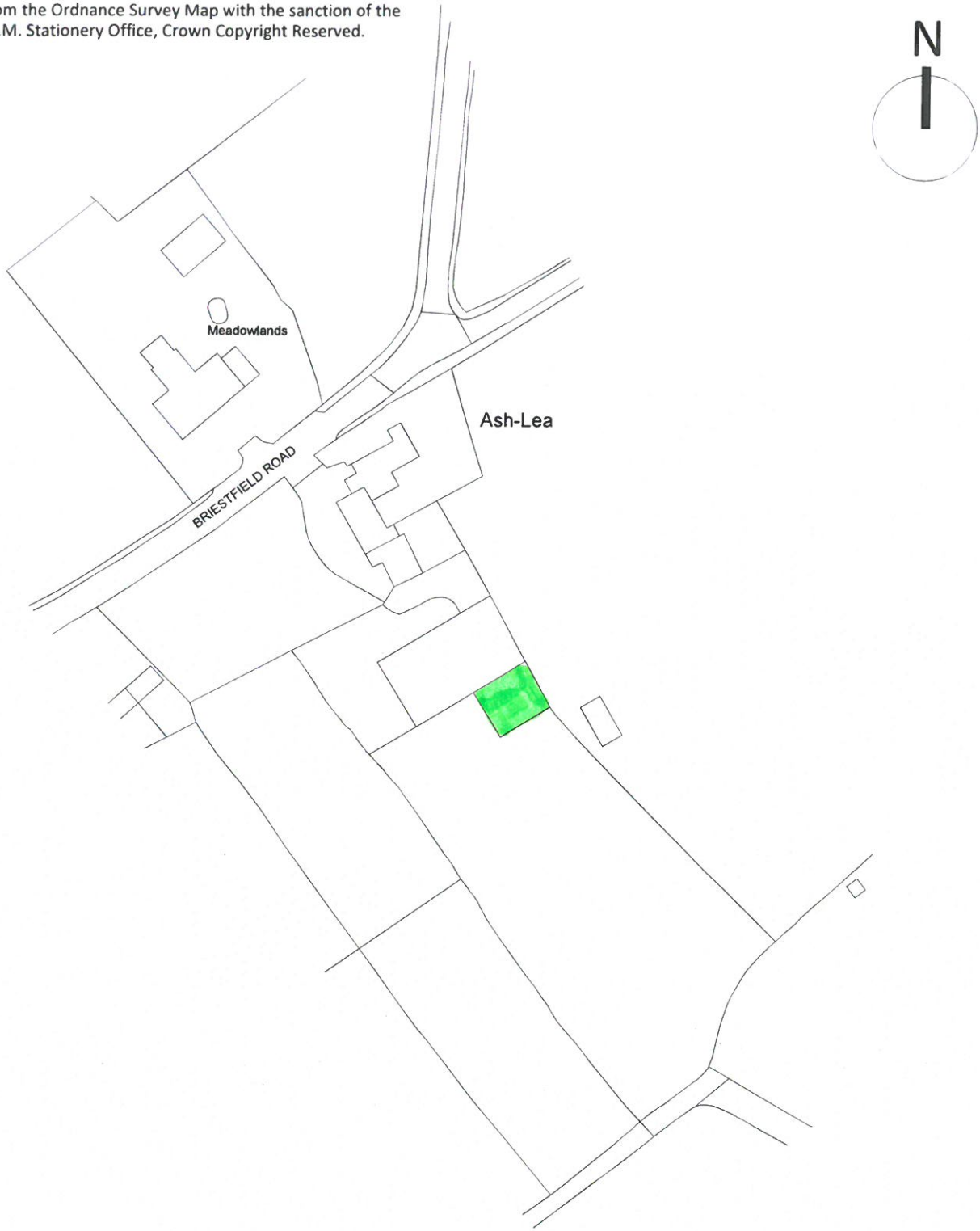

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Rev	Description	Drawn	Checked	Date
P1	FIRST ISSUE	TD	MW	01.08.25

Document Status : Purpose of Issue:

S2 **FOR INFORMATION**

Title

Location Plan

Project

Proposed Retrospective Approval for Agricultural Building at Top Ashlea, Briestfield Road, Dewsbury, WF12 0PA

MWA project	Scale	Original Paper Size	Orientation	Drawn
6713	1:1250	@A4	Portrait	TD

Client

Mr & Mrs Rawlinson

File Identifier

Project	Originator	Volume	Level	Type	Role	Number	Revision
SRTA -	MWA -	XX -	XX -	DR -	A -	0001	P1

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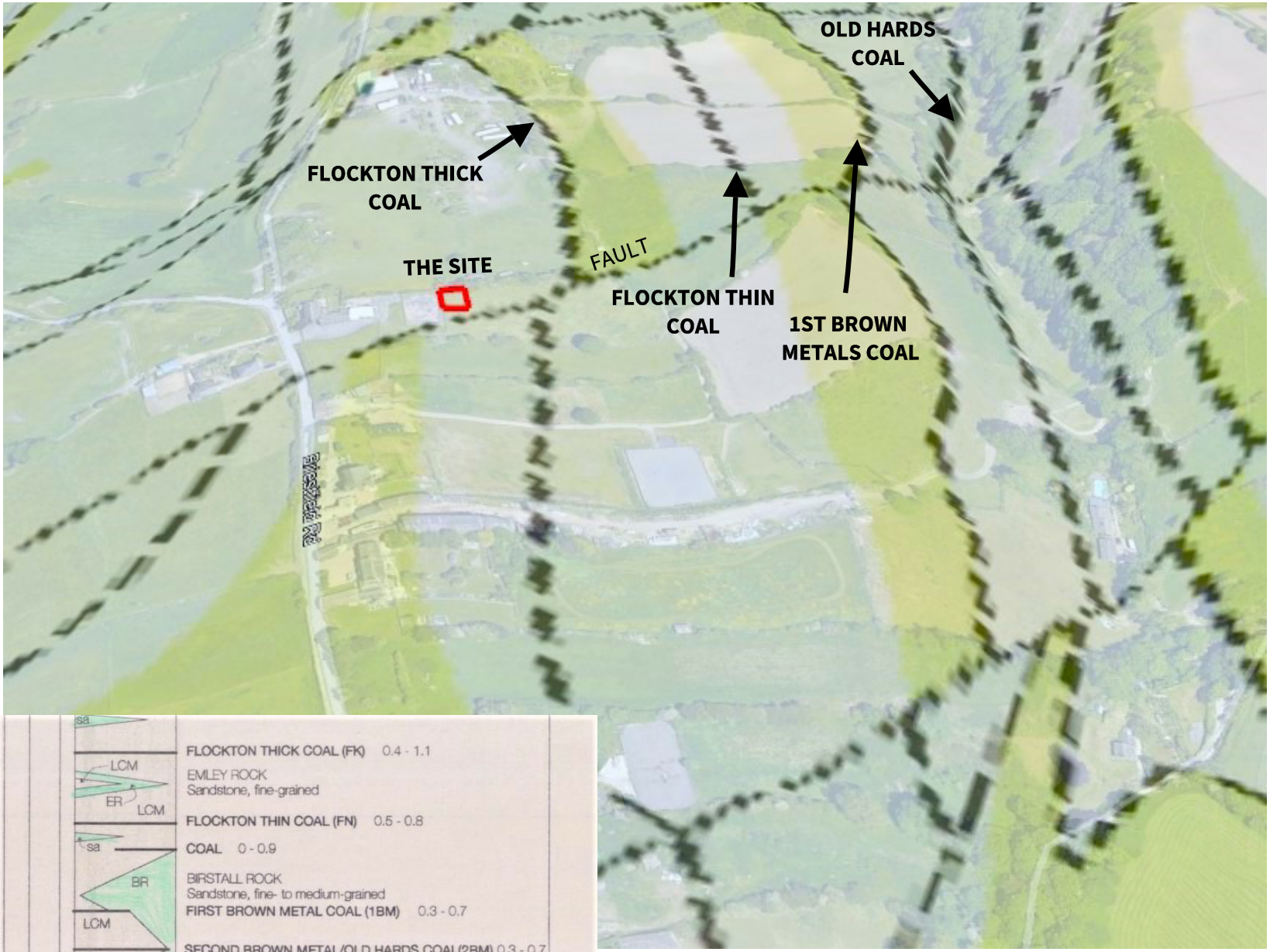

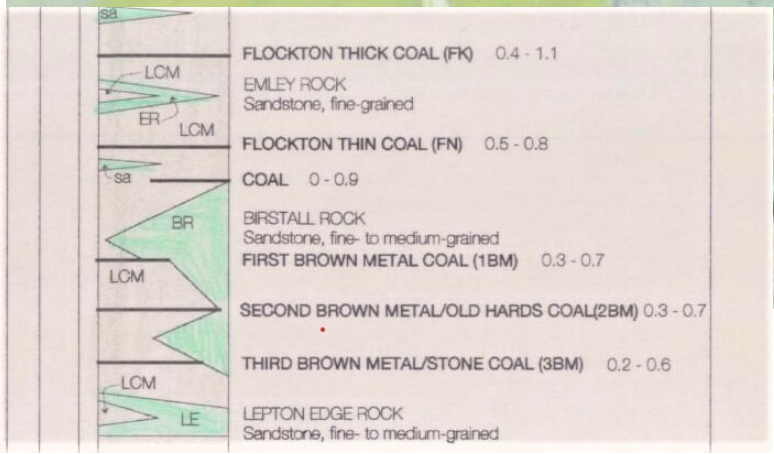

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Project	AGRICULTURAL BUILDING AT TOP ASHLEA BRIESTFIELD RD, BRIESTFIELD
Client	STEPHEN RAWLINSON C/O MARTIN WALSH ARCHITECTURAL
Title	OBLIQUE VIEW GEOLOGICAL MAP
Date	AUGUST 2025
Drawn	JR
Scale	NTS
Job No.	MWS/01

The Coal Authority

Consultants

Coal Mining Report

Ashlea, Briestfield Road
Briestfield
Dewsbury
West Yorkshire

Date of enquiry:	**15 August 2025**
Date enquiry received:	**15 August 2025**
Issue date:	**15 August 2025**
Our reference:	**51003518711001**
Your reference:	**383589929_2**

Consultants

Coal Mining Report

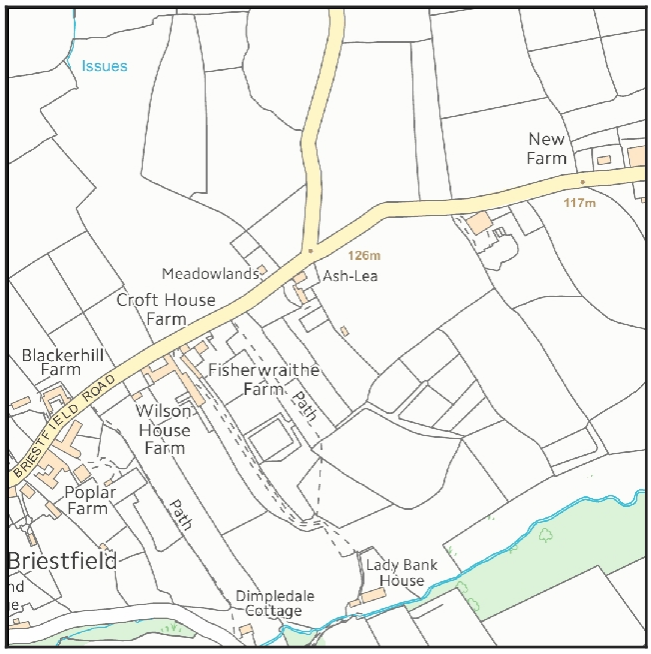
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

NLIS Hub

Enquiry address

Ashlea, Briestfield Road
Briestfield
Dewsbury
West Yorkshire



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	FLOCKTON THIN	Coal	607Z	29	South-West	0.8	South-East	38	1840
unnamed	SILKSTONE	Coal	608X	144	North-East	1.4	South-East	53	1928
unnamed	TOP BEESTON	Coal	6090	175	North-East	3.6	North-East	97	1933
unnamed	BLACK BED	Coal	6094	270	North-East	2.6	North-East	76	1925

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:

PO0	NE108	NE640
GCR207	14457	

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

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Fault under or close to the property recorded.

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Opencast mines

Please refer to the “Summary of findings” map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

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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.

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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.

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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.

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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.

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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.

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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.

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The Coal Authority

Summary of findings

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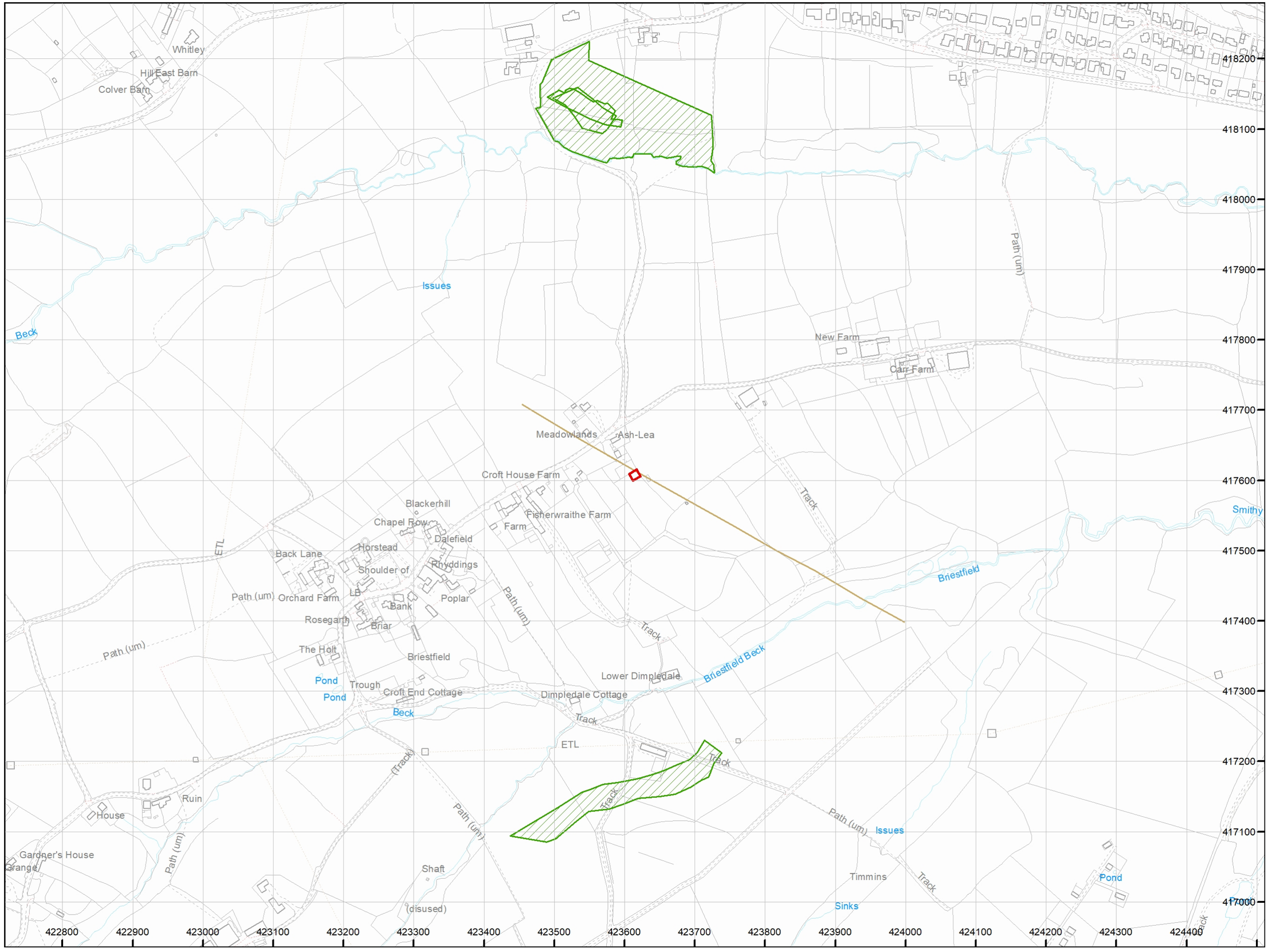
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Geological faults
- Unlicensed opencast site



How to contact us

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