INVESTIGATE

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SUB SURFACE
Site Investigation Specialists,
Geotechnical & Environmental Consultants

GEOLOGICAL AND MINING APPRAISAL

FOR
188 DEIGHTON ROAD,
HUDDERSFIELD,
WEST YORKSHIRE,
HD2 1JJ,

PREPARED FOR
JAMIE TULLY

REPORT NO. NE4118
NOVEMBER 2021

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CONTENTS

1. INTRODUCTION	1.1 Site Location and Description 1.2 Proposed Development and Purpose of the Desk Study
2. DESK STUDY	2.1 Detailed Geological Appraisal 2.2 Detailed Mining Appraisal 2.3 Conclusions and Recommendations
3. GENERAL	
APPENDICES	Coal Authority Mining Report Figures

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GEOLOGICAL & MINING APPRAISAL FOR 188 DEIGHTON ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD2 1JJ

CLIENT: JAMIE TULLY

ENGINEER: STUDIO KMA

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1. INTRODUCTION

This report has been prepared in accordance with an email, dated 18th October 2021, from the Engineer on behalf of the Client.

The brief for a coal mining risk assessment was set out in our estimate, ref. E7280 and dated 6th October 2021, and comprises a geological and mining appraisal together with our conclusions and recommendations.

1.1 Site Location and Description

The site is located at 188 Deighton Road, Huddersfield, West Yorkshire, HD2 1JJ, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is E415887m,N419405m.

As shown on Figure 2, the about 0.04 hectare roughly rectangular shaped site is bounded to the east by No. 178 Deighton Road, to the north by the grounds of No. 1 Oddfellows Buildings, to the west by No. 190 Deighton Road, and to the south by Deighton Road. The site is currently partially concrete, partially hardcore surfaced, with areas which are overgrown and generally used for storage of building material waste.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to construct a residential property and detached workshop, as shown on Figure 3.

The purpose of the desk study is to determine the geological structure, including the depth and thickness of coal and other mineral seam horizons, to determine the potential for mineworkings in these horizons based upon the available information and to provide our conclusions and recommendations.

2. DESK STUDY

2.1 Detailed Geological Appraisal

The British Geological Survey (BGS) have published sheet, ref. SE 11 NE, solid and drift edition at 1:10,000 scale dated 1999, and the adjacent SE 11 NW and SE 12 SE a combined extract of which is given as Figure 4.

The geological survey indicates that the site is underlain by Lower Coal Measures and an unnamed sandstone strata in the north west corner of the site. Coal Measures strata in this area normally comprise interbedded mudstones, grey siltstones and sandstones with occasional economically important mineral seams of coal, seat-earth and marine bands. It should be noted that where found at near surface level Coal Measures strata are normally completely weathered to a soil.

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No Made Ground is indicated to be present in the area of the site however as the site has previously been developed some may be present. In addition, no superficial deposits are indicated to be present in the area of the site however a thin layer of weathered rockhead is likely to be present. Borehole logs SE11NE192 and SE11NE193 were available to view via the British Geological Survey online viewer and are situated approximately 120 metres to the west of the site. These indicate made ground to depths of 0.30 and 0.20 metres respectively, and clay to 0.90 and 0.80 metres respectively overlying shale and sandstone respectively. In addition made ground is indicated to be present 110 metres north east of the site.

The bedded rock strata shown to be lying subhorizontally.

Bedded strata beneath the site are shown to be within a fault bounded block with no arrows indicating the amount or direction of dip in the immediate vicinity. However an arrow some 550 metres to the east north east indicates a dip of 4^{o} to the east and an arrow 450 metres to the north east indicates a dip of 3^{o}to the north.

The Shertcliffe (Black Band) Coal seam is shown to crop out 730 metres to the east north east of the site. Due to the dip of strata, and using the approximate topographical levels of the general area between the site and the outcrop of the Shertcliffe Coal it is possible that this seam is at a very shallow depth beneath the site.

The bedded rock strata are shown to be displaced by geological faults around 215 metres to the north west, 160 metres to the south east, 640 metres to the south west, and 770 metres to the north east. It should be noted that the rock strata in the vicinity of the site might be affected by minor parallel sympathetic geological faults.

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The anticipated succession of strata at the centre of the site is as tabulated below. The approximate thicknesses and depths given are the best that can be determined from the above information.

TABLE 1 STRATIGRAPHICAL SUCCESSION

Strata	Maximum Unworked Thickness (m approx.)	Vertical Interval (m approx.)	Depth of Base below Bedrock (m approx.)
MADE GROUND	0.30		
CARBONIFEROUS COAL MEASURES:			
Measures		2	
Shertcliffe (Black Band) Coal	0.8		2
Measures		8	
Whinmoor Coal	Thin		10
Measures		48	
Thin Unnamed Coal measures	Thin		58
Measures		21	
Black Bed Coal	0.7		79
Measures		22	
Better Bed Band Coal	Thin		101
Measures		18	
Better Bed Coal	0.5		119
Measures		29	
Thin Unnamed Coal measures	Thin		148
Measures		105	
80 Yard Coal	Thin		253

Due to the paucity of information and the difficulty in determining accurate topographical levels the conjectured stratigraphical succession given above is very approximate and it is possible that the Shertcliffe (Black Band) Coal is not present.

2.2 Detailed Mining Appraisal

The presence of mineral seams, including coal, which might have been mined beneath the site has been determined from the published geological sheet and the Coal Authority Mining Report, ref. 51002644261001 and dated August 2021, a copy of which is appended.

The Coal Authority indicates that according to their limited, and probably incomplete, records the site surface is not considered to be affected by past or present underground mineworkings.

In addition, the Coal Authority indicates that they believe there is coal at or close to the surface, which may have been worked at some time in the past, for which they have no record.

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It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site, although reserves of coal exist which could be mined in the future subject to feasibility, licences and planning consents. It should be noted that on 23 December 2015 all underground coal mining ceased in the UK.

The Coal Authority are not aware of any recorded abandoned mine entries within the site or within 20 metres of the site boundary. However, the Coal Authority records may be incomplete and hence mine entries may be present for which the Coal Authority has no knowledge.

In any old mining area such as this, where records are generally incomplete, the existence of unrecorded mine entries should not be discounted. However, from the anticipated geological and comparatively deep mining structure, it is our opinion that the possibility is very small and need not be given special attention.

2.3 Conclusions and Recommendations

Surface instability arises when the collapse of mineworkings migrates upwards through the roof strata and back to the surface or near surface level. There is considered to be a potential for this if there is less than ten times the unworked thickness of the coal seam in intact rock strata above the mined coal seam. In addition residual settlement of abandoned mineworkings is not possible to predict, and although the risk may be increased by the stresses imposed by a surface load, settlement can and does occur irrespective of ground surface loads.

Given the findings of the geological and mining appraisal it is possible that there are shallow coal seams beneath the site which if worked could give rise to surface instability. Consequently, we would recommend that rotary boreholes are carried out to assess the geology beneath the site and the possible presence of worked coal seams.

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3.0 GENERAL

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr David Simpson at our Ossett office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. NE4118
NOVEMBER 2021

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Geotechnical Engineer
For and on behalf of
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COAL AUTHORITY MINING REPORT

The Coal Authority

CON29M
coal mining report

LAND ADJ. 178 DEIGHTON ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD2 1JJ

Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5

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**

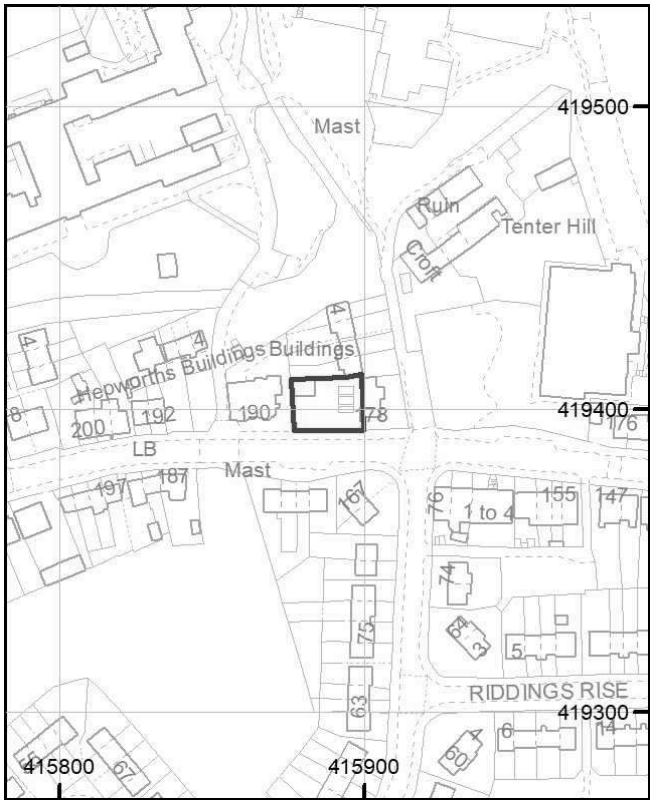
Professional opinion

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**

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**.

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. 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.

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 not within a surface area that could be affected by any past recorded underground coal mining.

However 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.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

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.

12 Withdrawal of support

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.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 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.

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.

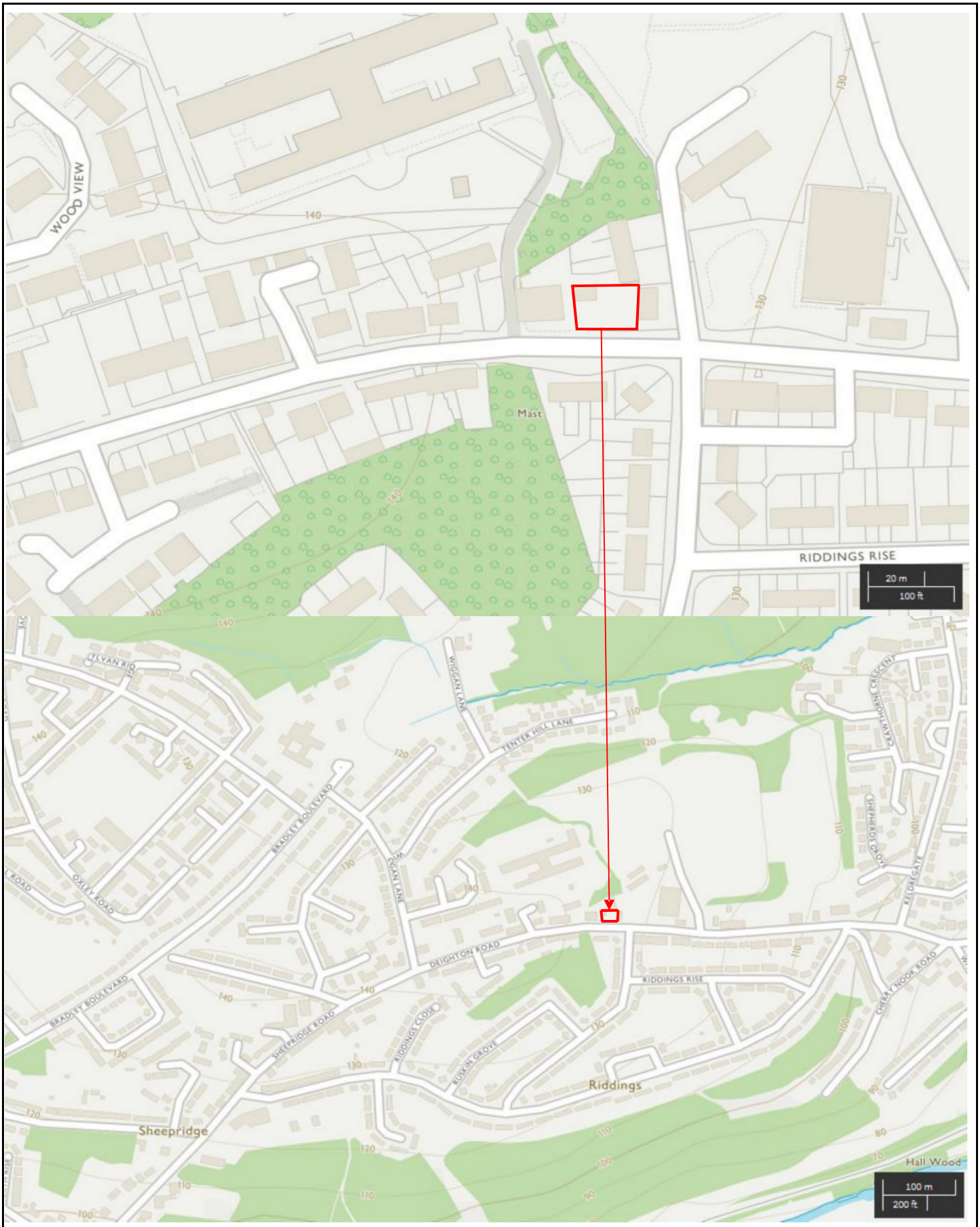
When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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 **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

FIGURES



SUB SURFACE

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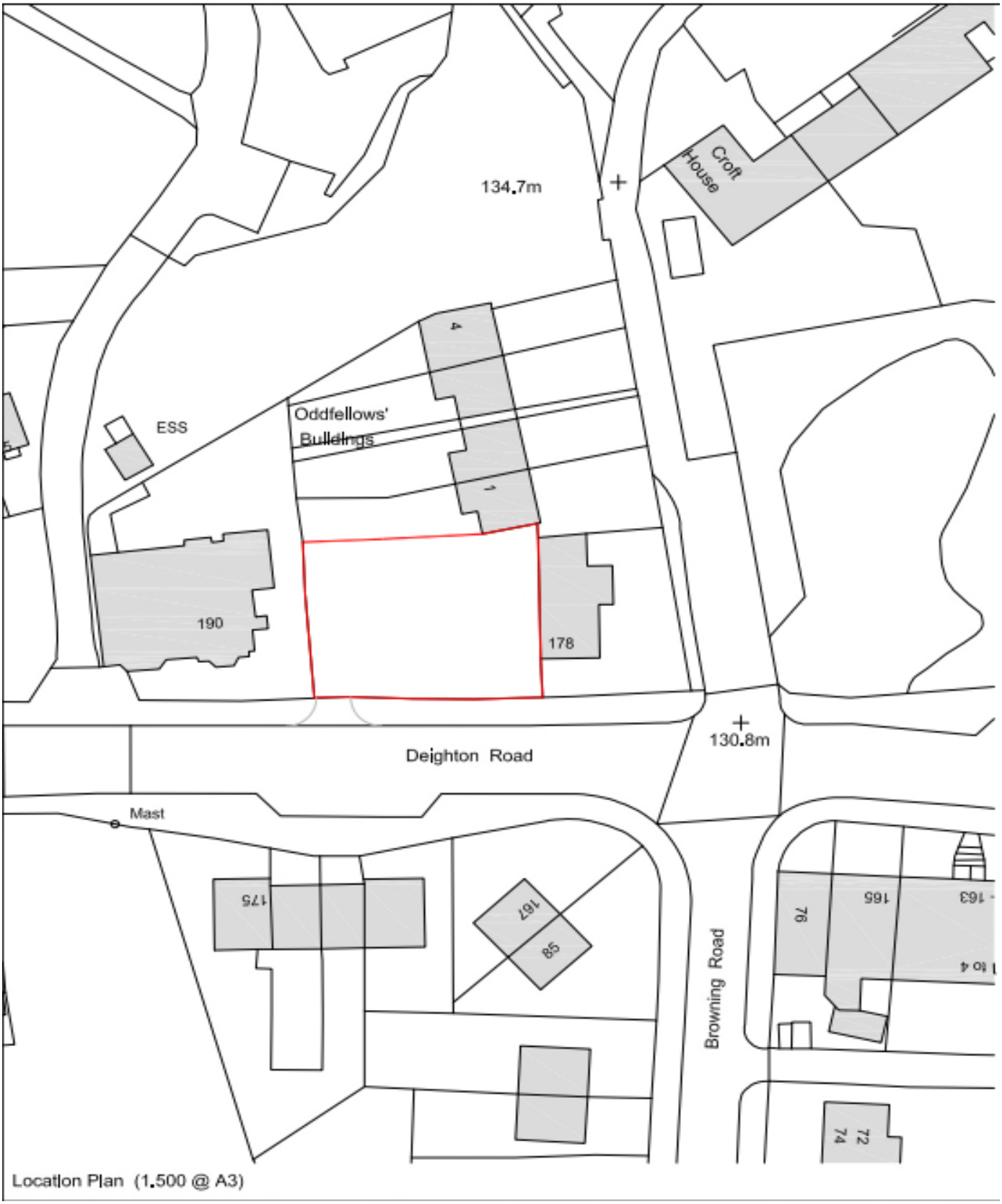
Site Location Plan

Site:	Date Drawn:	Date Checked:	Orientation:	Job Number:
188 DEIGHTON ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD2 1JJ	08-Nov-21		N	NE4118
Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
JAMIE TULLY	LAWM		_	1



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Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
JAMIE TULLY	LAWM		_	2

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Proposed Development

Site:	Date Drawn:	Date Checked:	Orientation:	Job Number:
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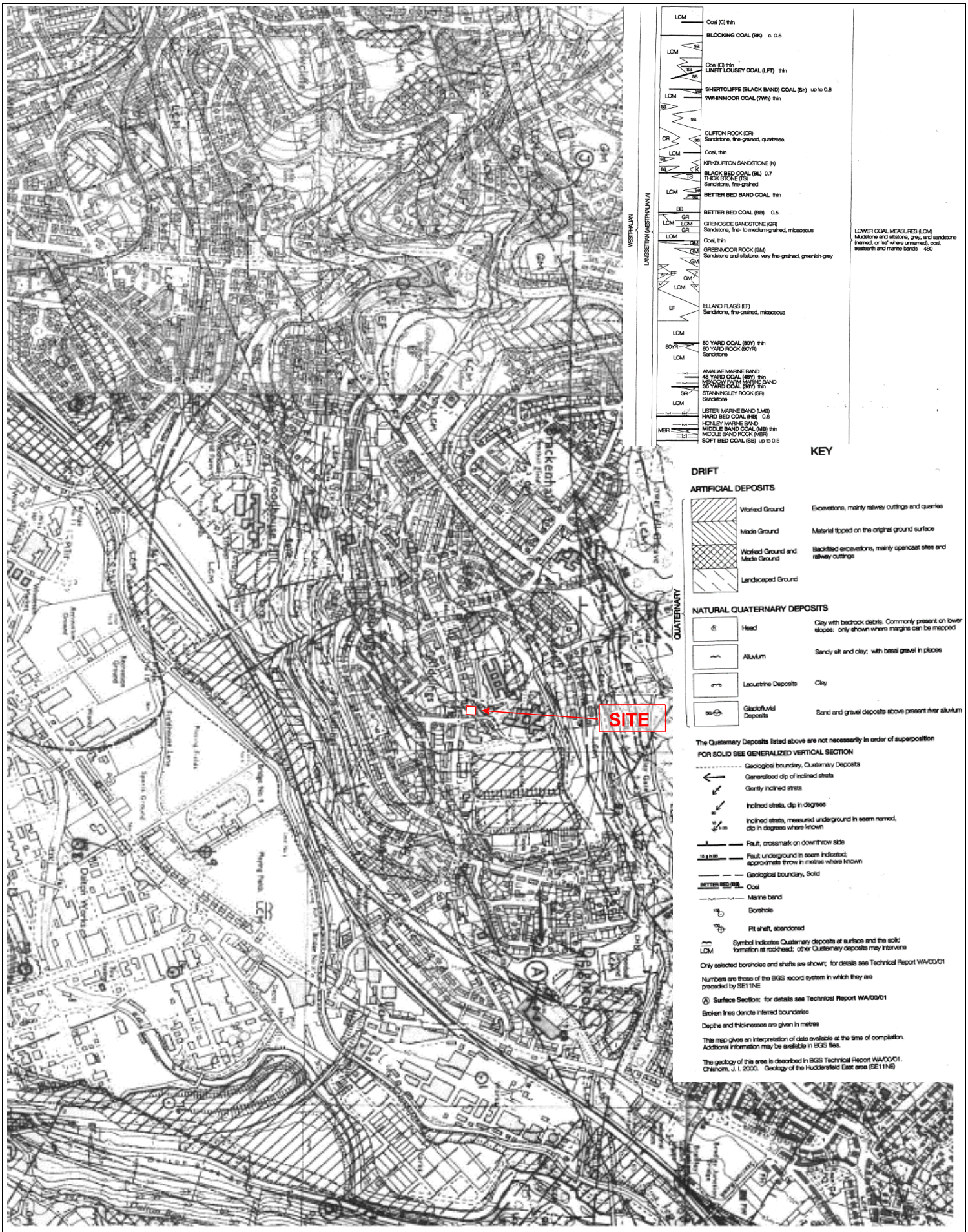
Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
JAMIE TULLY	LAWM		_	3



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Geological Map

Site	Date Drawn	Date Checked	Orientation	Job No.
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Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
JAMIE TULLY	LAWM		1:10,000 at A3	4