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COAL MINING

RISK ASSESSMENT REPORT

job number	C3779/25/E/8356
date	19.09.25
site address	Longley Farm Longley Lane Holmfirth HD9 2JD
written by	T. Merry
checked by	R. Palmer
issued by	R. Palmer

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Report on a Coal Mining Risk Assessment

Location:	Longley Farm Longley Lane, Holmfirth, West Yorkshire, HD9 2JD		
For:	J&E Dickinson		
Consultants:	Holme Architecture Limited		
Report No.	C3779/25/E/8356	Report date:	September 2025

For and on behalf of **Rogers Geotechnical Services Ltd**

REDACTED	REDACTED
Tobias Merry MSci (Hons), FGS Geo-environmental Engineer	**Rob Palmer** MSc FGS ACIEH Engineering Director

1. Introduction

It is understood that as part of the planning application at the site, a Coal Mining Risk Assessment has been requested by the planning authority. Consequently, a desktop study was commissioned in order to assess the risk to the development from coal mining. This report presents the findings of the study.

2. Geological Desk Study

The geological desk study has been undertaken using the following sources of information.

- British Geological Survey 1:10000 & 1:50000 map sheets[1].
- British Geological Survey *Geology of Britain Viewer*[2].
- Coal Authority Consultants Coal Mining Report[3].
- British Geological Survey *Borehole Records*[4].

[1] Sources: British Geological Survey (NERC) Map Sheets SE10NW & 86; Glossop Solid and Drift Editions
[2] Sources: British Geological Survey (NERC) Onshore Geoindex [*online resource from www.bgs.ac.uk*]
[3] Coal Authority Reference: 51003524893001 dated 15th September 2025.
[4] Sources: British Geological Survey (NERC) Borehole Records [*online resource from* http://www.bgs.ac.uk//]

2.1 British Geological Survey Maps and Viewer

The appropriate map sheet for the site and the geology viewer has been examined and the following table presents the indicated geology:

Table 1: Geological Data for the Site

Strata Type	Strata Name[5]	Previous Name[6]	Description[3]
Superficial Geology	None recorded	-	-
Solid Geology	Rossendale Formation	Rough Rock Grit Group	A fine- to very coarse-grained and pebbly, feldspathic sandstone, interbedded with grey siltstone and mudstone, and subordinate marine black shales, thin coals and seatearths.
	Marsden Formation	Middle Grit	Fine- to very coarse-grained and pebbly feldspathic sandstone, interbedded with grey siltstone and mudstone, and subordinate marine black shales, thin coals and seatearths
	Huddersfield White Rock	-	Medium- to coarse-grained, massive to flaggy, cross-bedded, micaceous sandstone.

On the geological map, there is one dip indicator relevant to the site (i.e. within 500m of the site or within the same fault block) that suggests the solid geology beneath the site dips 3° to the north-east.

There is one local coal seam that is shown to outcrop within the local area. This seam is summarised as follows:

Table 2: Summary of Coal Seams Within the Vicinity of the Site

Seam Name	Seam Thickness[5]*	Outcrop Distance [5]*	Anticipated Depth
Upper Meltham Coal	0.0 – 0.2 (thin)	On Site	At or near to surface.

*All distances are given as approximations only. It should be noted that coal seam thicknesses vary over relatively short distances

The Upper Meltham Coal seam is anticipated to be present at surface. It should be appreciated however that this coal seam is notably poor in grade, thickness and continuity[7]. Indeed, the coal seam outcrop peters out a short distance to the north and south of the site. With reference to the 1:10000 geological map, the coal seam is recorded as being 'thin' again suggesting this seam is impersistent and unlikely to be economically viable for extraction.

It should be noted that the next recorded seam in the sequence is the Lower Meltham Coal seam which is anticipated to be present at depths of 65m beneath the site.

[5] Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and Onshore Geoindex [*online resource from www.bgs.ac.uk*]
[6] Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [*online resource from www.bgs.ac.uk*]
[7] Sources: British Geological Survey (NERC) Geology of the Huddersfield district. A brief explanation of the geological map Sheet 77 Huddersfield

2.2 Coal Authority Mines Report

As part of this study a Coal Authority Consultants Coal Mining Report has been obtained. The report is presented as Appendix 2 and for the purposes of discussion has been summarised below:

Table 3: Summary of the Consultant's Coal Mining Report

Has the report highlighted evidence or potential of:			
Ref	**Mining Feature**	**Yes/No**	**Comments**
1	Underground Coal Mining	No	No past mining recorded.
2	Probable Unrecorded Shallow Workings	No	None.
3	Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
4	Mine Entries	No	None recorded within 100m of the enquiry boundary.
5	Abandoned mine plans	No	None available.
6	Outcrops	Yes	Upper Meltham Coal – on site – bearing 039°, 069° & 076°.
7	Geological Faults	No	No faults, fissures or breaklines recorded.
8	Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
9	Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
10	Site Investigations	No	None recorded within 50 metres of the enquiry boundary
11	Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
12	Coal Mining Subsidence	No	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 31st 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.
13	Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
14	Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
15	Future underground mining	No	For further information please see section 3 of the Consultant's Coal Mining Report (ref 51003524893001).
16	Coal mining licensing	No	
17	Court orders	No	
18	Section 46 notices	No	
19	Withdrawal of support notices	No	
20	Payments to owners of former copyhold land	No	

It is of note that the Consultants report confirms that there is a coal seam outcrop on site. Nonetheless, the report highlights that no workings (recorded or unrecorded) are likely to be present beneath the site.

2.3 Geological Survey Borehole Records

The British Geological Survey (NERC) keeps borehole records from across Britain which are available for public viewing through their website[7]. As part of this study, the records in the area around the site have been reviewed in order to assist in establishing the geological conditions.

Unfortunately, in this instance, there are no borehole scans available within the vicinity of the site that will assist with this assessment. Whilst there are borehole scans present within 500m to the north, south and east of the site, these boreholes do not penetrate deep enough reveal the Upper Meltham Coal seam. Furthermore, other borehole scans are available at a greater distance to the site within other faulted blocks. However, these are not anticipated to represent comparable ground conditions to those anticipated to be present below the site.

3. Risk Assessment

The risk to the stability of the proposed residential development has been evaluated from the data obtained and with reference to the following ratings and definitions:

Low - The possibility of instability is unlikely therefore no further action is necessary.

Moderate - The possibility of instability is likely and further investigation or remedial action may be required.

High - The possibility of instability is highly likely and further investigation or remedial action will be necessary.

Table 5: Development Specific Risk Assessment

Item	Risk attributed to	Coal Seam(s) Considered	Risk Rating
3.1	Shallow coal workings	Upper Meltham (UM)	Low
3.2	Coal workings at depth	The Coal Authority report indicates that the property is not within a surface area that could affected by past underground mining.	Low

3.1 Risks Posed by Shallow Coal Workings

On the basis of all of the information provided above, one coal seam is anticipated to be present at the near surface of the site. However, this seam will be of limited thickness, thus historic coal mining activity is unlikely to have occurred. Therefore, a low risk rating has been assigned to this seam. No other shallow coal seams are anticipated to be present.

3.2 Risks Posed by Coal Workings at Depth

In regard to deeper mining which could affect the site, the property is not within a surface area that could be affected by past underground mining.

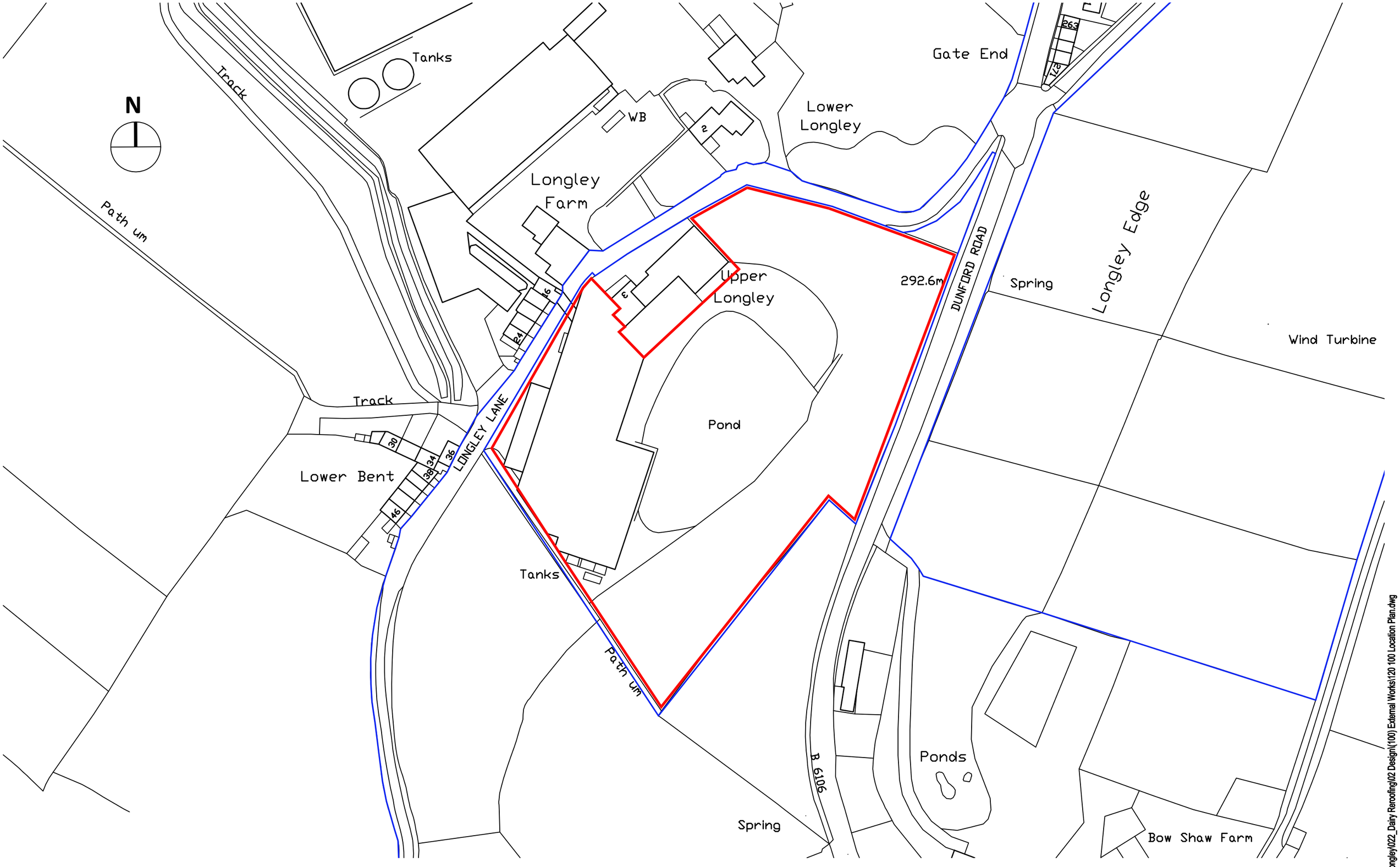
4. Conclusions

As highlighted on the geological map and also within the Consultants report, coal may be present at the near surface. However, this seam is renowned for being of poor grade, thickness and continuity. As such, no investigatory works are required on this occasion.

Should evidence of unexpected workings be identified during the groundworks phase, then works should cease and both Rogers Geotechnical Services and the Coal Authority should be contacted.

Appendix 1

Site Plan



Construction staff and operatives must ensure the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing including the review of:

- Designers/contractors risk assessments
- Method statements
- Permit to work
- Pre construction information

The designers note that the following health and safety risks relating to this drawing have not been eliminated during the design process:

	revision	date	by	chk
.	.	.		

holmearchitecture
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matt@holmearchitecture.com | www.holmearchitecture.com | 07975977532

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the H&S Plan

This drawing is the Property of Holme Architecture Limited ©

DO NOT SCALE FROM THIS DRAWING

drawn by	checked by	date	scale @ A3
dwn	chk	31.01.18	1:500

LONGLEY FARM
Cottage Cheese Extension and Dairy Reroofing

LOCATION PLAN

project number	drawing number	revision
120	100	

cad reference: D:\02 Projects\Longley\022_Dairy Reroofing\02 Design\(100) External Works\120 100 Location Plan.dwg

Appendix 2

Coal Authority Report

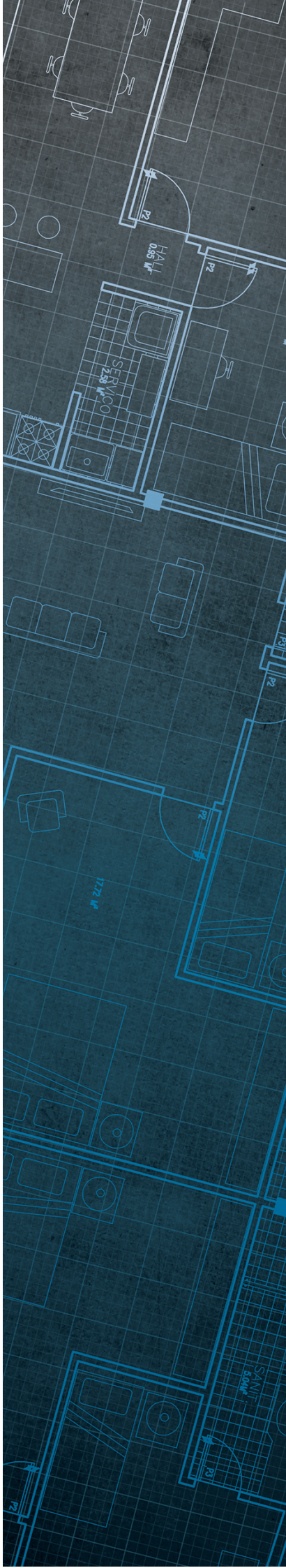
The Coal Authority

Consultants

Coal Mining Report

Longley Farm
Longley
Longley Lane
Holmfirth
Kirklees
HD9 2JD

Date of enquiry:	**15 September 2025**
Date enquiry received:	**15 September 2025**
Issue date:	**15 September 2025**
Our reference:	**51003524893001**
Your reference:	**C/3779/25/E/8356 - PO-3537**



Consultants

Coal Mining Report

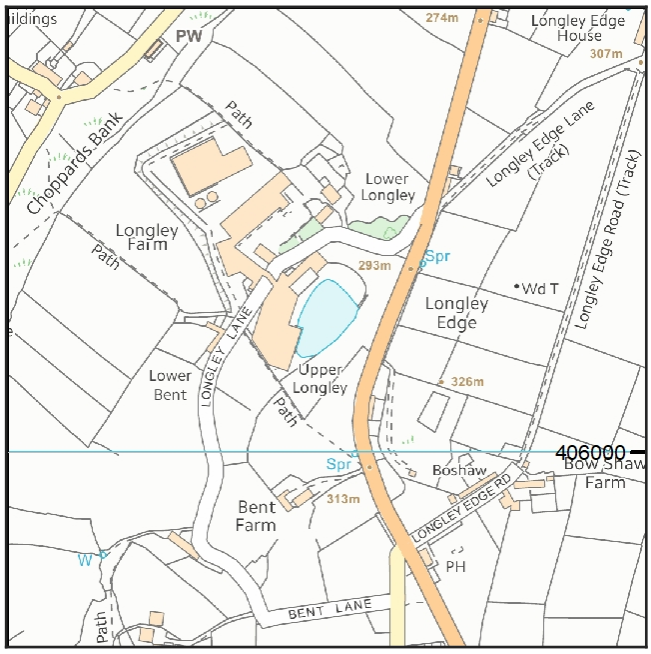
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

ROGERS GEOTECHNICAL SERVICES LTD

Enquiry address

Longley Farm
Longley
Longley Lane
Holmfirth
Kirklees
HD9 2JD



Approximate position of property

Map data

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Mansfield
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/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

Probable unrecorded shallow workings
None.

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
None available.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
UPPER MELTHAM	Coal	Yes	Within	N/A	39
UPPER MELTHAM	Coal	Yes	Within	N/A	69
UPPER MELTHAM	Coal	Yes	Within	N/A	76

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.

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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

Based on the responses in this report, no further information has been highlighted.

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.

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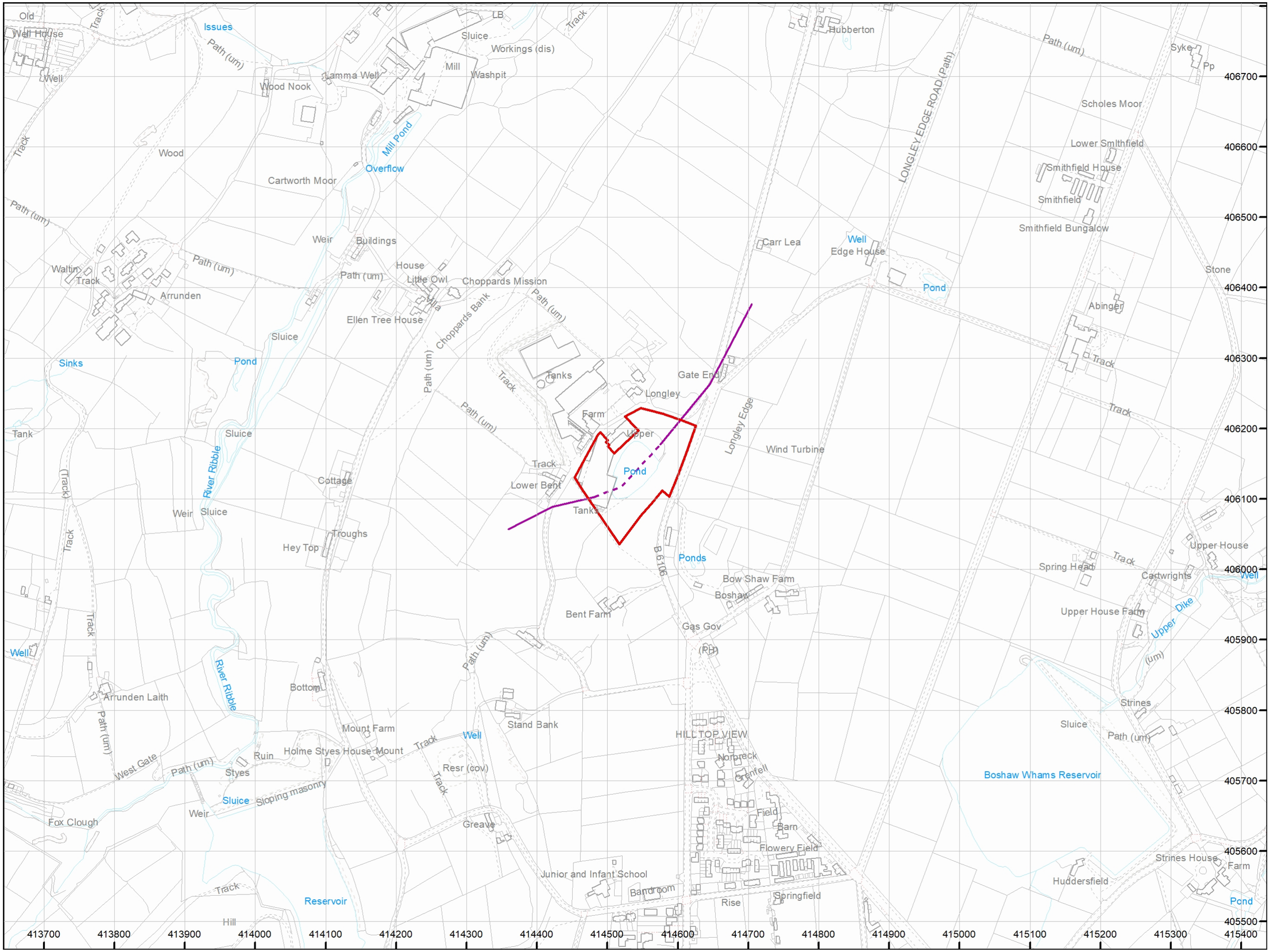
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown

Outcrop (Proven)

Outcrop (Conjectured)



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