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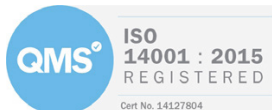


COAL MINING RISK ASSESSMENT **REPORT**

job number	C6395/26/E/9886	date	08.10.2026
site address	Land at North Street, Heckmondwike, WF16 0AY		
written by	S. Alexander	checked by	T. Merry
issued by	S. Alexander		



Please consider the environment before printing this report.



Environmental
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Rogers Geotechnical Services Ltd
Unit 1 Manorcroft Works, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DT
01484 604 354 www.rogersgeotech.co.uk Company No: 5130864

<ENVIRONMENTAL> <GEOTECHNICAL>

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Report on a Coal Mining Risk Assessment

Location: Land at North Street,
Heckmondwike, WF16 0AY

For: Novi Studio

Report No. C6395/26/E/9886

Report date: October 2026

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

Scott Alexander BSc FGS
Senior Geo-environmental Engineer

Tobias Merry MSci (Hons), FGS
Geo-environmental Engineer

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 (BGS) map sheet¹.
- British Geological Survey *Onshore GeoIndex Viewer*².
- Coal Authority Consultants Coal Mining Report³.
- British Geological Survey *Borehole Records*⁴.

¹ Sources: British Geological Survey (NERC) Map Sheet 77; Huddersfield Solid and Drift Editions

² Sources: British Geological Survey (NERC) Onshore GeoIndex Viewer [online resource from www.bgs.ac.uk]

³ Coal Authority Reference: 51003594691001 dated 16th September 2026.

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	Parent Unit ⁶	Description
Superficial Geology	None recorded	-	-
Solid Geology	Pennine Lower Coal Measures Formation	-	Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part.

The geological mapping indicates that there is a fault trending approximately east-west around 70m south-east of the site and a second fault trending approximately north-west south-east is located approximately 100m west of the site.

There are no relevant dip indicators within the nearby area, however it is considered that the overall geology is thought to dip at a shallow angle broadly towards the east. It is of note that the local area has been severely faulted therefore local discrepancies in dip may occur due to fault drag and or local variations of strata.

There are three local coal seams within the fault block that are shown to outcrop within the local area. These are summarised as follows:

Table 2: Summary of Coal Seams Within the Vicinity of the Site			
Seam Name	Seam Thickness ^{5*}	Outcrop Distance from Site ^{5*}	Anticipated Depth below Site
Middleton Main / New Hards Coal	0.70m – 1.0m	225m W	Approx. 10m
Middleton Little	0.30m – 0.90m	90m E	Not expected beneath the site.
Third Brown Metal	0.40m – 0.60m	350m E	Not expected beneath the site.

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

In light of the above geological data it is considered that the Middleton Main, also locally recorded as the New Hards Coal may be present at a depth within 30m of the surface of the site. The Generalised Vertical Section (GVS) indicates that the next coal seam in the sequence is recorded as the Wheatley Lime expected at a depth of around 30m below the surface of the site.

⁵ Sources: British Geological Survey (NERC) Map Sheets 77; Huddersfield; Solid and Drift Edition, and Onshore GeoIndex Viewer [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]

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:		
Mining Feature	Yes/No	Comments
Underground Coal Mining	Yes	One seam worked at two locations beneath the site. Black Bed at a depth of 166m and 168m with a worked seam thickness of 0.74m last worked pre 1887.
Probable Unrecorded Shallow Workings	Yes	-
Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
Mine Entries	No	None recorded within 100m of the enquiry boundary.
Abandoned mine plans	Yes	Plans of abandoned mine workings below the site are suggested to be available by the Coal Authority.
Outcrops	No	No outcrops recorded.
Geological Faults	No	No faults, fissures or breaklines recorded.
Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
Site Investigations	No	None recorded within 50 metres of the enquiry boundary
Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
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.
Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
Future underground mining	No	For further information please see section 3 of the Consultant's Coal Mining Report.
Coal mining licensing	No	
Court orders	No	
Section 46 notices	No	
Withdrawal of support notices	No	
Payments to owners of former copyhold land	No	

It should be noted that the recorded depths of workings within the Hard Bed is within the estimated depth range calculated from the outcrop patterns on the published geological map.

2.3 Geological Survey Borehole Records

The BGS (NERC) keeps borehole records from across Britain which are available for public viewing through their website⁷. 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. The logs of the boreholes can be viewed through the BGS website however the most pertinent features are summarised below:

Table 4: Notable Geological Features			
Borehole	Approx. Distance from Site	Depth of Borehole (m)	Notable Features
SE22SW411-416 ⁸	850m N	15.24 to 21.34	No coal recorded.
SE22SW1564 ⁹ & SE22SW509	1200m SE	61	Broken Ground – 10.05m (0.55m thickness) Coal – 25.60m (0.31m thickness) Coal – 30.78m (0.31m thickness)
SE22SW645-657 & SE22SW728-752 ¹⁰	500m SE	5-13	Coal – 1.80m to 11.90m to (0.50m to 1.00m thickness) *SE22SW730 Soft Ground – 10m (0.50m thickness) *SE22SW729 Soft Ground – 8.30m (0.40m thickness) *SE22SW744 Soft Ground – 9.20m (0.60m thickness) *SE22SW740 Broken Ground – 6.40m (0.70m thickness) *SE22SW649 Broken Ground – 0.90m (3.70m) *SE22SW738 Broken Ground – 7.50m (0.70m thickness) *SE22SW739 Soft Ground – 5.80m (0.60m) *SE22SW651 Broken Ground – 0.70m (2.30m thickness) *SE22SW646 Soft and Broken Ground, Cavity then further soft ground – 2.40m (3.10m thickness), *SE22SW648 Soft Broken Ground and Broken Ground with Cavities – 2.80m (2.70m thickness) *SE22S650 Cavity and Soft Ground – 2.80m (1.50m thickness)

It should be appreciated that there was limited borehole data within the immediate vicinity of the site that was available for public viewing. Other borehole scans were available at a greater distance from the site, however, these were felt to be of limited value to the study predominantly due to the depth not reaching any recorded coal seams.

It is highlighted that SE22SW1564 and SE22SW509 are the same borehole log but are shown to be located approximately 250m apart therefore the accuracy and reliability of the data is questionable and should not be totally relied upon. Furthermore, these records are across the fault block, albeit stratigraphically on similar bedrock profile therefore, theoretically the strata encountered should mirror that found on the site.

⁷ Sources: British Geological Survey (NERC) Onshore Geoindex [online resource from <https://mapapps2.bgs.ac.uk/geoindex/home.html>]

⁸ Sources: BGS Borehole Scan SE22SW411 online resource from <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/41221>

⁹ Sources: BGS Borehole Scan SE22SW1564 online resource from <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/41220>

¹⁰ Sources: BGS Borehole Scan SE22SW645 online resource from <https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/41220>

The records listed above appear to be contradictory, or show significant local variability in the stratigraphy, whereby one borehole (SE22SW1564) has recorded three coal seams within 30m of the surface of the site, the other set of borehole records (SE22SW411-416) do not record any encountered coal seams.

The records SE22SW645-657 & SE22SW728-752 are inferred to be related to the Middleton Little Coal seam, which is not expected beneath the site, however, have been included to show the coal mining legacy of the nearby area and the potential shallow levels and thicknesses of workings which may be encountered.

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	Feature(s) Considered	Risk Rating
3.1	Shallow coal workings	Middleton Main / New Hards Coal (MM)	Moderate
		Wheatley Lime (WL)	Low to moderate
3.2	Coal workings at depth	The Coal Authority report indicates that the property is not within a surface area that could be affected by past underground mining.	Low
3.3	Mine gas	Shallow coal workings	Moderate

3.1 Risks Posed by Shallow Coal Workings

On the basis of all of the information provided above, two coal seams are anticipated to be present within 30m of the surface at the site. Whilst these seams may be of limited thickness, the possibility of these seams being worked below the site cannot be ruled out. Historic coal mining activity is evident in the nearby area, and therefore it is considered that if coal was known to be close to ground level it could have been removed illicitly via shallow mining methods with relative ease.

It may be noted that guidance available from both the NHBC and the CIRIA publication, SP32 - *construction over abandoned mine workings*, suggests that competent overburden thickness above a coal seam should be greater than 10 times the thickness of a seam plus seam thickness in order that the collapse of workings would pose a low risk to surface structures.

On this basis, assuming a maximum thickness of the coal seams, the table below suggests the thickness of competent overburden required above each seam to mitigate instability at the surface.

Table 6: Required Thickness of Competent Overburden

Seam Name	Seam Thickness	Anticipated Depth Below Site	Required Thickness of Competent Overburden
Middelton Main / New Hards Coal (MM)	0.70m – 1.0m	Approx. 10m	11.00m
Wheatley Lime (WL)	0.4m – 1.2m	Approx. 30m	13.20m

Based on the above information, it is considered that there will not be a sufficient thickness of competent overburden above the shallowest seam in order to prevent the risk of instability posed by the presence of any illicit workings. Therefore, a moderate risk rating has been placed on these seams, and further investigation is recommended to prove or disprove the presence of illicit mining activity. However, based on its anticipated depth below ground level, there may be a sufficient thickness of competent overburden above the underlying Wheatley Lime such that the risk from the collapse of workings is estimated to be low. Nevertheless, it is strongly recommended that the true thickness and depth of this seam is investigated to validate this opinion. Therefore, a low to moderate risk rating has been assigned to this seam.

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.

3.3 Risks Posed by Mine Gas

This assessment has identified that there is potential for shallow mine workings to be present beneath the proposed development. Whilst the Consultants Coal Mining Report has not reported any incidents of mine gas within the vicinity of the development, shallow mining activity represents a credible source of ground gas. As such, a moderate risk rating has been assigned, and further assessment may be required.

Should evidence of workings be proven via further intrusive works, it is strongly recommended that a detailed gas risk assessment is undertaken in accordance with relevant guidance. The risk assessment should take into consideration the current site conditions and should be subject to reassessment after the formulation and/or completion of any remedial measures and proposed foundation solution. These documents should be prepared by a suitably experienced and qualified specialist.

4. Conclusions

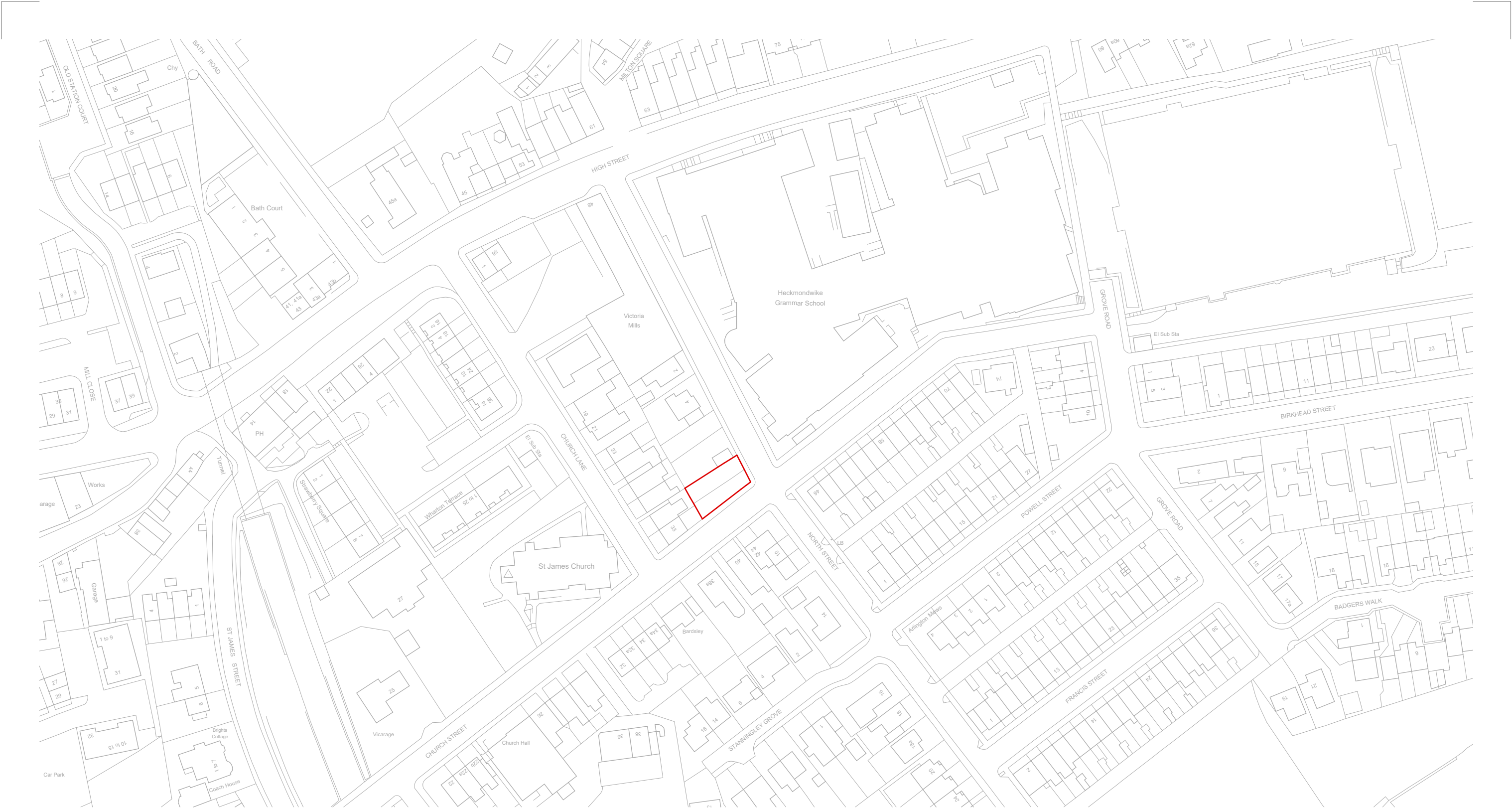
In light of the potential risks of instability at the site from the working of shallow coal, it cannot be recommended that development takes place without further investigation to conclusively determine the presence of such workings. This work should include physical drilling methods to explore the ground conditions.

General practice is to undertake rotary openhole boreholes at three locations across the site to mitigate against the potential for drilling through intact columns associated with pillar and stall workings. Furthermore, it is normal to investigate the ground to 30m below ground level; any workings below this depth are unlikely to result in significant instability. In this case the predominant risk is from shallow workings, should these prove to be absent or intact then there is estimated to be sufficient cover to the underlying seam. However, nearby borehole records suggest there may be a thinner unnamed seam. It is recommended that in this case a minimum of two boreholes should be drilled to the full depth of 30m to fully quantify the risks.

It is of note that Rogers Geotechnical Services would be happy to assist in any further intrusive investigation that may be required.

Appendix 1

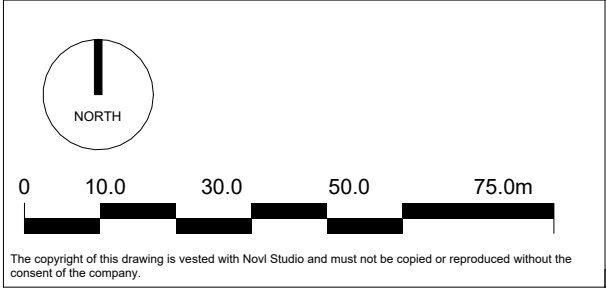
Site Plan



1

Site Location Plan

1 : 1250



Rev.				Description	Date	Drawn	Chk.

Client		Umar Raja	
Project		North Street, Heckmondwike	
Drawing Title		Site Location Plan	
Drawing Status		PLANNING	

Drawing No.				Revision	
25-016-PL01					
Drawn	Checked	Paper Size	Scale	Date	
AA	AA	A3	1 : 1250	07.08.26	

Appendix 2

Coal Authority Report



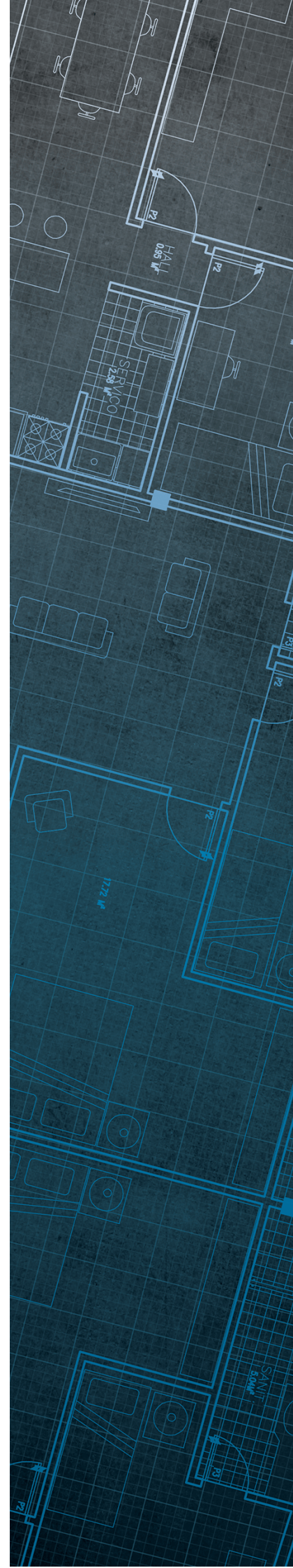
The Coal
Authority

Consultants Coal Mining Report

North Street
Heckmondwike
Kirklees
WF16 0AY

Date of enquiry:	16 September 2026
Date enquiry received:	16 September 2026
Issue date:	16 September 2026

Our reference:	51003594691001
Your reference:	C/6395/26/E/9886 - C/6395/26/E



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

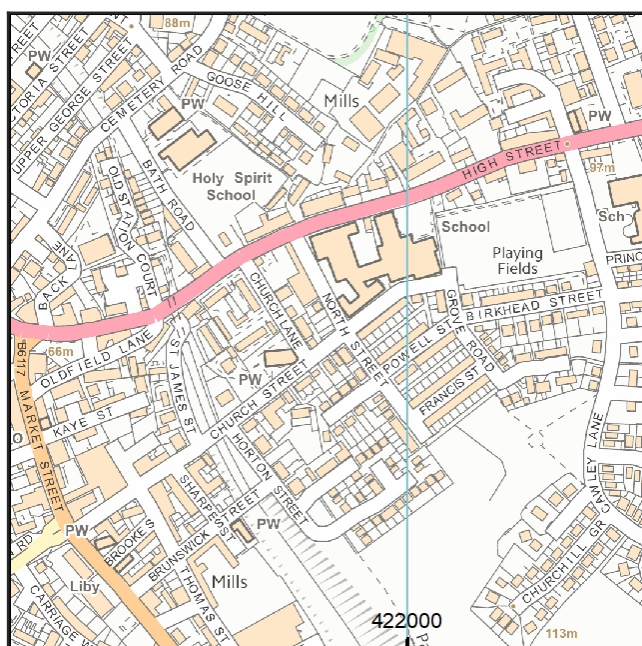
North Street
Heckmondwike
Kirklees
WF16 0AY

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk



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	6HF7	166	South-East	1.1	East	74	1882
unnamed	BLACK BED	Coal	6O4V	168	South-East	1.0	South-East	74	1887

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:

4832	FGB709	6962
5253	FGB414	CT40
FGB409	PO0	5181

Our records show we have more plans than those shown above which could affect the enquiry boundary.

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

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 email us at reports@miningremediation.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 **email us at reports@miningremediation.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.

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 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk

