The Coal Authority

Provided by the Mining Remediation Authority

Coal Mining Risk Assessment

Report Ref:
71009837433001

For development at:
Land adjacent to Russell Street, Cefn Mar, Wrexham, LL14 3BL

For proposal:
Construction of a residential dwelling

Assessment result	MEDIUM RISK
Recommended further work	INTRUSIVE GROUND INVESTIGATION

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It manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators and is an executive non-departmental public body, sponsored by the Department for Energy Security and Net Zero.

The Mining Remediation Authority is the trading name of the Coal Authority ('TCA') established pursuant to Section 1 of the Coal Industry Act 1994, of 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG. The Coal Authority remains the legal name of the Authority.

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Version	Compiled	Title	Checked	Date
1	AC	BSc FGS	PB	26/03/2026

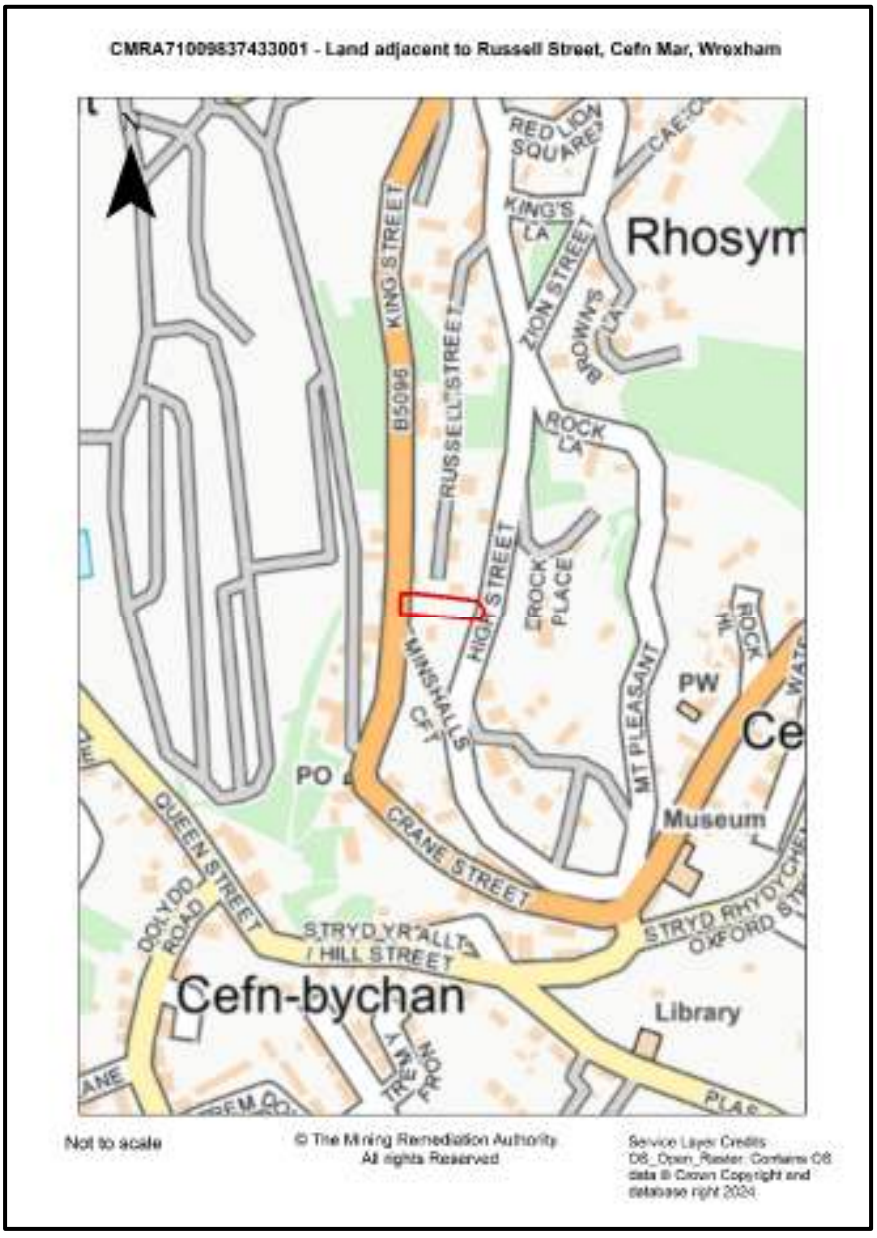
Section 1 – Description of site and proposed development

a) Site location and Description

The Mining Remediation Authority has been commissioned to prepare a Coal Mining Risk Assessment Report for a proposed development at land adjacent to Penrhallt, Russell Street, Cefn Mar, Wrexham, LL14 3BL (see Figure 1), in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

The approximate site centre co-ordinates are E327898, N342415. The proposed development area requires access via King Street or High Street. The site has an approximate elevation of 120-135m AOD.

Figure 1: Site location plan



b) Description and layout of proposed development

The Mining Remediation Authority understands that the developer plans to construct a residential dwelling (see appendix A).

c) Scope of coal mining risk assessment

The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues.
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

Any works that intersect coal mine workings, mine entries or coal seams may have implications for mine gas, spontaneous combustion and surface collapse. Mining Remediation Authority permission is required prior to any such works taking place. Further detailed advice can be provided upon request.

The Mining Remediation Authority's adopted policies regarding building over or close to mine entries and managing gas risks can be viewed at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

www.gov.uk/government/publications/guidance-on-managing-the-risk-of-hazardous-gases

www.gov.uk/government/publications/coal-seams-with-a-history-of-spontaneous-combustion

Section 2 – Sources used to inform this report

Source reviewed	Yes	No	Remarks
Coal Mining Report	X		Consultants Coal Mining Report (Appendix B)
Other Mining Records	X		Abandonment plans 14892, 14884
Geological Plans	X		BGS Geological County Series sheet Denbighshire 35 SW (1911/1925), BGS Geological Sheet 1:50,000 Scale (Sheet 121 – 1927/1962/1979)
BGS Boreholes	X		SJ24SE8, SJ24SE425, SJ24SE424, SJ24SE3
Other	X		BGS GeoIndex, National Library of Scotland Maps

The above information sources have been used to provide an assessment of the potential mining risk within the remainder of the report.

Section 3 – Identification and assessment of site specific coal mining related risks

Based on all source information reviewed, the following site specific coal mining legacy risks are considered to affect the site:

Coal mining feature	Risk assessment	
	Rating	Comment
Recorded underground coal mining	Medium risk	Shallow recorded workings within Cefn / Upper Stinking and Warras coal seams
Probable underground coal mining	Medium risk	Probable shallow unrecorded workings within Cefn/Upper Stinking and interlying unnamed coal seams
Mine entries (shafts and adits)	Low risk	Four recorded within 100m, none within influencing distance
Coal mining geology, faults and fissures	Medium risk	The Cefn Fault is recorded 90m to the west, orientated northeast-southwest, displacing local coal seams.
Reported or potential mine gas emission	Medium risk	Where roof coal is left in North Wales it is known to be liable to spontaneous combustion and precautions should be taken in case of such an incident during all ground works at the site. All mine workings pose a potential gas risk which should be considered in any future investigations and development
Recorded coal mining surface hazards and historical claims	Low risk	None recorded
Surface mining (opencast workings)	Low risk	None recorded

Comment on each specific coal mining feature, based on a desk based review of sources listed in Section 2, are provided below:

a) Recorded and probable underground coal mining

Underground coal mining can pose challenges to ground stability. A widely regarded 'rule of thumb' of 10 times the extraction thickness of the seam(s) in competent rock cover is commonly considered appropriate, however a site-specific consideration of the risk must be adopted.

Where the extraction of coal has occurred, there is the potential for voids to remain long after mining has ceased. The depth of workings generally dictates the length of time that significant voids may remain, but other factors including the size of mine roof supports and the competency of overlying strata can influence the time for natural consolidation to occur. Waste material produced during mining was sometimes used to backfill abandoned sections of mine workings, therefore reducing the volume of open cavities or voids that remain. The method of backfilling workings is typically not recorded and cannot be relied upon as a satisfactory form of remediation.

It must be considered possible that where seams have been worked by underground methods, roadways may exist that could extend to greater than the height of the worked seam in order to facilitate access. A nominal roadway height of 1.5m is considered, where a seam is of a lesser thickness than this.

Where areas of probable shallow coal mine workings have been identified as part of the Development High Risk Area, it is likely that workable coal exists at shallow depths, however no records for workings exist. The data has been estimated from available mining records by qualified mining surveyors. Since 1872 there has been a law that requires all coal mine operators to deposit working plans of the mine with the government following the cessation of operations. Prior to this date the plans were often destroyed or kept in private ownership.

The Consultants Report in Appendix B states that the development site is in an area of recorded shallow coal mine workings and that it is not in an area of probable shallow coal mine workings. The Consultants Report indicates that the site is underlain by, or is in proximity to, workings in seven seams of coal at depths of 10-203m bgl. The shallowest of these workings is in the Upper Stinking coal seam, recorded worked at shallowest 10m bgl beneath the site, with an extraction thicknesses of 1.40m and last worked locally in 1860. The Warras coal seam is recorded worked at 29m bgl, with an extraction thickness of 1.00m, and last worked locally in 1860.

The Consultants Report (Appendix B) identifies the presence of two coal outcrops within the study area. The Sulpher Coals seam is noted as intercepting the eastern portion of the site at an approximate grid reference of E327911, N342419, with a bearing of 195°, oriented northeast-southwest. This seam is considered workable according to the Consultants Report. Additionally, the Upper Stinking coal seam is recorded off-site, approximately 5.8m to the west, oriented north-south at 1°, and is also deemed workable by the Consultants Report.

The BGS Geological County Series Sheet Denbighshire 35SW (1911/1925) records the two aforementioned coal outcrops at the same positions as shown in the Consultants Report (Appendix B). Although there is a discrepancy between seam data from these sources, the bedrock dip suggests that the off-site seam to the west will likely lie beneath the site at shallow depth.

The Sulphur coal seam is recorded in the same location as the Consultants Report's Upper Stinking coal seam and is also marked as conjectured in the local area but proven relevant to the site

development (approximately 5m to the west of the site). This seam is also recorded as north-south orientated. No seam thickness is indicated on the 1:50,000 Scale (Sheet 121 – 1927/1962/1979) generalised vertical section (GVS), nor is a GVS provided on the County Series maps.

The County Series sheet does not name the coal seam intercepting the eastern portion of the site, which is referred to as the Sulpher seam in the Consultants Report. However, based on its location relative to the Sulpher seam and the local stratigraphical sequence, it is likely to be the worked Warras coal seam beneath the site.

Abandonment plan 14892/2/14 records workings within the Upper Stinking coal seam, which is referred to as the Cefn coal seam on the abandonment plan. The designation "(Upper) Stinking coal seam" is derived from the BGS Geological Sheet 1:50,000 Scale (Sheet 121 – 1927/1962/1979). This abandonment plan does not record any coal seam levels or depths. The plan shows the Cefn seam to outcrop along the site's western boundary, orientated approximately North-south following the alignment of King Street. Given the location of this outcrop it is considered that the seam will be present from rockhead at the sites western boundary.

Abandonment Plan 14884/1 similarly documents workings within the Upper Stinking coal seam, also known as the Cefn coal seam in the abandonment plans. The name is again taken from the BGS Geological Sheet. Although no seam levels or outcrops are recorded beneath the site, mine shafts 327342-237, -238, -239 and 328342-239 located 177-238m south/southeast of the site and shown on the plan indicate depths to the Upper Stinking/Cefn coal seam ranging from 22 to 84 yards (20.11–76.00m), with increasing depth towards the east. This trend corresponds with the dip reading in the local area, recorded on the BGS Geological County Series sheet Denbighshire 35 SW (1911/1925), where bedrock dips 15° to the east/southeast. The Cefn fault is also recorded on both the County Series map and the abandonment plan approximately 90m to the west of the site, oriented northeast-southwest, with the County Series map alone showing a downthrow to the southeast, resulting in displacement of local coal seams.

Abandonment plan 14892/2 records a section of strata at the Cefn New Engine Pit under the Great Drop Fault, summarised below:

Seam	Thickness	Separation
Sulphur coal	1ft 6in (0.46m)	1.07m to assumed surface
Unnamed coal	1in (0.03m)	14.5m
Unnamed coal	1ft 1in (0.33m)	4.29m
Cefn coal	1yd (0.91m)	11.63m
Unnamed coal	7in (0.18m)	5m
Unnamed coal[1]	1ft 6in (0.46m)	7.04

[1]The next seam shown to underlie the unnamed coal is the Thomas Evans' coal Cae Gwellin, shown to be 2ft (0.61m) in thickness and 55.85m below.

Based on this GVS, the unnamed coal seam (0.30m thick/potentially workable) is likely to be present beneath the site and between the Sulphur and Cefn coal seams. Given the location of the Sulpher and Cefn coal outcrops it is considered likely that both seams are present from rockhead within the site.

BGS Boreholes are recorded in the local area and summarised accordingly.

BH Ref.	Location	Distance from Site	Depth to rockhead	Superficial deposits	Depth to seams	Thickness of seams	Description of seam
SJ24SE8	E328131 N342060	400m SE	14ft 9in (4.54m)	Clay, gravel	49ft 3in (15.02m) 62ft (18.89m) 98ft 11in (29.90m) 131ft 6in (40.11m)	6ft 9in (2.10m) 14ft 25in (4.34m) 1ft 2in (0.36m) 2ft (0.60m)	Cefn coal Coal, shale, underclay COAL COAL
SJ24SE425	E328090 N342560	220m NE	13.30m	Made Ground (rubble, bricks, clinker, slag, masonry)	N/A	N/A	N/A
SJ24SE424	E328200 N342480	270m E	3.80m	Made Ground (fill rubble), clay	N/A	N/A	N/A

[1]*Recorded as the Cefn coal seam on the GVS of the borehole log*

The BGS Borehole SJ24SE3, although of some distance (approximately 470m to the southeast) from the site, frequently names coal seams which are relevant to the site, summarised below:

Seam	Thickness	Separation
Sulphur coal	1ft 6in (0.46m)	5m
Unnamed coal	1ft 1in (0.33m)	15m
Cefn coal	4ft 6in (1.37m)	12m
Unnamed coal	0ft 7in (0.18m)	5m
Unnamed coal	0ft 7in (0.18m)	3m
Unnamed coal[1]	1ft 6in (0.46m)	14m

The section notes the underlying seams (Warras, John o' Gate, 5ft and Smiths coal to be missing and probably cut out by downward development of Warras Rock. It is considered that the seams shown within this borehole correlate to those shown on the section from Engine Pit.

A similar sequence is recorded on BGS Borehole SJ24SE8, located 400m southeast and summarised below:

Seam	Thickness	Separation
Unnamed coal	1ft 3in (0.38m)	21ft 3in (6.48m)
Cefn coal	6ft 9in (2.06m)	56ft 0in (17.07m)
Unnamed coal	0ft 7in (0.18m)	62ft 0in (18.90m)

Unnamed coal	0ft 8in (0.20m)	76ft 3in (23.24m)
Unnamed coal	1ft 2in (0.36m)	100ft 1in (30.51m)
Unnamed coal	2ft 0in (0.61m)	131ft 6in (40.08m)

In consideration of the likely insufficient bedrock cover overlying, the risk to the proposed development from recorded underground coal mining in the Cefn/Upper Stinking seams and interlying thin seam is considered to be medium. Although recorded within the Consultants Report to be present at 29m depth, it is considered that due to seam dip and elevation change across the site the Warras seam will not be of influence if overlying seams are investigated and treated as found appropriate.

The National Library of Scotland Maps records old quarries in the local area, with the closest recorded approximately 30m to the east according to the 1885-1900 OS One Inch map. Due to the evidence of extraction of other minerals in the local area, the risk associated with other minerals should be considered prior to the development at the site.

b) Mine entries (shafts and adits)

The Consultants Report in Appendix B shows four mine entries are recorded within 100m of the development site. These are recorded in the table below:

Reference	Radius	Original easting	Original northing	Departure	Bedrock Depth[1]	Zone of Influence	Distance from site	Source
327342-417	1.25m	327859	342506	10m	13.30m	24.55m	80m NW/N	6" Abandonment Location Plan DB 35 SW.
327342-418	1.25m	327816	342497	10m	13.30m	24.55m	90m NW	6" Abandonment Location Plan DB 35 SW
327342-419	1.25m	327797	342394	10m	13.30m	24.55m	80m SW/W	6" Abandonment Location Plan DB 35 SW.
327342-577	1.25m	327850	342522	10m	13.30m	24.55m	90m NW/N	Ab Plan: 14892

[1]*Closest available BGS Borehole to the site development that defines bedrock depth; SJ24SE425*

The Mining Remediation Authority seeks to ensure that development is avoided above, or within the zone of influence of, all mine entries where possible. The zone of influence can be calculated as the sum of the departure value (up to 10m to account for discrepancies in source material), plus the local depth to rockhead (discussed in 3c below as likely to be up to 13.30m), plus the entry radius (nominally assumed to be 1.25m unless proven otherwise). On the basis of the above the zone of influence for these entries can be assumed to be a distance of 24.55m from the recorded positions detailed above.

No mine entries, therefore, are within influencing distance to the site development and subsequently the risk to the development from recorded mine entries is considered to be low.

Where workable coal exists very close to surface, the possibility of bell pits (very old, unlined mine entries) cannot be discounted.

The development site sits within a historical mining area and therefore there is a residual risk of unrecorded mine entries to be present on site. All site operatives should be made aware of this potential risk and a watching brief should be maintained during site works. Caution should be applied to any works/loading/vehicle movements in the zone of influence of mine entries.

c) Coal mining geology, faults and fissures

The development site sits upon the Pennine Lower Coal Measures consisting of mudstone, siltstone and sandstone.

The closest available BGS borehole to the site that records bedrock depth is Borehole SJ24SE425, located approximately 220m northeast of the development. Superficial deposits are recorded to consist of made ground (rubble, bricks, clinker, slag, masonry) down to 13.30m. Bedrock is recorded as sandstone.

The National Library of Scotland Maps records old quarries in the local area, with the closest recorded approximately 30m to the east according to the 1885-1900 OS One Inch map. Due to the evidence of extraction of other minerals in the local area, the risk associated with other minerals should be considered prior to the development at the site. The same map also records industrial land use in the local area also, such as Plas Kynaston Chemical Works (approximately 140m northwest).

Ground conditions at the development site may vary.

The Cefn Fault is recorded to be present approximately 90m west of site, orientated approximately northeast-southwest and downthrown to southeast, locally displacing coal seams. Several in-seam faults are also recorded in the local area, mainly within the Dirty coal seam. In-seam faulting is also recorded in the Cefn coal seam, as shown in abandonment plan 14892.

Faults can act as pathways for gas and water, cause surface instability and result in dissimilar coal conditions/hazards due to their relative displacement of strata.

No fissures or break lines are known to affect the development site.

Fissures are lines of weakness at surface which may have been caused by coal mining, usually by aerial subsidence associated with deep mining. No fissures are known to affect the development site.

d) Reported or potential mine gas emission

The Consultants Report in Appendix B indicates that there are no past gas emissions recorded in the surrounding area, however all coal seams and coal mine workings pose a potential gas risk which should be considered in any future investigations and development. At development sites with shallow coal workings, probable shallow coal mine workings, or pathway features such as mine entries and geological disturbances on or nearby the site, the Mining Remediation Authority

recommends that a more detailed gas risk assessment to be undertaken in accordance with relevant guidance.

Where roof coal is left in North Wales it is known to be liable to spontaneous combustion and precautions should be taken in case of such an incident during all ground works at the site.

Coal seams which are considered prone to spontaneous combustion can be seen at:

www.gov.uk/government/publications/coal-seams-with-a-history-of-spontaneous-combustion

Seams excluded from the list should not be regarded as free from risk of spontaneous combustion as the majority of coal seams could suffer from spontaneous combustion depending upon the method of them being entered, worked or disturbed.

e) Recorded coal mining surface hazard and historical claims

The Consultants Report in Appendix B shows no surface hazards or historical claims to exist in proximity to the development site.

f) Surface mining (opencast workings)

The Consultants Coal Mining Report in Appendix B does not record any coal surface extraction in proximity to the site, accordingly the risk to the proposed development is considered to be low.

The National Library of Scotland Maps records old quarries in the local area, with the closest recorded approximately 30m to the east according to the 1885-1900 OS One Inch map. Due to the evidence of extraction of other minerals in the local area, the risk associated with other minerals should be considered prior to the development at the site.

Section 4 – Proposed mitigation strategy

a) Site investigation and/or remediation

Due to the presence of recorded shallow mine workings in the Upper Stinking/Cefn and probable unrecorded shallow mine workings in the interlying unnamed coal seam, an intrusive site investigation will be required.

Where roof coal is left in North Wales it is known to be liable to spontaneous combustion and precautions should be taken in case of such an incident during all ground works at the site.

The site investigations will need to be carried out by a competent contractor, taking into account the findings of this report. The results should be interpreted by a qualified and competent person so that an appropriate remedial strategy can be developed.

Guidance on drilling or piling through coal can be found at:

www.gov.uk/government/publications/guidance-on-managing-the-risk-of-hazardous-gases

Due to the difficulties in identifying coal related gas hazards, it may be prudent to consider completing a gas risk assessment for the development site. This may recommend basic gas protection measures within the foundation design, which are resistant to permanent gases (carbon dioxide, methane and carbon monoxide) and comparable to that suggested in BR211, as commonly used to protect against radon in residential properties.

Where development is proposed over areas of coal or past coal workings at shallow depth, developers should consider wherever possible removing any remnant shallow coal. This will enable the ground to be stabilised and remove a hazard prior to construction of any foundations associated with the development. Prior extraction of surface coal requires an Incidental Coal Agreement from the Mining Remediation Authority. Further information can be found at:

www.gov.uk/get-a-licence-for-coal-mining

Extensive coalfields exist across Great Britain and it is estimated that 25% of homes and businesses in the UK are located above former coal mines.

To understand the potential for mine water heat, and the Mining Remediation Authority and the British Geological Survey (BGS) released an interactive map showing estimated mine water temperatures within British Coalfields in 2020.

www.gov.uk/government/news/new-maps-reveal-heat-stored-in-britains-abandoned-coal-mines

The occurrence of unrecorded mine entries across the whole of the site cannot be discounted and consequently in areas of new build development a watching brief should be maintained throughout the site works to identify this risk. As a result all site operatives should be made aware of this potential risk. Where mine entries exist close to the boundary the developer should be aware that this could complicate treatment if they straddle the boundary or works needed to treat them require access to land owned by third parties.

Should coal seams be found, at or near the depth of the development's foundations, they may pose a risk of spontaneous combustion if exposed to air or may act as pathways for ground gases to reach the development. A competent engineer should be consulted if coal is encountered in, or adjacent to, the foundations of the proposed development.

Concrete, cements and renders may be susceptible to attack from elevated levels of sulfates in the ground. The Building Research Establishment reports that most cases of sulfate attack occur in and adjacent to coal field areas and related industrial centres. It would be prudent for the issue of sulfate attack to be considered during the foundation design to ensure they comply with the Building Regulations 2010.

You may also wish to refer to the Construction Industry Research and Information Association (CIRIA) publication C758 "Abandoned Mine Workings Manual".

b) Mining Remediation Authority permit

Any intrusive activities, including initial site investigation boreholes and any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Mining Remediation Authority. Application forms for Mining Remediation Authority permission and further guidance on this matter can be obtained from the Mining Remediation Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Follow on services can be requested using the details in the contacts section.

c) Implications for development layout

The recorded coal mining legacy issues present within the site do not pose any particular implications for the layout of the proposed development.

Section 5 – Conclusions

This report has identified that the proposed development site has been subject to past coal mining activity, namely shallow recorded workings in the Cefn/Upper Stinking coal seam and probable unrecorded workings. The risk to the site from legacy mining features is medium.

Nevertheless, subject to the undertaking of appropriate site investigations and any potential necessary remedial measures as outlined in Section 4a of this report, the Mining Remediation Authority considers that the site may be made safe and stable for future development and the risk to the development reduced to low. The recorded coal mining legacy issues present within the site do not pose any particular implications for the layout of the proposed development.

The Mining Remediation Authority advises the developer undertake a detailed Gas Risk Assessment where proposed development occurs over shallow coal reserves as is the case here.

Section 6 – Mining Remediation Authority Contacts

Planning and Local Authority Liaison Service
Tel: 01623 637 119
Email: planningconsultation@miningremediation.gov.uk
Website: www.gov.uk/planning-applications-coal-mining-risk-assessments

Surface Hazards Emergency Service
Tel: 0800 288 4242 (open 24 hours a day, 7 days a week)
24-hour number for reporting public safety hazards and incidents associated with coal mining

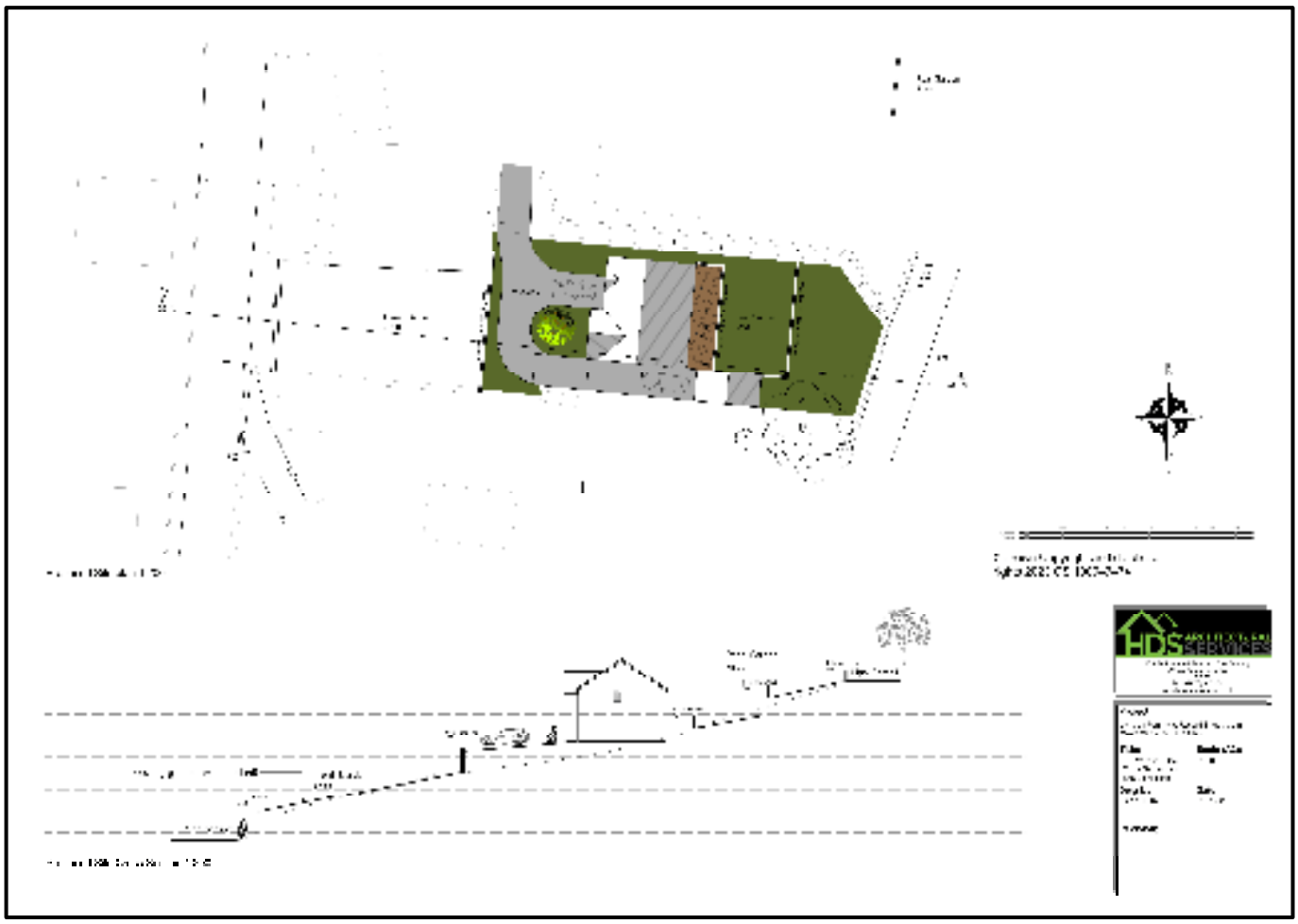
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Licensing and Permitting Service
Tel: 01623 637 320
Email: permissions@miningremediation.gov.uk
For permission to enter or disturb coal mine entries and coal seams

Heat and By-Product Innovation Team
Tel: 0300 3300 140
Email: minewaterheat@miningremediation.gov.uk
Please contact us to find out more about opportunities in your area

Section 7 – Appendices

Appendix A – Plan showing proposed development layout



Appendix B –Consultants Coal Mining Report

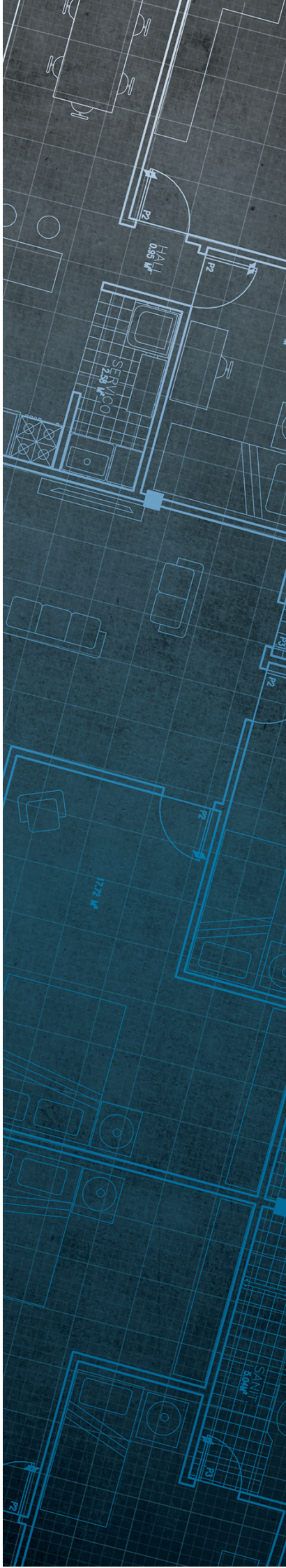
The Coal Authority

Consultants

Coal Mining Report

Land Adjacent To 'Penrhallt
Russell Street
Cefn Mar
Wrexham

Date of enquiry:	**26 March 2026**
Date enquiry received:	**26 March 2026**
Issue date:	**26 March 2026**
Our reference:	**71009839758001**
Your reference:	



Consultants
Coal Mining Report

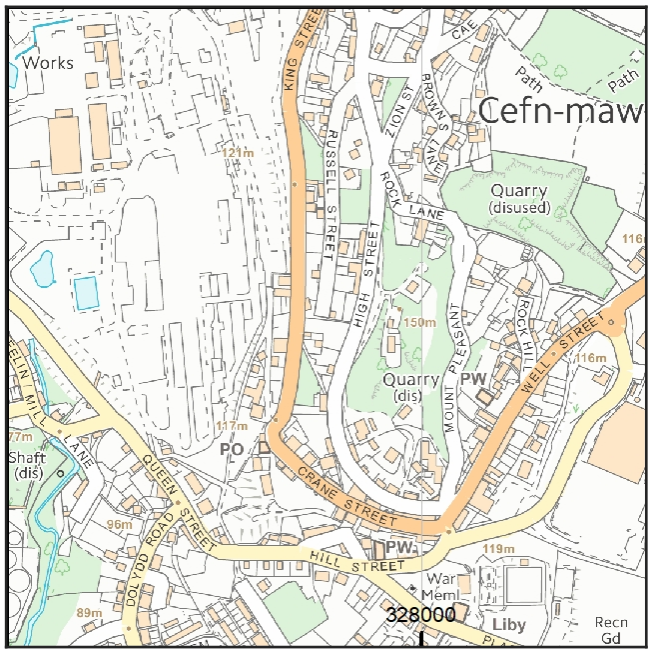
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

CMRA THE COAL AUTHORITY

Enquiry address

Land Adjacent To 'Penrhallt
Russell Street
Cefn Mar
Wrexham



Approximate position of property

Map data

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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
CEFN	UPPER STINKING	Coal	384P	10	Beneath Property	17.9	East	140	1860
CEFN	WARRAS	Coal	384T	29	Beneath Property	17.9	East	100	1860
unnamed	JOHN O'GATE	Coal	384W	82	Beneath Property	18.0	South-East	60	1860
unnamed	QUAKER	Coal	38UG	114	Beneath Property	18.4	South-East	200	1855
unnamed	TWO YARD	Coal	3837	121	East	18.0	South-East	180	1856
unnamed	MAIN	Coal	38SM	121	South-West	18.4	East	270	1846
unnamed	MAIN	Coal	38SO	132	Beneath Property	18.4	East	270	1846
unnamed	RUABON YARD (SOFT 5 QTRS)	Coal	4JRL	191	South-West	18.4	East	110	1867
unnamed	RUABON YARD (SOFT 5 QTRS)	Coal	3801	203	Beneath Property	18.4	East	110	1867

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	327342-417	327859 342506	Treatment details unknown.*	Coal	
Shaft	327342-418	327816 342497	Treatment details unknown.*	Coal	
Shaft	327342-419	327797 342394	Treatment details unknown.*	Coal	
Shaft	327342-577	327850 342522	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entries were left untreated

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when abandoned.

Abandoned mine plan catalogue numbers

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

13855	NW1411	NW1401
14892	NW1503	PO0
9549	14884	5974

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
SULPHER COALS	Coal	Yes	Within	N/A	195
UPPER STINKING	Coal	Yes	5.8	West	1

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.

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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 email us at reports@miningremediation.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 **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.

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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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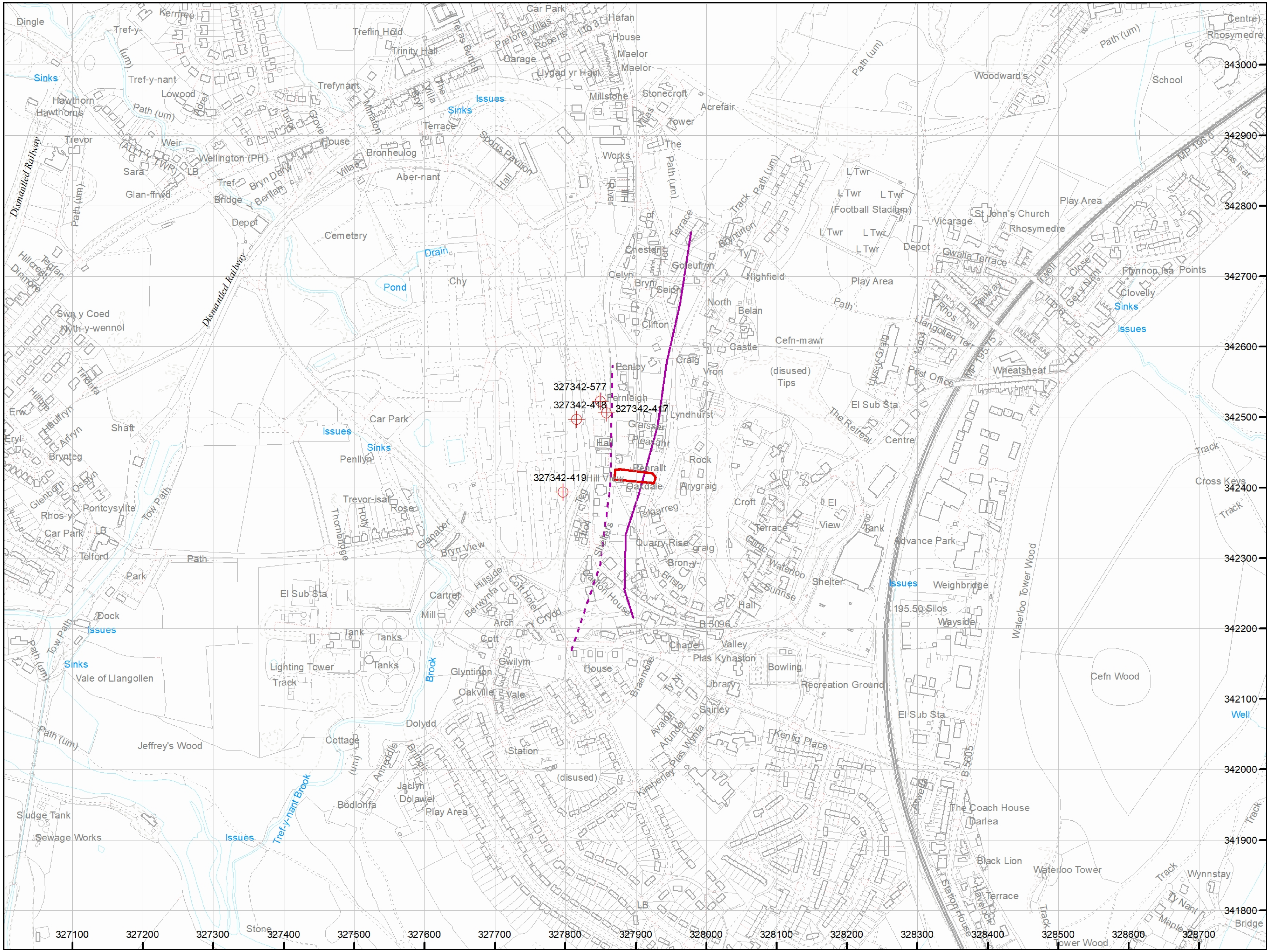
Summary of findings

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Map data

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
- Disused mine shaft
- Outcrop (Proven)
- Outcrop (Conjectured)



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