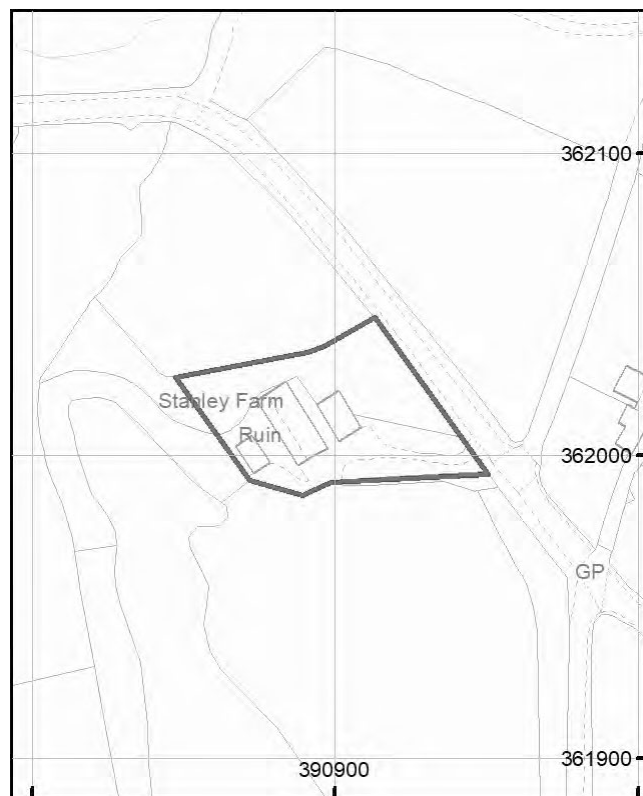


Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Your reference: **42334**
Our reference: **51003413008001**
Date: **21 March 2024**

Client name:
Peak Environmental Solutions Limited

If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

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

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

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

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



APPENDIX E

RISK CLASSIFICATION MATRIX

RISK CLASSIFICATION MATRIX

The relative assessment of risk is based on the following:

- The likelihood (probability) of an event occurring, taking into account the presence of the hazard & receptor, as well the plausibility of the pathway. The likelihood is defined as the chance of a particular event occurring in a given period of time.
- The severity of the potential consequence, taking into account the relative significance the hazard (typically site specific) and the relative sensitivity of the receptor. Severity or consequence can be defined as adverse effect(s) or harm arising from a hazard that impairs receptor function/condition in the short term (acute) or longer term (chronic).
- Risk classification (very low to very high) using a risk matrix that combines 'consequence' and 'likelihood'; the risk matrix is detailed below.
- For the purposes of the qualitative assessment, identified 'very low' risks will be considered to be of 'no-concern' and acceptable for the redeveloped use.

Table - Qualitative Risk Classification Matrix

Probability (likelihood)	Consequence			
	Minor	Mild	Medium	Severe
High likelihood	Low risk	Moderate risk	High risk	Very High Risk
Likely	Low risk	Low to moderate risk	Moderate risk	High risk
Low likelihood	Very low risk	Low risk	Low to moderate risk	Moderate risk
Unlikely	Very low risk	Very low risk	Low risk	Low to moderate risk
No Linkage	No potential risk			
Consequence	Minor	Mild	Medium	Severe
Ratings	- No measurable effect on humans - Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems - Repairable effects of damage to buildings, structures and services	- Exposure to human health unlikely to lead to "significant harm" - Equivalent to EA Category 3 pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce - Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long term maintenance of the population - Minor damage to crops, buildings or property	- Elevated concentrations which could result in "significant harm" to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce - Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long term maintenance of the population - Significant damage to crops, buildings or property	- Highly elevated concentrations likely to result in "significant harm" to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce - Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long term maintenance of the population - Catastrophic damage to crops, buildings or property
Probability	Unlikely	Low likelihood	Likely	High likelihood
Classification	Improbable that exposure/event would occur even in the long term	Possible that exposure/event could occur. However, not certain that even over a long period that exposure/event would occur and is less likely in the shorter term	Probable that exposure/event would occur. However, exposure/event is not inevitable, but is possible in the short term and likely over the long term.	Exposure/event very likely in the short term and almost inevitable over the long term, or evidence at the receptor of harm or pollution



APPENDIX F

LAND CONTAMINATION DISCOVERY STRATEGY

LAND CONTAMINATION DISCOVERY STRATEGY

The discovery strategy should be adopted by the developer/contractor during groundworks. Personnel and contractors involved in groundworks and the early stages of construction should be briefed about the potential for unidentified ground contamination and undesirable ground conditions.

Personnel and contractors should be instructed to report evidence of contamination and undesirable ground conditions to the site manager. The following are examples of ground contamination and undesirable ground conditions that should be reported to the site manager:

- Any potentially asbestos containing materials, including suspected asbestos fibre board and cement bonded fragments.
- Fuel or oil like substances in soils or groundwater/perched water.
- Buried waste materials including intact containers, tar and ash.
- Rapid changes in soil colour including to red, orange, yellow, green, light or dark blue, etc.
- Any other unexpectedly odorous, unusual or discoloured soils.
- Any unexpected light headedness or feelings of nausea occurring during the ground works.
- Unexpected made ground soils, especially in the vicinity of building footprints and services.
- Any other concerns or areas of uncertainty.

The site manager will be responsible for collating information, recording observations and contacting an environmental consultant to assist in dealing with any potential contamination issues. Materials potentially contaminated with asbestos should be dealt with in accordance with HSE guidance, CAR2012 and current UK best practice. Where required, the environmental consultant will assist via the following works:

- Informing the LPA and providing appropriate information about the findings, as required.
- Investigation, sampling and laboratory analysis of potentially contaminated materials to assess the severity and scale of the suspected contamination.
- Chemical analysis of samples for the range of potential contaminants including:
 - *Arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium, vanadium, zinc*
 - *Banded total petroleum hydrocarbons (TPH) fractions C6-C35*
 - *Priority 16 polycyclic aromatic hydrocarbons (PAHs)*
 - *Asbestos identification and quantification*
- Comparison of the analysis results against the appropriate site assessment criteria. These may include those detailed in Table 1, or other robust risk-based criteria.
- Method statements for excavation/removal (or other agreed remedial intervention) of soils that contain potentially unacceptable concentrations of contaminants (e.g. exceeding criteria in Table 1 or other assessment criteria). Any off-site disposal of materials and re-instatement with imported materials should be completed in accordance with current waste disposal legislation.
- Implementation of any remedial/verification works & recovery of verification samples.
- Reporting. All works should be documented for submission to the LPA.

If unexpected ground contamination is identified during ground preparation, then works implemented under the Discovery Strategy will be appropriately documented in a verification report; this would be expected to include a photographic record, analytical results and interpretation, any remediation verification works and waste disposal records.

If no unexpected ground contamination is identified during ground preparation, this should be confirmed to the LPA by the developer prior to occupation as part of the verification reporting.

Table 1: Adopted Soil Assessment Criteria in mg/kg

Substance	HHAC Residential With Plant Uptake	Source
Arsenic	S4UL 40; C4SL 37	S4UL & C4SL
Cadmium	S4UL 11; C4SL 22	S4UL & C4SL
Chromium	910	S4UL
Copper	2,400	S4UL
Lead	C4SL 200	C4SL
Inorganic Mercury	40	S4UL
Nickel	130	S4UL
Selenium	250	S4UL
Vanadium	410	S4UL
Zinc	3,700	S4UL
Naphthalene	2.3	S4UL
Acenaphthylene	170	S4UL
Acenaphthene	210	S4UL
Fluorene	170	S4UL
Phenanthrene	95	S4UL
Anthracene	2,400	S4UL
Fluoranthene	170	S4UL
Pyrene	620	S4UL
Benzo(a)anthracene	7.2	S4UL
Chrysene	8.7	S4UL
Benzo(b)fluoranthene	2.6	S4UL
Benzo(k)fluoranthene	77	S4UL
Benzo(a)pyrene	S4UL 2.2; C4SL 5.0	S4UL & C4SL
Indeno(1,2,3-cd)pyrene	27	S4UL
Dibenz(a,h)anthracene	0.24	S4UL
Benzo(ghi)perylene	320	S4UL
Total Phenols	120	S4UL
TPH (C6 - C8)	42 (aliphatic TPH C5 - C7)	S4UL*
TPH (C8 - C10)	27 (aliphatic TPH C8 - C10)	S4UL*
TPH (C10 - C12)	74 (aromatic TPH C10 - 12)	S4UL*
TPH (C12 - C16)	140 (aromatic TPH C12 - C16)	S4UL*
TPH (C16 - C21)	260 (aromatic TPH C16 - C21)	S4UL*
TPH (C21 - C35)	1,100 (aromatic TPH C21 - 35)	S4UL*
Asbestos	Detection	-

* Analysis results should be compared against the aliphatic OR aromatic HHAC, whichever is lower; DL = Detection Limit
S4UL - Suitable for use level; C4SL - Category 4 screening level; Assessment criteria from: DEFRA, CL:AIRE. December 2013. SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination. Final Project Report and Technical Appendices A to I. Land Quality Management, CIEH. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment.