COAL MINING RISK ASSESSMENT

Site:	James Engineering Ltd
	Wood Street North
	Alfreton
	Derbyshire
	DE55 7JR

Project:	Proposed Office Extension
Client:	James Engineering Ltd
Planning Authority	Amber Valley District Council
Prepared by:	Paul Wilkinson (Certified Mine Surveyor)

Date of Issue:	25/03/2026

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1.0 INTRODUCTION

1.1 Overview

A planning application is being made for the development of a small extension to an existing office block. As the site falls within a development high risk area a coal mining risk assessment has been requested to accompany the application.

1.2 Aims of the Report

The purpose and scope of a Coal Mining Risk Assessment is to:

- Review site specific information.
- Identify and assess the risks of historic mining to the proposed development.
- Advise if any further investigations or mitigation measures are required.

1.3 Sources of information

Mining Remediation Authority – Coal Mining Consultants Report
Mining Remediation Authority – Interactive viewer
Mining Remediation Authority – Coal seams with a history of spontaneous combustion.
BGS online geology viewer
BGS Geoindex Onshore borehole viewer
BGS Geoindex Report
Historical OS mapping

2.0 SITE CONTEXT

2.1 Location and Description

The development site is located to the north-east of the town centre on an industrial estate, immediately to the west of the railway station. The site comprises an existing office block and workshops. The general ground level is approximately 106m O.D.



Proposed development site



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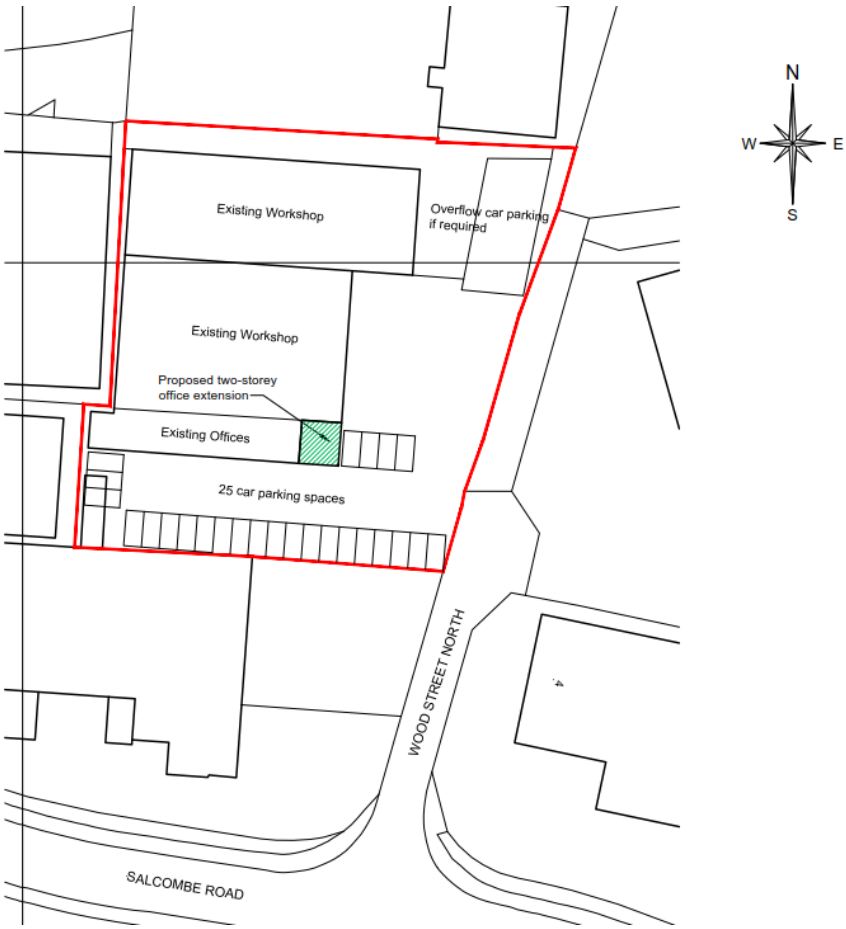
Site Co-ordinates E442150 N356170



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2.2 Historical OS Mapping

The historical OS mapping has been viewed back to 1798. Coal mines and mineshafts are evident in the surrounding area. None are shown on or immediately adjacent to the development site.

3.0 Geology and Mining

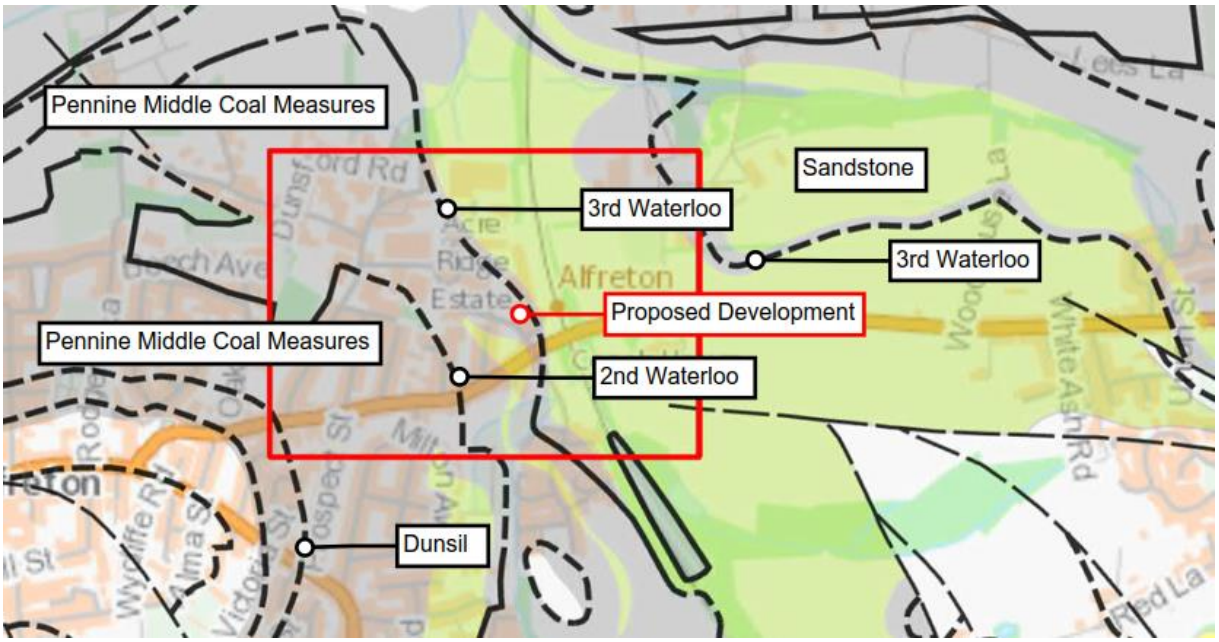
3.1 Geological Overview

The BGS Geoindex Report identifies:

- The site is underlain by the Pennine Middle Coal Measures Formation (PMCM), comprising the Mudstone, Siltstone, Sandstones, and are part of the Duckmantian Sub-age.
- The nearest fault is recorded approximately 550m to the south-east of the site.
- Numerous coal seam outcrops occur within 500m of the site.
- The 3rd Waterloo seam outcrops approximately 24m to the north-east of the development site. This will be the shallowest recorded seam beneath the site.
- The 2nd Waterloo seam outcrops approximately 180m to the west of the site.

The dip of the strata recorded in underground workings, is approximately 1 in 17 to the west.

The immediate sequence of coal seams (descending) in the vicinity of the site is:
Dunsil
1st Waterloo
2nd Waterloo
4th Waterloo
First Ell
Second Ell



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Bedrock

3.2 BGS Borehole Records

The BGS Geoindex borehole database does not show any borehole or shaft records on or immediately adjacent to the site, but it does have a record for Alfreton Colliery No1 Shaft, approximately 450m to the north-west.

Alfreton Colliery No 1 Shaft		
Seam	Thickness (m)	Interval (m)
3rd Waterloo	0.35	
		4.3
Coal	0.05	
		0.9
Coal	0.05	
		7.3
4th Waterloo	0.38	
		14.6
1st Ell	0.45	

3.3 Local Site investigations

Site investigations have been carried out approximately 250m to the north-east and 110m to the south-east of the site. These included boreholes drilled at depths up to 45m, coal was recorded at various depths and thicknesses. The coal encountered in all the boreholes was intact and no voids or broken ground was recorded.

3.4 Mining Remediation Authority Interactive Map

This identifies that:

- The site is in a development high risk area, effected by the coal seam outcrop just to the north of the site
- Coal seams outcrop to the east and west of the site.
- There are no recorded shallow workings below the site.
- There are no probable shallow workings below the site.
- The site has been undermined by workings at depth.
- No geological disturbances or fissures are recorded on the site.
- Opencast mining is recorded to the north of the site.

3.5 Mining Remediation Authority Coal Mining Report

Past underground coal mining

The site has been undermined by workings in the Deep Soft, Deep Hard, Low Main, Yard and Blackshale Seams
The shallowest recorded workings are in the Deep Soft Seam, at a depth of 128m, with an extraction thickness of 1.37m. These were last mined in 1904.

Probable unrecorded shallow mine workings
None

Spine roadways at shallow depth
None recorded.

Mine entries
None recorded within 100m of the proposed development.

Outcrops
The 3rd Waterloo outcrop is recorded 24m to the north-east of the proposal.

Geological faults, fissures and breaklines
None are recorded on or immediately adjacent to the site.

Opencast mines
Opencast mining is recorded approximately 200m to the north of the site

Mining Remediation Authority managed tips
None recorded within 500 metres 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 Mining Remediation 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 Mining Remediation 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.

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 in an area where a notice to withdraw support was given in 1946.
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.

3.5 Site History

In 2006 the site underwent major re-development, to create the workshops and offices that exist today. Most of the site including the current proposal site underwent significant excavation as part of the demolition and construction works.

No evidence of mine entries, surface working or coal seams was found during these works.

No evidence of subsidence or cracking has been observed since the construction of the buildings in 2006. (see appendix 7.5).



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Site Layout 2001



© Google Earth Airbus 2026

Site Layout 2006



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Site Layout 2026

4.0 Risk Assessment

4.1 Shallow Mining

Shallow workings include the surface working of exposed coal seams, bell pits where a shallow shaft is sunk to the coal or more extensive pillar and stall workings. Pillar and stall workings involved driving intersecting tunnels with pillars of coal being left in between for support. The excavated areas were sometimes backfilled with waste material, but the extent and standard of backfilling was rarely recorded, so it cannot be considered a reliable method of support. Often when the workings reached their limit, the pillars were often removed (robbed) in a retreating operation back towards the mine entrance. This method of extraction causes a gradual subsidence in the overlying strata and surface, however if any pillars have been left they can be subjected to high loads which can cause failure and collapse at the surface.
CIRIA Special Publication 32, states that where the rock head cover is at least a minimum of 10 times seam thickness, the risk of void migration to the surface in the event of a collapse, is considered negligible, though the nature of the intervening strata, will influence this.

Recorded
The consultants report does not identify any recorded shallow workings.

The shallowest recorded workings are in the Deep Soft Seam at a depth of 128m. These workings are dated 1904, and any movement in the ground due to these workings should be complete and compaction of the workings should have occurred.

If voids exist, and collapse did occur there should be sufficient rock head cover to prevent void migration to the surface in the event of a collapse.

Unrecorded
The Mining Remediation Authority report states that there are no probable unrecorded shallow workings.

The 3rd Waterloo Seam outcrops nearby and is likely to be present at very shallow depth (1 – 2m), at this depth it is unlikely to have been worked by underground methods.

The next recorded seam of note is the 4th Waterloo Seam, this is approximately 14m below ground level. The record for Alfreton Colliery No.1 shaft records the thickness of this seam as 0.38m. At this thickness it is unlikely to have been worked by underground methods. If workings or voids do exist, the amount of rock head cover required to prevent void migration to the surface in the event of a collapse is 4m.

The next recorded seam is the Dunsil Seam at approximately 29m below ground level. The record for Alfreton Colliery No.1 shaft records the thickness of this seam as 0.45m. If workings or voids do exist, the amount of rock head cover required to prevent void migration to the surface in the event of a collapse is 5m.

If any voids exist in the 4th Waterloo or Dunsil Seams and collapse occurred, there should be sufficient rock head cover to prevent void migration to the surface.

4.2 Surface Mining

When opencast workings are complete they are normally restored by backfilling the void with the waste materials removed during the extraction of the coal. The backfilled material is usually placed and compacted in layers, with settlement continuing for several years after restoration. The amount and period of settlement is dependent on many factors including depth of fill, type of material, compaction rates and ground water levels. The area around a high wall, which is the edge of the excavation and the boundary between filled and solid ground, is subject to differential settlement, which can cause severe tilt to any structures built across it. As well as the factors already mentioned the amount and period of settlement in the vicinity of a high wall is also affected by the height and slope of the high wall. Development near a high wall is normally subject to an exclusion zone and development on backfilled areas requires geotechnical assessment and the design of suitable foundations.

Recorded
The development site is not within the boundary of a recorded opencast site.

Unrecorded
The 3rd Waterloo Seam is shown to outcrop approximately 24m from the proposed development site and may be present at a depth that could have been worked by surface methods.

4.3 Mine Entries

No mine entries are recorded on or adjacent to the site.

4.4 Mine Gas Emissions

No mine gas emissions have been recorded but the presence of shallow coal seams means that the possibility of them occurring in the future should be considered and a gas risk assessment may need to be undertaken in accordance with current guidance.

4.5 Spontaneous Combustion

Where coal seams are present at or close to the surface, foundations and other ground works can penetrate and disturb them, giving a potential for spontaneous combustion to occur.

The 3rd Waterloo Seam is shown to outcrop on site, it is not a seam with a history of spontaneous combustion. If it is encountered during construction, measures in accordance with current building regulations should be implemented.

4.6 Summary

There are no recorded shallow workings.

Workings are recorded at depth, which should not pose a risk to the development, in the event of a collapse.

Shallow seams are present below the site, these are unlikely to have been worked but if voids exist, and collapse did occur there should be sufficient rock head cover to prevent void migration to the surface in the event of a collapse.

The 3rd Waterloo Seam is shown to outcrop on site and may have been subject to unrecorded surface workings. However, if these exist they would likely have been discovered during the extensive construction works undertaken previously on the site.

No mine entries are recorded on site, and any unrecorded ones would probably have been discovered during the extensive construction works undertaken previously on the site.

No mine gas emissions have been recorded but the presence shallow coal seams means that the possibility of them occurring in the future should be considered and a gas risk assessment may need to be undertaken in accordance with current guidance.

5.0 Recommendations

Prior to construction:

Trial holes/trenches should be dug at the proposed building extension to:

1. Determine the depth to the rock head, to confirm suitable cover to the underlying coal seams.
2. Check for evidence of any mineshafts, bell pits, or crown holes.
3. Check for evidence of any surface workings.
4. Check for evidence of any made ground.

If evidence of surface workings or mine entries are encountered then further investigation may be required to determine their extent in relation to the proposed development.

If any remedial works are required it should be in accordance with current guidance and undertaken by a suitably experienced and qualified specialist.

Foundation design should take account of the risks identified and the sub-surface conditions encountered. It should be carried out by experienced and competent engineers/consultants.

Site investigation should be carried out by competent and experienced engineers/consultants.

If coal seams are encountered during construction appropriate measures in accordance with current building regulations should be undertaken to minimise the risk of spontaneous combustion.

No mine gas emissions have been recorded but the possibility of them occurring in the future should be considered, particularly as shallow coal seams are present beneath the site. Monitoring should be undertaken as part of any site investigation and measures to prevent mine gases entering properties should be addressed at the design stage, to a standard comparable to BR211 (Radon)

If the drilling of coal seams/workings or shaft treatment is required, a Mining Remediation Authority Permit/Licence must be obtained prior to commencement.

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

Any drilling should consider the risk that hazardous gases may pose.

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

Any site investigation, assessment of risk and gas protection measures should be in accordance with the NHBC (Guidance on Evaluation of Development Proposals on sites Where Methane and Carbon Dioxide are Present, March 2007) and CIRIA 665" Assessing risks posed by hazardous ground gases to buildings" https://www.nhbc.co.uk/binaries/content/assets/nhbc/products-and-services/tech-advice-and-guidance/guidance-on-evaluation-of-development-proposals-on-sites-where-methane-and-carbon-dioxide-are-present.pdf

6.0 Limitations

Midland Surveying and Engineering Ltd (MSE) has prepared this report solely for the use of the client and/or his agent on the basis of exchange of proposals and instructions, and MSE accepts no responsibility or liability for use of this report by any party other than the person for whom it was commissioned, or for the consequences of the report being used for any other purpose other than that for which it was commissioned.

MSE do not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Should any third party wish to use or rely on the contents of the report, written approval should be sought. It is strongly recommended that independent advice is sought by that third party with respect to its specific proposals or requirements. The conclusions and recommendations in this report represent our professional opinion, derived from currently accepted industry practices, exercising all reasonable skill and care to be expected of a professional engineering and environmental consultancy of similar size and experience.

The desk study comprises a review of readily available information obtained from various sources, authorities and parties. The information reviewed is not exhaustive and is accepted in good faith as providing representative and true data pertaining to site conditions. Any identified risks in Desk Study reports are 'perceived risks' based on the information available at that time and it is important to note that records do not

exist for all mining activities. Actual risks can only be assessed after carrying out a physical intrusive investigation.

The assessments and judgements given in this report are subject to the reliability and scope of the data available. MSE does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which MSE has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

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7.0 Appendices

7.1 Coal Mining Consultants Report

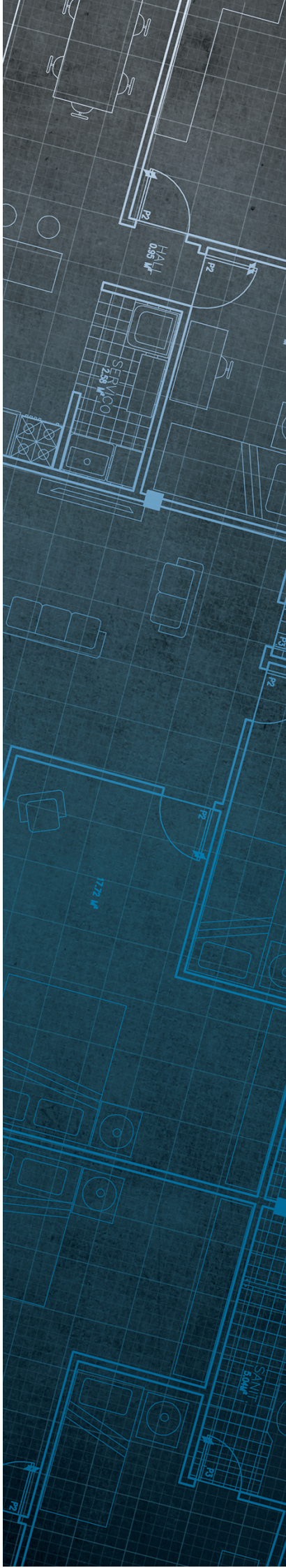
The Coal Authority

Consultants

Coal Mining Report

James Engineering
Wood Street North
Alfreton
Derbyshire
DE55 7JR

Date of enquiry:	**23 March 2026**
Date enquiry received:	**23 March 2026**
Issue date:	**23 March 2026**
Our reference:	**51003560386001**
Your reference:	



Consultants
Coal Mining Report

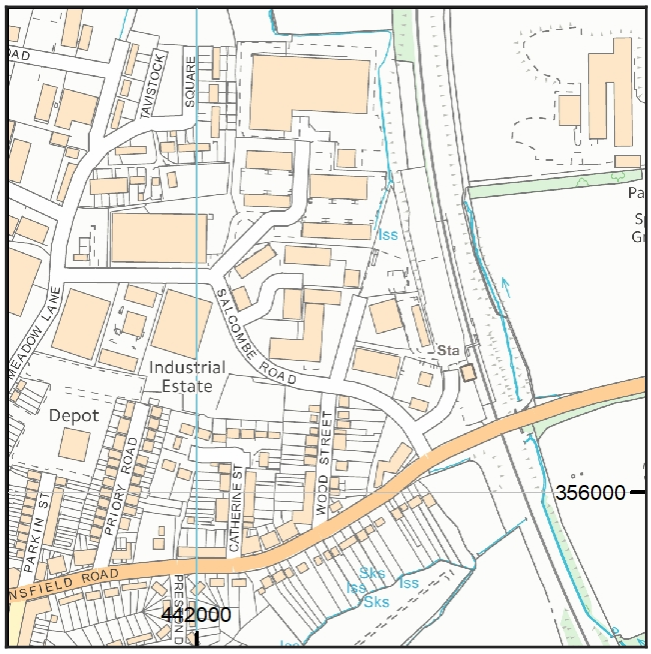
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

MIDLAND SURVEYING AND ENGINEERING

Enquiry address

James Engineering
Wood Street North
Alfreton
Derbyshire
DE55 7JR



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
COTES PARK	DEEP SOFT	Coal	4SX9	128	Beneath Property	3.2	West	137	1904
COATES PARK	DEEP HARD	Coal	4SXE	152	Beneath Property	1.2	West	107	1900
BIRCHWOOD	LOW MAIN/THORNCLIFFE	Coal	4SXH	211	East	2.7	North-West	122	1937
COTES PARK	LOW MAIN/THORNCLIFFE	Coal	4SXI	215	Beneath Property	2.7	North-West	122	1941
ALFRETON	LOW MAIN/THORNCLIFFE	Coal	5QZS	223	North-West	3.4	South-East	130	1925
COTES PARK	LOW MAIN/THORNCLIFFE	Coal	5QZR	229	West	3.4	South-East	130	1934
ALFRETON	YARD	Coal	4SXQ	249	North	3.0	North	86	1967
COTES PARK	YARD	Coal	4VZR	253	South	4.4	North-West	84	1948
COTES PARK	YARD	Coal	4SXR	254	South	2.8	West	89	1950
COTES PARK	BLACKSHALE	Coal	4VZX	271	South	2.8	North-West	122	1938
COTES PARK	BLACKSHALE	Coal	4SXS	273	Beneath Property	4.5	North-West	150	1941
COTES PARK	BLACKSHALE	Coal	5QZZ	275	West	1.6	West	122	1937

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

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Abandoned mine plan catalogue numbers

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

EM999	EM289	12997
EM940	4380	EM766
PO0	EM621	EM551

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

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
THIRD WATERLOO	Coal	Yes	23.9	North-East	129

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the “Summary of findings” map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

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

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

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

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

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

Withdrawal of support notices
The property is in an area where a notice to withdraw support was given in 1946.

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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The Coal Authority

Summary of findings

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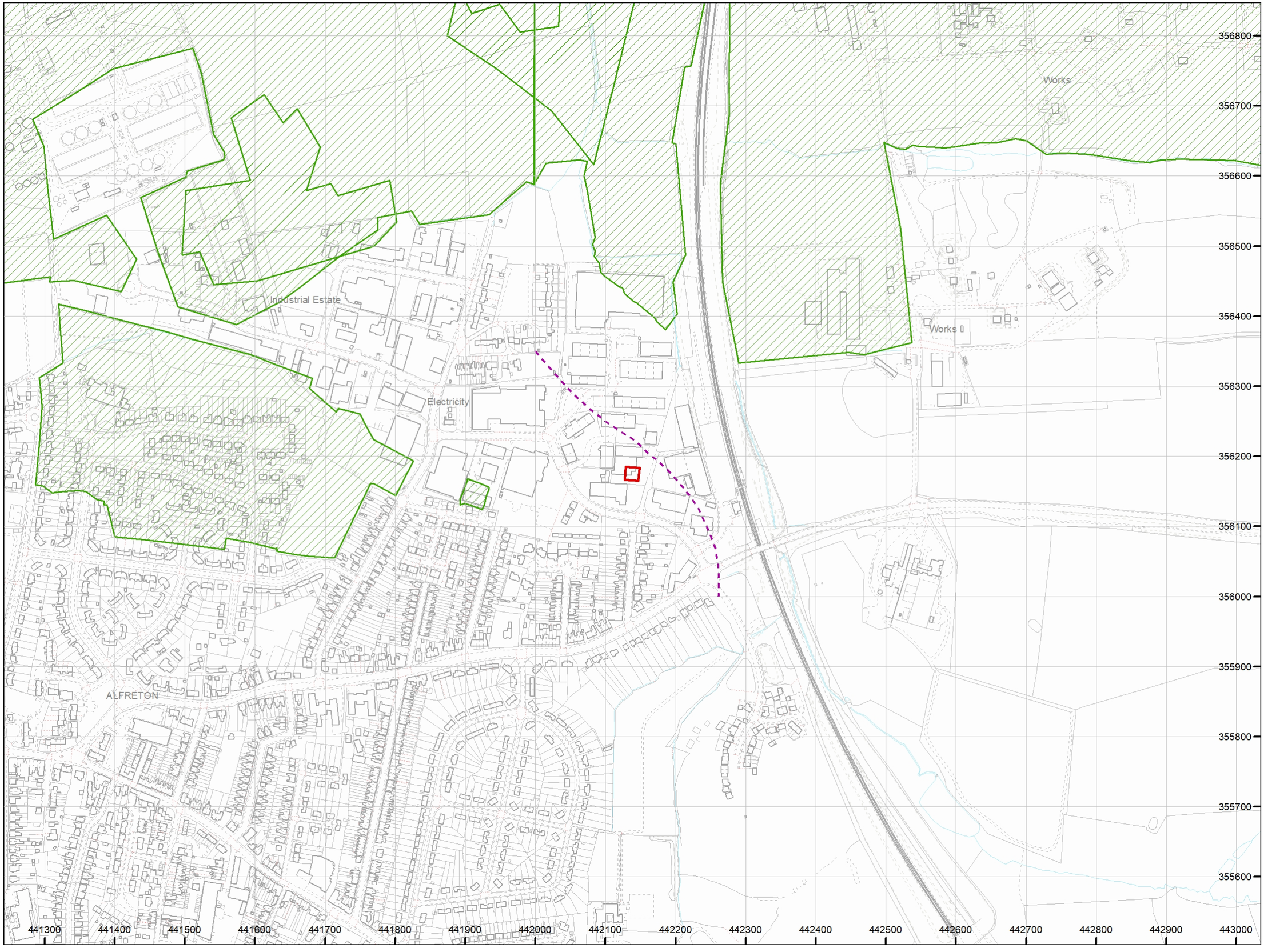
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

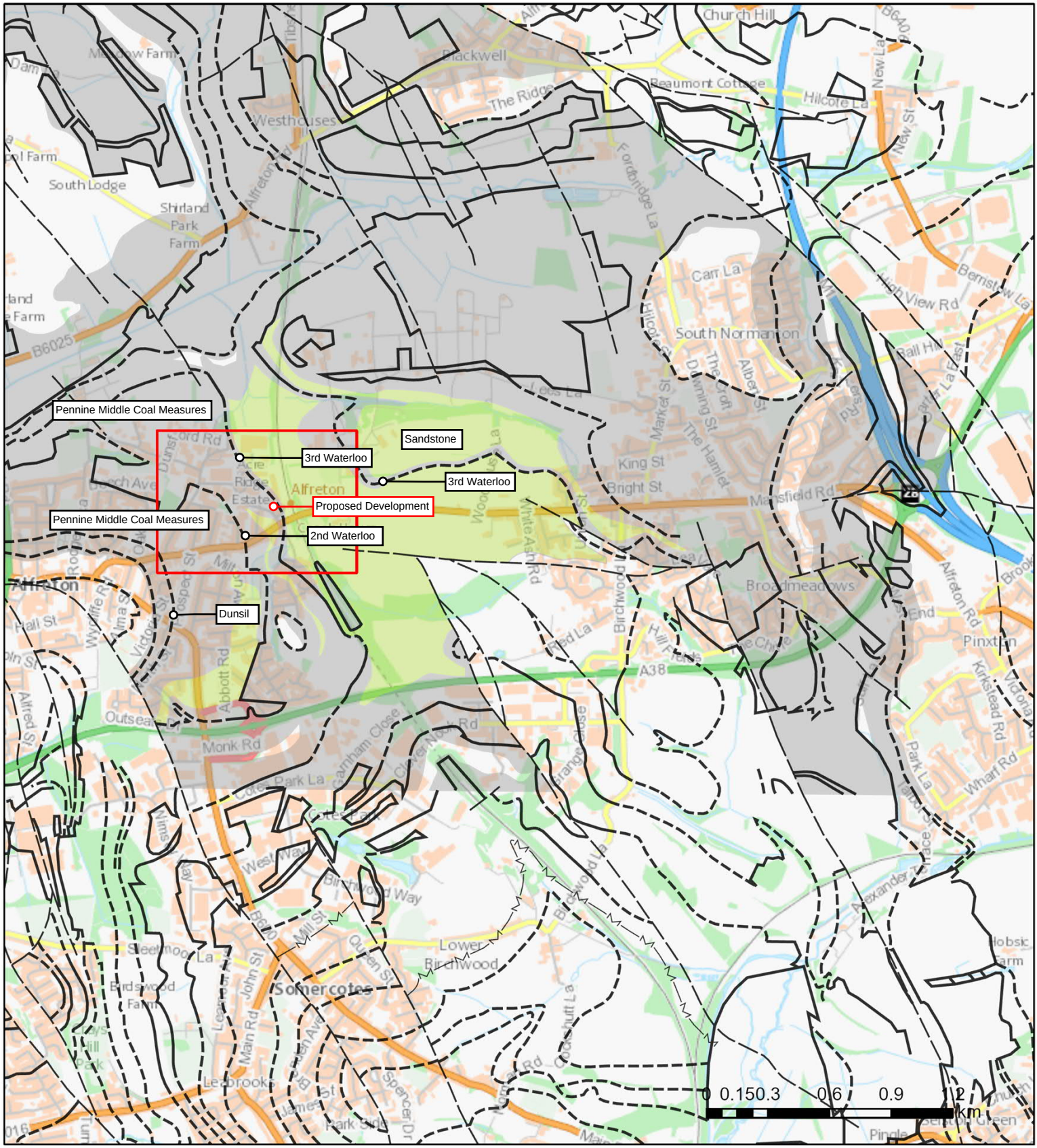
- Approximate position of the enquiry boundary shown
- Outcrop (Conjectured)
- Unlicensed opencast site



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

7.2 BGS Geoindex Report – Map Extract

Wood Street North



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GeoIndex Onshore Data Sources: NERC, Natural England, English Heritage and Ordnance Survey

Map Key

Bedrock geology 1:50,000 scale

- Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone
- Cadeby Formation-Dolostone
- Lenton Sandstone Formation-Sandstone
- Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone
- Crawshaw Sandstone-Sandstone
- Deep Hard Rock-Sandstone
- Loxley Edge Rock-Sandstone
- Pennine Lower Coal Measures Formation-Sandstone
- Tupton Rock-Sandstone
- Wingfield Flags-Sandstone
- Pennine Middle Coal Measures Formation-Sandstone
- Top Hard Rock-Sandstone
- Edlington Formation-Mudstone and sandstone
- Cadeby Formation-Calcareous mudstone
- Cadeby Formation-Mudstone

Linear features 1:50,000 scale

- Coal_seam_Inf
- Coal_seam_Obs
- Fault_Inf_Crossmark_on_downthrow_side
- Fault_Inf_Downthrow_unspecified
- Fault_Obs_Crossmark_on_downthrow_side
- Fault_Obs_Downthrow_unspecified
- Marine_band

7.3 Extract of Alfreton Colliery No1 Shaft Section

(1)

published site SK 41725633 160

6 inch Map Registered No. 1

112/74

SECTION OF No. 1 Shaft, Alfreton Colliery.

Exact Site Alfreton Colliery, Derbyshire.

Attach tracing from a map or sketch map if possible

SK 45 NW/32.

Level at which ~~pit~~ shaft ~~sunk~~ commenced relative to O.D. 346.7

Date of sinking or boring 1886 to Deep Soft.
Sinker or Borer 1919 to Low Main.

One Inch Geological Map

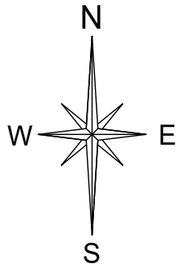
Six Inch Map (County and Quarter Sheet) Derbyshire ~~XXV~~ S.E.

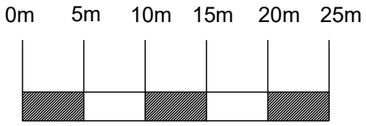
NATURE OF STRATA Geologist's Notes / Borer's Journal	THICKNESS Feet	In.	DEPTH Feet	In.
3rd WATERLOO COAL Soft	1	2	12 38	0
Clunch		6	38	6
Stone clunch	1	6	42	0
Stone clunch		6	44	6
Stone bind		10	47	4
Ironstone		3	47	7
Blue bind	1	0	51	7
COAL		2	17 51	9
Clunch		10	54	7
Soft Clunch	1	6	56	3
Rock and oank	2	0	64	3
Blue Bind and Ironstone balls	1	9	68	0
ditto.	3	5	77	5
4th WATERLOO COAL	1	3	26 78	8
Stone clunch	3	4	89	0
Rock	1	0	92	0
Bat		5	92	5
Blue bind and Ironstone Balls	1	5	96	10
Strong Stone Bind and Ironstone Balls	3	2	107	0
Rock	1	9	111	9
Blue Bind and Ironstone Balls	4	1	125	10
1st Ell COAL	1	6	127 42	4
			127	7

W. & S. Ltd.

7.4 Site Layout Plans







REV:	DATE:	DESCRIPTION:	BY:

ABDS

Architectural Building Design Services

Tel: 07773 899 597

E-mail: abds@abds.biz Web Site: www.abds.biz

PROJECT:
TWO STOREY OFFICE EXTENSION

DRAWING TITLE:
BLOCK PLAN

PROJECT ADDRESS:
WOOD STREET NORTH
ALFRETON
DE55 7JR

CLIENT:
JAMES ENGINEERING LTD

DATE: January 2026 SCALE: 1:500 FORMAT: A3

DRAWN : CF
CHECKED:
APPROVED:

DRG NO: 2602 / 02

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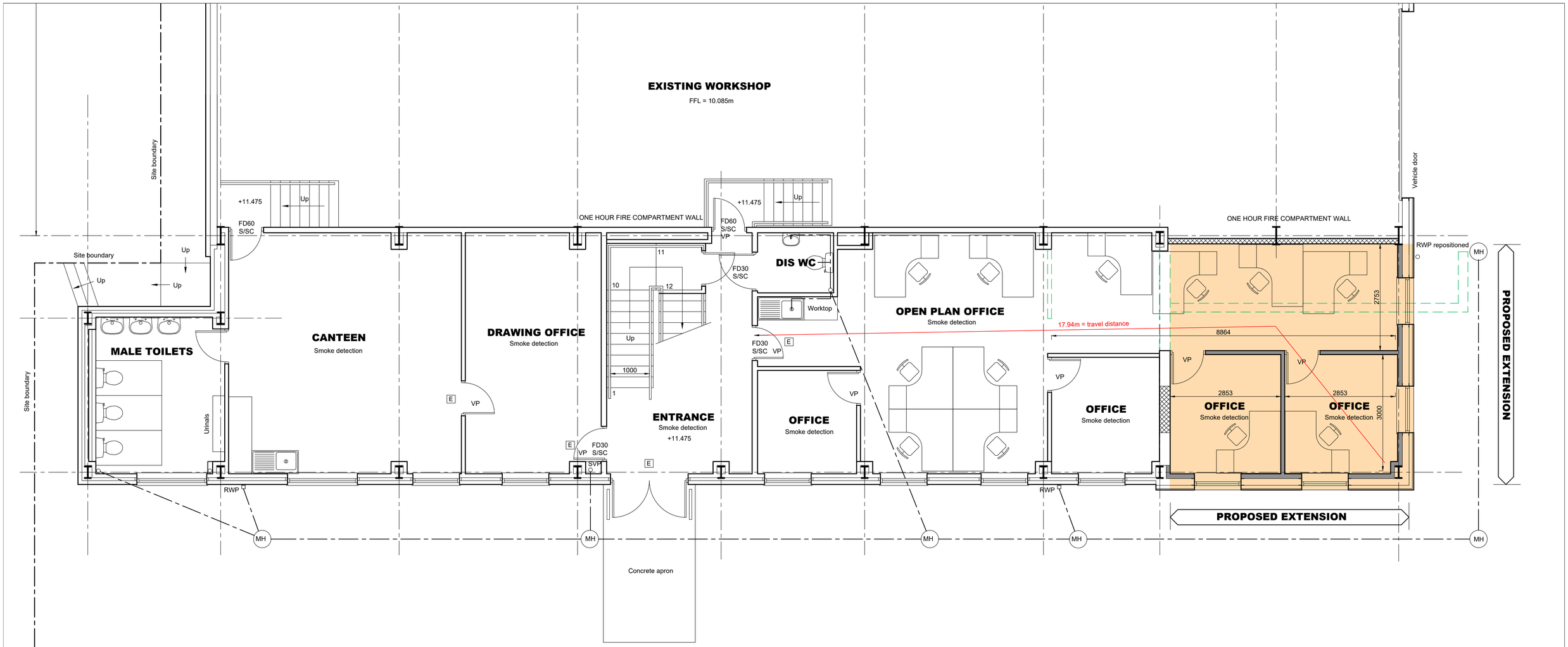
REVISION:

Actual Size.
0 10mm



GROUND FLOOR /PART SITE PLAN

REV:	DATE:	DESCRIPTION:	BY:

ABDS

Architectural Building Design Services

Tel: 07773 899 597

E-mail: abds@abds.biz Web Site: www.abds.biz

PROJECT:
TWO STOREY OFFICE EXTENSION

DRAWING TITLE:
PROPOSED GF PLAN / PART SITE PLAN

PROJECT ADDRESS:
WOOD STREET NORTH
ALFRETON
DE55 7JR

CLIENT:
JAMES ENGINEERING LTD

DATE: January 2026 SCALE: 1:50 FORMAT: A1

DRAWN : CF
CHECKED:
APPROVED:

DRG NO: 2602 / 05

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REVISION:

Actual Size
0 10mm

7.5 Statement of Site Conditions

James Engineering Constructions Ltd
Wood Street North
Meadow Lane Industrial Estate
Alfreton
Derbyshire
DE55 7JR
Tel: 01773 832425
Email: contactus@jamesengineering.co.uk

9th March 2026

To whom it may concern,

James Engineering have been situated on this site for 45+ years, during which time we have built new factories, new power supplies, diverted main sewers etc and we have never encountered abnormal ground conditions, coal, subsidence or cracking.



Mr. Christopher C. James