61 CODNOR DENBY LANE, CODNOR

COAL MINING RISK ASSESSMENT FOR JULIE STANLEY

Project Ref:
EAL.483.25

Date:
March 2026

Prepared for:
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Date:	March 2026	
Version:	1.0	

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1.0 INTRODUCTION

This Desk Based Coal Mining Risk Assessment (CMRA) relates to a potential re-development at the site known as *61 Codnor Denby Lane, Codnor* – see **Figure 1** in **Appendix A**.

The CMRA has been prepared to provide information on the following:

- Present a desk-based review of all available information on the coal mining issues that 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.

Erda Associates Ltd., were requested by Julie Stanley (hereafter referred to as 'The Client') to undertake a CMRA for the site in order to understand its potential for redevelopment. It is understood that the client proposes to redevelop the site with a detached residential dwelling with associated private garage and garden. A proposed development plan is included in **Appendix A.**

2.0 SITE LOCATION AND DESCRIPTION

The site is located approximately 1.20km to the south-west of Codnor village centre, and situated within a semi-rural/semi-residential area. The site is roughly centred at national grid reference SK 4156 4841. The site presently comprises a triangular shaped parcel of land that is occupied by an existing residential dwelling with associated private garden. It is understood that the existing dwelling shall be demolished as part of the proposed redevelopment. Plans showing the site location and site boundary are included in **Appendix A**.

3.0 SOURCES OF INFORMATION

Information from the following sources has been used to undertake this CMRA;

- Coal Authority Interactive Mapping Website;
- Coal Authority Consultants Coal Mining Report (Ref: 51003561598001, March 2026) – **Appendix B**;
- BGS Bedrock and Superficial Map 1:10,000 scale Sheet SK 44 NW;
- BGS Digital Geological Mapping.

4.0 FACTUAL INFORMATION

4.1 Coal Authority Interactive Mapping Website

Reference to the Coal Authority Interactive Mapping Web Site (accessed 30th March 2026) shows:

- The site is located within an area designated "High Development Risk", and therefore requires a CMRA to be formed.
- Historic underground extraction is recorded directly beneath the site.
- The site is **not** recorded to be within an area at risk from 'probable unrecorded shallow coal mine workings'.
- The site is **not** recorded to be within an area of past surface extraction.
- No coal outcrops are recorded on site. However, a coal outcrop does encircle the wider locality.
- **No** mine entries are recorded to be present on the site, or within close proximity.

4.2 Coal Authority Consultants Coal Mining Report

The Coal Authority Consultants Coal Mining Report obtained for the site is contained in **Appendix B.** The salient findings are detailed below:

Past Underground Coal Mining – Past underground mining is recorded in seven seams beneath the site/within influencing distance of the property. The shallowest recorded workings are situated approximately 69.00mbgl and targeted at the Deep Soft seam. This seam was last worked in 1921 with a recorded extraction thickness of 1.07m.

Probable Unrecorded Shallow Workings – The site is **not** within an area where the coal authority believes that shallow workings (less than 30.00m depth) may underlie the site.

Spine Roadways at Shallow Depth – There are no recorded spine roadways either within, or within 10 metres of the site boundary at shallow depth.

Mine Entries – There are no recorded mine entries situated within 100m of the site.

Abandoned Mine Catalogue – There are at least nine abandoned mine catalogue numbers that are recorded to intersect with some or all of the enquiry boundary. However, the Coal Authority states that this does not infer that the workings shown on the abandonment plans will be relevant to the subject site. Copies of the mine abandonment plans have not been obtained or reviewed at this preliminary stage.

Outcrops – The First Ell seam is recorded to outcrop approximately 30.00m to the north-west of the site. The Coal Authority report confirms that this seam is 'workable'.

Geological Faults, Fissures and Breaklines – No faults, fissures or breaklines are recorded beneath the property.

Opencast Extraction – The site is not recorded to be within, or in close proximity to, a historic opencast extraction.

Coal Authority Managed Tips – There are no Coal Authority Managed Tips within 500m of the site boundary.

Site Investigations and Remediated Sites – There are no records relating to previously investigated or remediated sites within 50m of the site boundary.

Subsidence – There is a historic claim that appears to relate to No 57 (situated 20m to the north-east). No further information relating to the claim is included.

No requests have been made to execute preventative works under Section 33 of the Coal Mining Subsidence Act 1991.

Mine Gas – There are no mine gas emission sites recorded within 500m of the site boundary.

Mine Water Treatment Schemes – There are no mine water treatment schemes within 500m of the site boundary.

Future – The site is not within a geographical area, for which a licence to extract coal by underground methods is awaiting determination or has been granted by the CA.

The site is not within an area where notice under Section 46 has been given, stating that the land is at risk of subsidence.

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

4.3 BGS 1:10,000 Scale Sheet SK 44 NW and Digital Online Mapping

Geological information obtained from the British Geological Survey indicates that:

- The bedrock geology comprises the Pennine Middle Coal Measures Formation, which is of Carboniferous age.
- Made ground and superficial deposits are not recorded to be present on site.
- Based on the information contained within the Consultants Coal Mining Report, the solid geology is recorded to dip approximately 3º to the east.
- The First Ell seam is recorded to outcrop approximately 30.00m to the north-west of the site. The outcrop appears to completely encircle the wider area which possibly indicates that the site is on the northern limb of a synclinal fold axis within the underlying geology. The First Ell seam is recorded to be up to 0.90m in thickness.
- Based on nearby borehole records contained on the BGS mapping, the Second Ell is not indicated to be present in the immediate locality. However, the BGS vertical section indicates that the Second Ell seam underlies the First Ell by approximately 10.00m. The Second Ell seam is recorded as being ‘thin’.
- No other significant coal seams are considered likely to underlie the site at shallow depth (<30.00mbgl) based on the generalised vertical section contained on BGS mapping.

5.0 INTERPRETATION

This assessment has been undertaken with reference to Coal Authority guidance on development within the Development High Risk Area. Based on all of the above information, the following conclusions have been formed:

- The First Ell seam is anticipated to underlie the site at very shallow depth (<5.00mbgl).
- The Second Ell seam is estimated to underlie the site at 11.00mbgl. However, it is also possible that this seam will not be present beneath the site.
- There are no other significant seams in the stratigraphic sequence that are anticipated to underlie the site at less than 30.00mbgl.

Given the shallow depth and limited thickness of the First Ell seam, and in the absence of any Coal Authority indication of shallow underground workings, it is considered unlikely that significant underground extraction has occurred. Any historical extraction is more likely to have been limited, localised and near-surface (e.g. bell pits), and therefore the associated risk to ground stability is considered to be low.

As a worst case the Second Ell seam may underlie the site at 11.00mbgl. However, nearby borehole records have indicated that this seam is not present. Furthermore, this seam is recorded as being 'thin' which would suggest it was of little economic importance for targeted underground extraction. As such the risk of unrecorded mine workings in the Second Ell seam is considered to be very low.

The recorded workings in the Deep Soft seam (at approximately 69.00mbgl) are considered to be at sufficient depth to preclude any credible risk to surface stability. As such the risk from these is considered to be very low.

No recorded mine entries are anticipated to be present on site or in close proximity. However, there is a risk of unrecorded mine entries/bell pits being present on site. The risk of unrecorded mine entries/bell pits is currently considered to be low.

No mine gas emission sites are recorded within 500m. As such the risk of mine gas emissions is considered to be low at this stage.

The First Ell seam may be present beneath the site at typical foundation depths. This seam is not recorded to have a history of spontaneous combustion. However, it is considered that a low risk remains and a precautionary approach would be recommended.

6.0 RISK ASSESSMENT

The table below summarises the potential risks associated with mining legacy for the proposed development site, identified from the sources identified above.

Coal Mining Issue	Yes / No	Risk Assessment
Underground mining (recorded at shallow depths)	No	No significant risk identified.
Underground mining (unrecorded probable at shallow depths)	No	However, low risk of potential unrecorded workings targeted at the First Ell seam - may be reduced further by following the recommendations in Section 7.0.
Recorded Mine entries (shafts and adits)	No	No significant risk identified.
Unrecorded Mine entries (shafts and adits)	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.
Mine gas emissions	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.
Surface mining (opencast workings)	Yes	Low risk of potential localised shallow extraction of the First Ell seam – may be reduced further by following the recommendations in Section 7.0.
Spontaneous Combustion in shallow seams	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.

7.0 MITIGATION STRATEGY

Notwithstanding that the Coal Authority does not identify the site as being at risk from probable unrecorded shallow workings, the presence of the First Ell seam at very shallow depth introduces a residual uncertainty. Therefore, it is recommended that a precautionary scheme of rotary probe drilling is undertaken in order to determine the presence or absence of unrecorded workings in the First Ell seam. The boreholes should be extended to a minimum target depth of 20.00mbgl in order to confirm the absence of the Second Ell seam also. Depending upon the findings, further assessment or remediation may be required in order to mitigate for the potential impacts of instability or settlement from unrecorded extraction.

In addition, a watching brief should be maintained during all site preparation and foundation excavations for anomalous features which may be indicative of unrecorded mine entries/bell pits. In the event that a suspected mine entry or bell pit is encountered, Erda Associates Ltd. should be contacted to make further assessment.

The risk of mine gas emissions is considered to be low. It is recommended that periodic gas monitoring is undertaken throughout the recommended probe drilling to further assess this risk.

Whilst no evidence of spontaneous combustion risk has been identified, a precautionary approach is recommended. Where coal is encountered at foundation level a minimum clay cover of 0.50m should be maintained between the base of foundations and the top of any coal seam at typical foundation depths. If this is not possible, foundations should be extended fully through the coal seam to bear on the underlying natural strata.

8.0 CONCLUSION

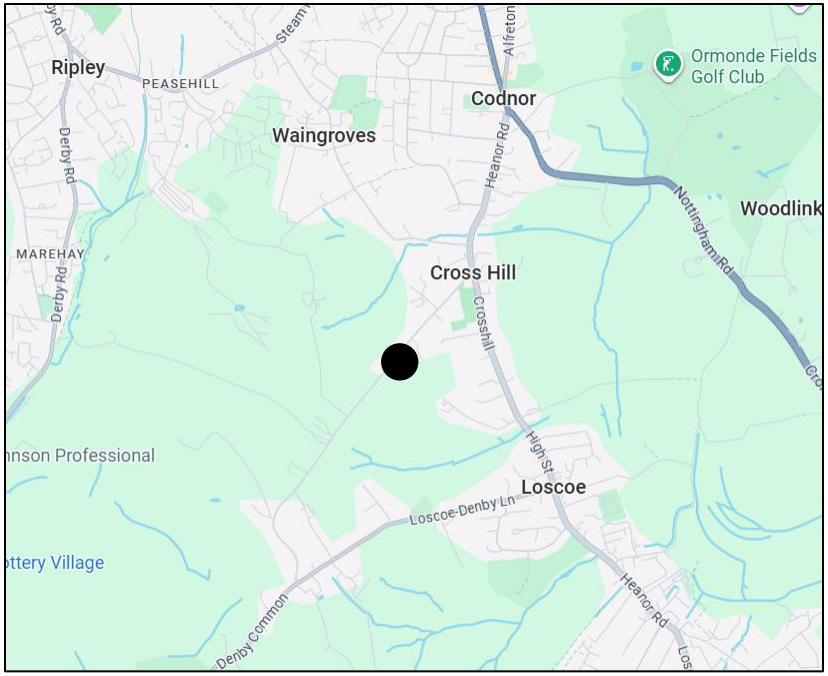
This risk assessment has shown that there is a low risk of time independent surface instability from potential unrecorded extraction in the First Ell seam. Therefore, it is recommended that a programme of rotary probe drilling is undertaken in order to further investigate the potential risks from shallow extraction. Gas monitoring should be undertaken throughout the recommended probe drilling in order to further assess the risk of mine gas.

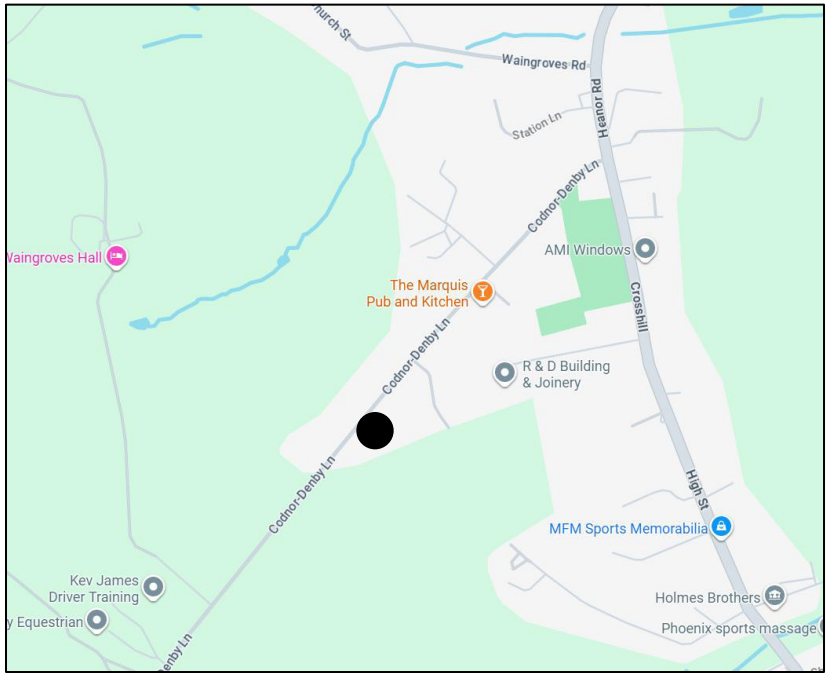
In addition, a watching brief for anomalous features should be maintained during any groundworks as a precaution. Further assessment will be required if any suspected mine entries are encountered.

A precautionary approach with regard to foundations and the potential risk of spontaneous combustion is advised.

Providing the above recommendations are adhered to, it is considered that the site can potentially be suitable for redevelopment. The above recommendations with regard further investigation can be secured by the imposition of an appropriate condition when full planning permission is granted for the subject property. The above recommendations should not supersede the granting of permission in principle or similar.

Appendix A





KEY:

● Approximate Site Location

DO NOT SCALE

Erda Associates ltd

TITLE:

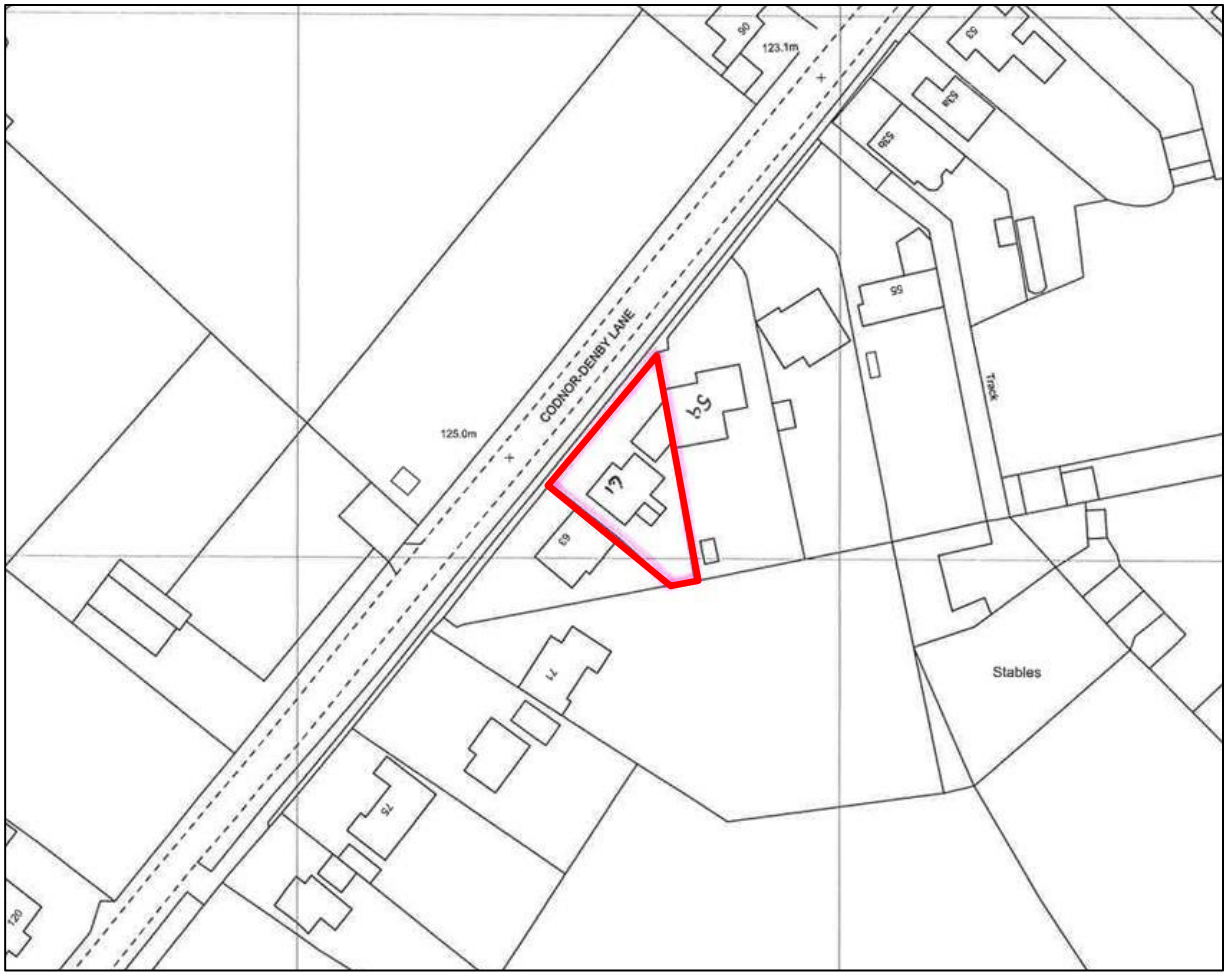
Site Location Plan

PROJECT:

61 Codnor Denby Lane, Codnor

PROJECT No:	DATE:
EAL.483.25	03/2026

SCALE :	DRAWN :	DWG No:
NTS	PD	Figure 1



KEY:

Site Boundary

DO NOT SCALE

Erda Associates ltd

TITLE:

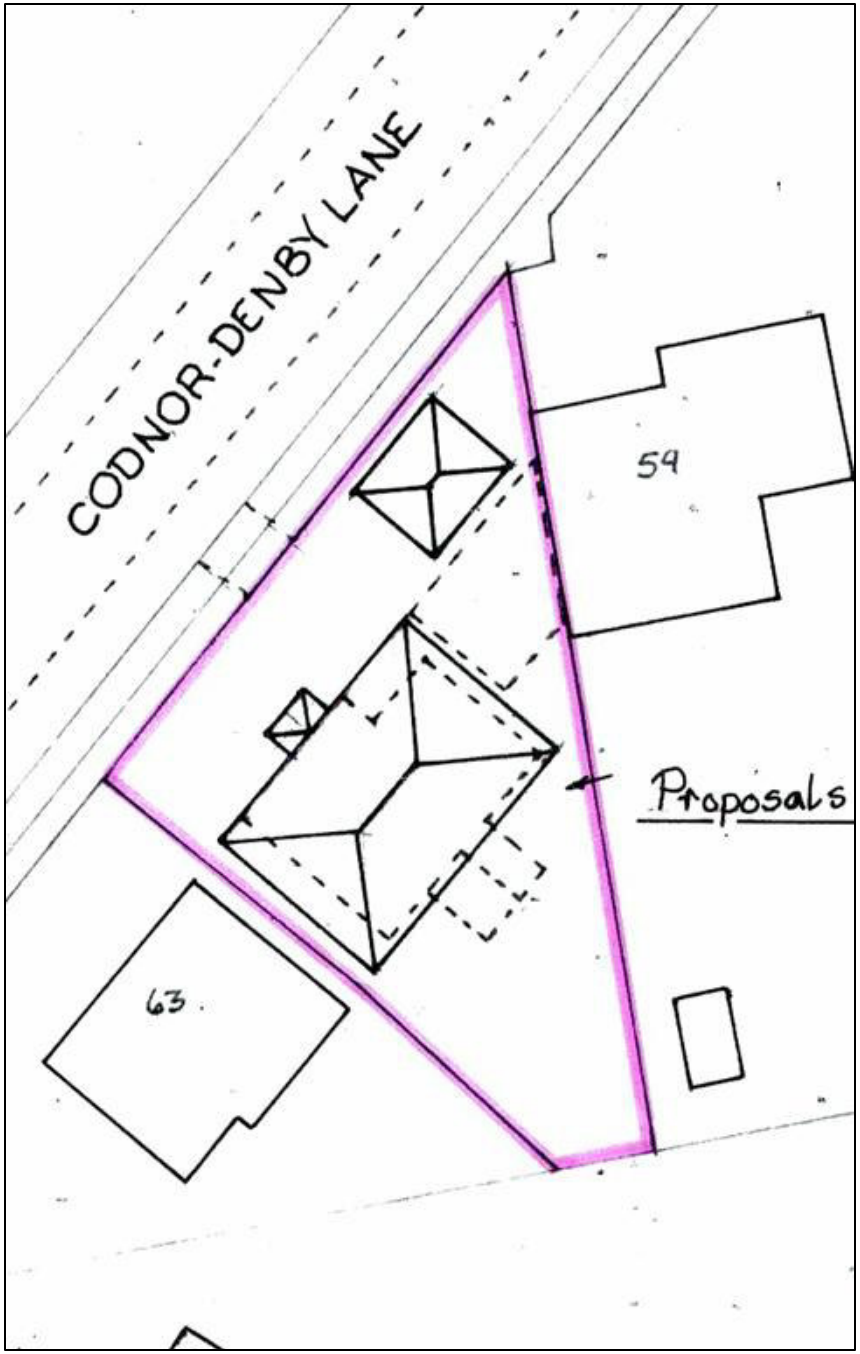
Site Layout

PROJECT:

61 Codnor Denby Lane, Codnor

PROJECT No:	DATE:
EAL.483.25	03/2026

SCALE :	DRAWN :	DWG No:
NTS	PD	Figure 2



KEY:

DO NOT SCALE

Verda Associates ltd

TITLE:
Development Proposal

PROJECT:
61 Codnor Denby Lane, Codnor

PROJECT No:	DATE:
EAL.483.25	03/2026

SCALE :	DRAWN :	DWG No:
NTS	PD	Figure 3

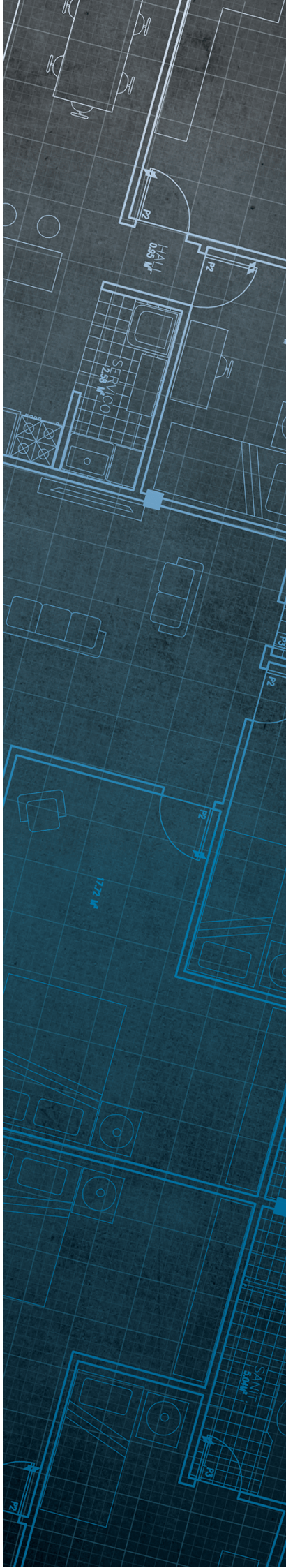
Appendix B

The Coal Authority

Consultants

Coal Mining Report

61 Codnor Denby Lane
Codnor
Ripley
Derbyshire
DE5 9SP



Date of enquiry:	**30 March 2026**
Date enquiry received:	**30 March 2026**
Issue date:	**30 March 2026**
Our reference:	**51003561598001**
Your reference:	**EAL.483.25**

Consultants
Coal Mining Report

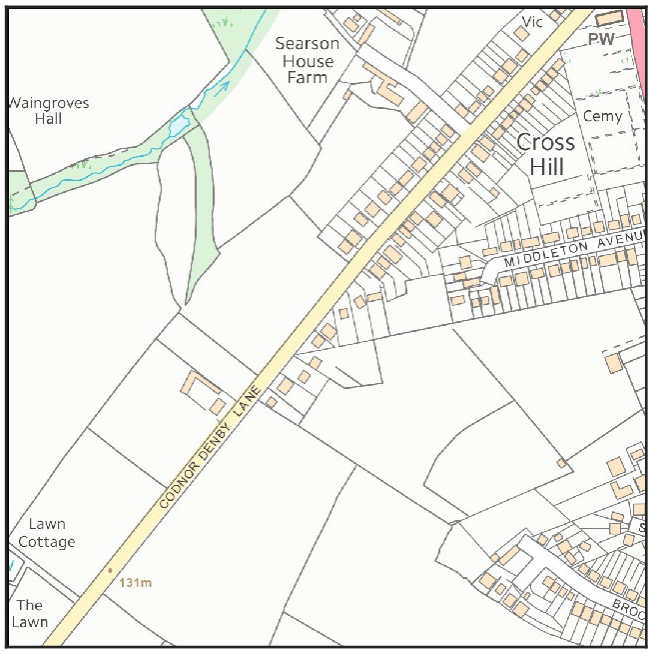
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Philip Devitt

Enquiry address

61 Codnor Denby Lane
Codnor
Ripley
Derbyshire
DE5 9SP



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
WAINGROVES	DEEP SOFT	Coal	4JUB	69	Beneath Property	2.9	East	107	1921
WAINGROVES	DEEP HARD	Coal	4JV1	93	Beneath Property	1.3	North-East	142	1900
DENBY HALL	FIRST PIPER	Coal	4JV6	110	Beneath Property	1.7	North-East	154	1954
DENBY HALL	LOW MAIN/THORNCLIFFE	Coal	4JVC	152	Beneath Property	3.2	East	112	1939
WHITELEY	LOW MAIN/THORNCLIFFE	Coal	4JVD	155	South	3.2	East	112	1931
DENBY HALL	BLACKSHALE	Coal	4JUO	180	North-West	1.9	East	178	1948
DENBY HALL	BLACKSHALE	Coal	4JUR	186	North-East	1.2	South	127	1947
ORMONDE	BLACKSHALE	Coal	4JUS	187	Beneath Property	3.1	East	127	1946
ORMONDE	MICKLEY THICK	Coal	4JVH	220	Beneath Property	0.9	East	84	1951
DENBY HALL	KILBURN	Coal	4JVK	308	North-West	0.7	North	150	1939
ORMONDE / BAILEY BROOK	KILBURN	Coal	4JVM	319	Beneath Property	2.9	South	100	1937
ORMONDE / BAILEY BROOK	KILBURN	Coal	4JVL	320	South-West	1.6	East	100	1927

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:

16113	16764	EM578
EM936	11870	EM576
EM787	11096	16117

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
1ST ELL	Coal	Yes	29.8	North-West	49

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

There is a claim within 50 metres of the property boundary that does not match the property address. This is shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.miningremediation.co.uk.

See Section 4 for further information.

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.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

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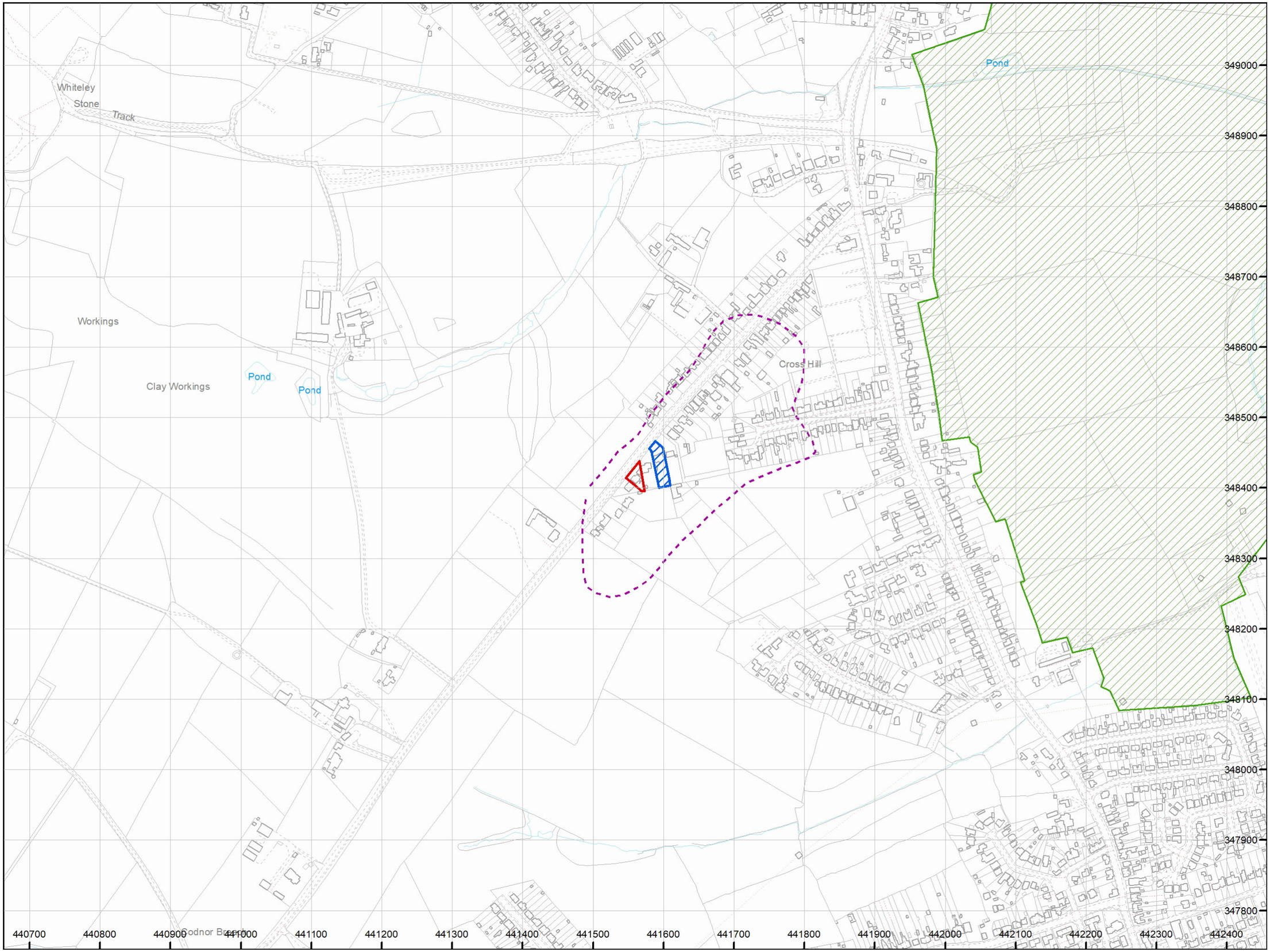
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

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



How to contact us
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