

MJAllen Group

Proposed Commercial Development, Unit 10, Wimsey Way, Somercotes, Alfreton, Derbyshire

Coal Mining Risk Assessment Report

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APPROVAL SHEET & FOREWORD

COAL MINING RISK ASSESSMENT REPORT FOR MJALLEN GROUP AT UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE

Report Status: Final – Revision 1.1		**Date of Issue: 1st September 2026**
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FOREWORD

This report has been prepared by Castle Rock Geotech with all reasonable skill, care and diligence within the terms of the Contract with the client and taking account of the information made available by the client, as well as the manpower and resources devoted to it by agreement with the client.

Castle Rock Geotech disclaims any responsibility to the client and others in respect of any matters outside the scope of the above Contract.

This report is confidential to the client and their assigns, and Castle Rock Geotech accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known.

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COAL MINING RISK ASSESSMENT REPORT AT UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE

1.0 INTRODUCTION

1.1 Authorisation

Castle Rock Geotech (CRG) was instructed by Gaskell ('*Project Managers'*) acting on behalf of MJAllen Group ('*Client*') to undertake a Coal Mining Risk Assessment (CMRA) for an amended proposed commercial development at Unit 10, Wimsey Way, Somercotes, Alfreton, Derbyshire, DE55 4LS, in order to provide the Local Planning Authority (LPA) with information on coal mining and an assessment of its potential impact on land stability.

The proposed development is located in an area of historical coal mining activity and classified by the Mining Remediation Authority (MRA) as a '*Coal Mining Reporting Area'*.

This CMRA has been prepared with reference to the following guidance documents:

- The Mining Remediation Authority – '*Coal Mining Risk Assessment model report template and associated guidance notes'*, dated January 2017; and,
- CIRIA C758D – '*Abandoned mine workings manual'*.

1.2 Objectives

The purpose of this Coal Mining Risk Assessment is to gather all readily available information within the public domain in order to provide an opinion on potential Coal Mining Risks associated with the proposed development of the study site.

This report was prepared solely for the use of MJAllen Group, National Auto Parts, Gaskell, their clients and appointees. No responsibility will be accepted where this report, either in its entirety or in part, is used by a third party, or for any development other than that described here.

1.3 Project Understanding

The amended development comprises the construction of an extension, approximately 4238m^2 (64.5m wide x 65.7m long) in plan area, directly to the east of the existing National Auto Parts (NAP) warehouse, together with associated landscaped areas, as shown on the proposed site drawings presented as **Figures 3** to **7**.

The previous planning application comprised the construction of 9 no. additional commercial units to the east of the existing National Auto Parts (NAP) warehouse.

This Coal Mining Risk Assessment report is required to provide address the Coal Authority response comments, dated 8th December 2025 (**Appendix 1**) regarding Amber Valley Council planning application AVA/2025/0598), for the proposed development.

1.4 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; and
- 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.

Note that for the purposes of this report, the term 'shallow mining' or 'shallow mine workings' generally refers to mining within 30m of ground level or 30m below rockhead level, consistent with the Mining Remediation Authority definition. Mining at depths greater than this would be referred to as deep mine workings. For a scheme of this nature deep mine workings are not expected to present a risk of surface instability and as such this report focusses primarily on risks from any shallow mine workings, along with risks from mine entries or surface mining, where recorded or suspected.

1.5 Limitations

The Coal Mining Risk Assessment undertaken herein comprises entirely of non-intrusive works and provides a strategic overview of the site from a coal mining legacy perspective and attempts to identify any potential coal mining issues with regard to the redevelopment proposals.

The findings and opinions conveyed via the Coal Mining Risk Assessment within this report are based on information obtained from a variety of sources as detailed within this report, which Castle Rock Geotech believe to be reliable. Nevertheless, Castle Rock Geotech cannot and does not guarantee the authenticity or reliability of the information it has relied upon. New information, improved practices or changes in legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore, with any changes to the proposed development, or should the development proceed after the expiry of one year from the date of the report, the report should be referred back to Castle Rock Geotech for re-assessment and, if necessary, re-appraisal.

This report was undertaken in accordance with the conditions described for '*Desk Study / Coal Mining Risk Assessment*' in the attached Notes on Limitations (**Appendix 6**).

2.0 SITE DESCRIPTION AND HISTORY

2.1 Site Location and Description

The proposed commercial development site, which is the subject of the Coal Authority comments on the planning consent (**Appendix 1**), is located to the east of the existing National Auto Parts (NAP) warehouse on Wimsey Way, Somercotes. Further commercial units lie to the north and east of the site and a relatively modern residential housing development lies to the south. The site lies approximately 0.5kms to the north-east of Somercotes village centre and 1.8kms to the south-east of Alfreton town centre.

The Ordnance Survey National Grid Reference (NGR) for the approximate centre of the development site is ^{4}41952E, ^{3}54148N, as shown on the Site Location Plan and the '*Existing Site Location Plan*' presented as **Figures 1** and **2** respectively. The site is at an elevation of approximately 144m above OD.

The development site is irregular in plan and currently is largely overgrown with vegetation including mature and semi-mature trees.

2.2 Site History

CRG has reviewed historical and contemporary Ordnance Survey map publications dating from 1879 to 2025, which are listed and presented in **Appendix 2** of this report, to obtain historical information for the site.

The historical mapping indicates that between 1880 and 1937, the overall site comprised parts of three open fields. An 'Old Shaft (Coal)' is identified approx. 100m to the north-west of the site on the 1880 map edition. The north-easternmost field, which includes the proposed development site, was identified as Allotment Gardens on the 1937 map edition and as part of a Nursery on the 1950 and 1961 map editions. Swanwick Collieries are identified some 600m to the north-west of then site from the earliest map editions until the mid-20th century.

On the 1963 to 1968 map editions a significant excavation, presumably opencast coal workings, is shown in the western and southern parts of the overall site, with the former Nursery site, which comprises the northern part of the development site area, appearing not to have been excavated, hence a 'hanging wall' was present around the former Nursery site.

The branch of Wimsey Way to the north of the site is first shown on the 1972 map edition with the southern extension of Wimsey Way to the west of the existing NAP warehouse first shown on the 1986 map edition. The possible 'hanging wall' feature around the former Nursery site is no longer shown on the 1972 map edition. The existing NAP warehouse and the Industrial Estate in the wider site environs appear to have been developed fairly rapidly between the mid-1970s and 1980s.

3.0 GEOLOGICAL SETTING

3.1 Sources of Information

The following sources of information on the geology and mining underlying the site was obtained from the following sources:

- British Geological Survey (BGS) maps and publications for the site including 1:50,000 Series Sheet 125, '*Derby*' (Solid & Drift Edition), dated 2014.
- Geological Survey of Great Britain: Memoir to 1:50,000 scale Sheet 125: '*Geology of the Country north of Derby*', dated 1979.
- BGS online geological maps and exploratory hole records (www.bgs.ac.uk).
- The Coal Authority and The Law Society publication *'Coal Mining and Brine Subsidence Searches – Directory and Guidance'*, Sixth Edition (2006).
- The Mining Remediation Authority map viewer (http://datamine-cauk.hub.arcgis.com).
- Coal Authority Consultants Coal Mining Report (Ref: 51003547162001).

3.2 Geology

Artificial / Made Ground

The BGS geological maps and the BGS Website indicate that there are no records of Made Ground on the site or within 50m of the site.

Superficial Deposits

The BGS geological mapping also both indicate that there are no records of Superficial Deposits on site or within 50m of the site.

Bedrock

The geological maps indicate that the site area and its surrounding environs are underlain by strata of the Pennine Middle Coal Measures Formation (PMCM). The sedimentary bedrock was formed approximately 309 to 312 million years ago in the Carboniferous Period. The strata are described as typically comprising grey mudstone or siltstone interbedded with pale grey sandstone and coal seams. The thickness of the coal seams can vary between <0.25m and 2.5m thick. Some marine fossil bearing mudstones are present at intervals. The Middle Coal Measures Formation weathers to produce mainly silty clays with ironstone bands / nodules and oxidised coal seams.

A significant north-west to south-east trending normal fault is identified on the 1:50,000 scale geological map approximately 200m to the east of the site, downthrown to the south-west.

The BGS mapping and the Coal Authority Consultants Coal Mining Report (see Section **4.2** below) for the site indicate that the Dunsil coal seam (extraction thickness 0.91m) outcrops (or formerly outcropped) in the vicinity of the development site and the Second Waterloo coal seam (extraction thickness 1.60m) underlies the site at a depth of 12m. The coal seam was mined from Swanwick Colliery and was last mined in 1882. The Second Waterloo coal seam is recorded to dip at an angle of 12.6°.

The indicated typical thickness for the Middle Coal Measures Formation coal seams in this area is presented in **Table 1** below:

TABLE 1: COAL SEAM THICKNESSES	
Seam	***Thickness (m)***
Dunsil	0.46 to 0.86
First Waterloo	0.53 to 1.50
Top Second Waterloo	0.66 to 1.63
Bottom Second Waterloo	0.25 to 1.85
Third Waterloo	0.30 to 1.22
Fourth Waterloo	0.15 to 0.86

The geological memoir indicates that in this area, the Dunsil Coal usually consists of a Main leaf and a thin floor coal a few inches below, which is locally united with the main seam. The quality of the Dunsil Coal seam is described as good to medium, and the seam has mostly been worked by opencast means.

The First Waterloo seam is generally of poor quality consisting of 'cannel', 'dirty coal' or 'dirt'. The Second Waterloo coal consists of two seams, the Bottom Second Waterloo and the Top Second Waterloo both of which are of medium quality.

The Coal Authority Consultants 'Summary of findings' map (**Appendix 4**) indicates significant opencast coal mining activities to have taken place within and in the immediate environs of the study site.

3.3 BGS Borehole Records

A historical BGS borehole record from the vicinity of the site is summarised below:

- A borehole (BGS BH no. SK45SW/318) advanced in 1978 approximately 150m to the west of the site and extending to a depth of 10m, identified approximately 9.5m of Made Ground comprising mainly firm or stiff grey or brown sandy stony clay overlying possible sandstone at a depth of 9.5m. No coal was identified.

The log of this borehole is presented in **Appendix 5**.

4.0 COAL MINING ISSUES

4.1 Introduction

CIRIA C758D – '*Abandoned mine workings manual'* replaces guidance given in CIRIA Special Publication 32 '*Construction over abandoned mine workings*' (1984) and states the following in relation to potential risks associated with shallow coal mining:

'*Development and redevelopment of the affected areas requires that the post coal mining activities should be properly investigated and evaluated. For example, there are numerous derelict shafts varying in depth, lining and diameter which have usually been covered or filled so that their location has become obscure. Also, in areas where exploitable coal seams are not covered by a thick mantle of superficial deposits, old workings should be anticipated near their outcrop*'.

It also states that '*voids resulting from mineral extraction, including those from pillar & stall workings, which is the most likely form of mining prior to the recorded workings known to the Coal Authority, are unlikely to migrate more than 10 times seam thickness. However, collapse of old pillar and stall workings occurs unpredictably*.'

4.2 Consultants Coal Mining Report

The site lies within an area requiring the commission of a Coal Mining Report in accordance with The Coal Authority and The Law Society publication '*Coal Mining and Brine Subsidence Claim Searches – Directory and Guidance*', Sixth Edition (2006).

Reference to the Coal Authority (recently renamed the Mining Remediation Authority). interactive map viewer identifies the site as lying within a '*Development High Risk*' area.

A Coal Authority Consultants Coal Mining Report has been reviewed for the site, a full copy of which is included as **Appendix 3**, which is summarised as follows:

- The site is in the likely zone of influence from workings in eight seams of coal at shallow to 364m depth and last worked in 1963. The shallow (12m) seam and others were worked from Swanwick Colliery and other deeper seams (<140m) were worked from Cotes Park, Birchwood and Lower Birchwood Collieries.
- Probable unrecorded shallow workings are not identified.
- No spine roadways are recorded at shallow depth.
- Four coal mine entries (Shafts) are identified within 100m of the enquiry boundary, the nearest to the proposed development being located within the enquiry boundary directly adjacent to the southern elevation of the NAP warehouse and approximately 35m from the proposed warehouse extension at its nearest point.
- No notice of the land being affected by subsidence has been given.
- No future workings are planned.
- The property is within the boundary of opencast sites from which coal has been removed by opencast methods as shown on the 'Summary of findings' map (**Appendix 4**).
- The property does not lie within 200m of the boundary of a site from which coal is currently being removed by opencast methods.
- There is no record of a mine gas emission requiring action by the Coal Authority within 500m of the boundary of the site.

- 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.

4.3 Desk / Site Based Evidence of Coal Mining

A review of the historical mapping has revealed the likely presence of opencast coal workings within the development site area, this is confirmed by the Coal Authority Consultants Coal Mining Report, and the Coal Authority comments on the planning consent. The opencast workings are shown mainly below the centre and south of the development site area with the possible presence of a 'hanging wall' feature within the northern part of the development site area identified on the historical mapping.

Evidence on the Coal Authority website ('Interactive Map Viewer') indicates that the site lies within a '*Development High Risk Area*' where there is a risk of ground instability resulting from possible old workings in shallow coal seams that may be present below the site.

4.4 Opencast Mines

Unlicensed Opencast Workings appear to have taken place in the 1960's over the whole of the enquiry boundary site area and beyond. The 'hanging wall' feature referred to in **2.2** (above) may have been removed by subsequent opencast workings. A plan showing the extent of the Opencast Workings is shown on the 'Summary of findings' map presented in **Appendix 4**.

4.5 Identification and Assessment of Site-Specific Coal Mining

The following section provides an initial risk assessment relating to proposals for shallow coal mining and mineshaft investigation works required at the site.

The risk assessment has been compiled taking due consideration of the proposed end-use for the site, the comments made by the Coal Authority regarding the planning consent (**Appendix 1**), the Consultants Coal Mining Report (**Appendix 3**) and on the Mining Remediation Authority website.

The information used to inform this report indicates the site was undermined at shallow depth in the 19th century by one coal seam of thickness of the order of 1.9m. Subsequent to this, opencast workings took place over much, if not all, of the site area in the 1960's. Based upon the geological and stratigraphical information, this coal seam, the Second Waterloo is considered unlikely to still be present at shallow depth in the vicinity of the site due to subsequent opencast workings.

The Consultants Coal Mining Report gives details of four recorded coal mine entries within 100m of the enquiry boundary. The nearest, designated 441354-018 (Grid Reference 44189 354085) is located adjacent to the southern elevation of the NAP warehouse and approx. 35m to the south-west of the proposed warehouse extension at its nearest point. Three of these mine entries (including 441354-018) are considered likely to have been at least partially removed by the later opencast workings and the fourth (441354-014) falls outside of the Industrial Estate. The recorded coal mine entries are not within influencing distance of the development site area.

Table 2 (below) provides a summary of the potential risks associated with the site-specific coal mining legacy for the proposed development site, identified from the sources of information discussed previously.

TABLE 2: COAL MINING RISK ASSESSMENT SUMMARY			
Coal Mining Issue	***Present beneath site***	***Risk Assessment***	
		Comment	*Rating*
Underground mining (recorded at shallow depths)	Yes	The Second Waterloo Coal seam is recorded as being present at shallow (12m) depth in the vicinity of the site. This seam has been exploited historically in the vicinity of the site (from Swanwick Colliery and by opencast methods) and the Consultants Coal Mining Report indicates the potential for of shallow mining of this coal seam to have taken place beneath the site.	**Moderate**
Underground coal mining (probable at shallow depths)	No	The Consultants Coal Mining Report indicates no unrecorded shallow coal mining to have taken place beneath the site.	**Low**
Recorded Mine entries (shafts and adits)	Yes	Two known coal mine entries are shown within the enquiry site boundary, neither of which are located within influencing distance of the development site.	**Low**
Unrecorded Mine entries (shafts and adits)	Yes	May be reduced by following the recommendations in Section 4.6.	**Low**
Coal mining geology (faults and fissures)	Yes	A significant north-west to south-east trending normal fault is identified approximately 200m to the north-east of the site and downthrown to the south-west.	**Low**
Mine gas emissions	Yes	The Consultants Coal Mining Report states no mine gas related issues are recorded in the vicinity of the site. However, given the potential for shallow mining beneath the site, the potential for generation of mine gases exists and should be considered as part of any intrusive investigation. May be reduced by following the recommendations in Section 4.6.	**Low to Moderate**
Spontaneous combustion	Yes	May be reduced by following the recommendations in Section 4.6.	**Low**
Surface mining (opencast workings)	Yes	A potential remnant ‘hanging wall’ feature is likely to have been removed by the later opencast workings. Poorly engineered fill materials requiring piled foundations advanced to Coal Measures bedrock and/or ground improvement for floor slabs.	**Moderate**

4.6 Proposed Mitigation Strategy

Shallow Mine Workings

This assessment has identified a moderate risk of potential shallow unrecorded workings in the Dunsil and Second Waterloo seams.

A programme of rotary water-flush borehole investigation work is, therefore, considered to be required for the proposed development in order to investigate for the possible presence and worked state of any shallow coal seams beneath the site and assess the potential for any workings to affect surface stability. It is recommended that periodic gas monitoring is undertaken during the probe drilling to determine if any mine gasses are present at shallow depth beneath the property. The risk of mine gas can potentially be reduced providing that mine gasses are not encountered during the probe drilling investigation.

Should shallow workings be identified by the investigation works, it may be necessary to undertake specific drilling and grouting to stabilise the workings.

In order to determine the nature and extent of any coal and/or workings beneath a site, a series of boreholes are typically required to a maximum depth of 30m below ground level (i.e., the maximum depth that shallow coal mining can typically express itself at the surface).

The rotary borehole investigation should also be utilised to establish the depth and engineering condition of the backfill to the opencast workings and the presence of any 'hanging wall' feature/s.

Should shallow coal be encountered within potential influencing depth of the surface, i.e., typically within a depth where there is less than (or equal to) 10 times the seam thickness of bedrock cover during initial drilling works, additional boreholes are generally required. If all boreholes reveal solid coal (or no coal) to be present, no further drilling works are required as the seam, or seams are presumed to be intact.

Where any of the boreholes reveal worked coal (i.e., voids or broken ground) within ten times seam thickness of competent rock cover, close centre plot-specific drilling and grouting is typically required.

There is a potential low risk of spontaneous combustion within the Dunsil and Second Waterloo seams if these are found to be present at shallow depth. Therefore, it is recommended that a precautionary approach is adopted. If encountered, a cover of rock / clay of 0.5m thickness should be maintained between shallow coals and the base of foundations. Foundations should be locally deepened through coal seams if they are likely to have less than 0.5m of clay / rock cover above them.

Mine Entries

Two mine entries are shown within the enquiry site boundary, the nearest (441354-018) being located approx. 35m to the south-west of the proposed warehouse extension at its nearest point. The other mine entry within the enquiry boundary (441354-019) lies adjacent to the north-western boundary of the NAP warehouse. The proposed development falls outside of the zone of potential influence of mine entry (assuming a zone of potential influence of 20m). The Consultants Coal Mining Report indicates that both Shafts have 'probably been removed to some extent by opencast mining'.

There is a low risk of unrecorded mine entries being present on site. It is recommended that a watching brief is maintained for anomalous features during any earthworks and foundation excavations. Should any suspected unrecorded mine entries be encountered, then further assessment and investigation will be required.

4.7 Mining Remediation Authority Permit

In accordance with Mining Remediation Authority requirements, prior to commencing any shallow mine workings or mineshaft investigation works it will be necessary to complete a licence application form and obtain a site-specific permit '*that covers all activities that enter, disturb or change coal mines or coal managed or owned by the Mining Remediation Authority*'.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Site Summary

The amended proposed commercial development comprises the construction of an extension, approximately 4238m^2 in plan area, directly to the east of the existing National Auto Parts (NAP) warehouse, together with associated landscaped areas.

The Consultants Coal Mining Report (**Appendix 3**), the Coal Authority comments with respect to the planning consent (**Appendix 1**) and the Mining Remediation Authority website indicate that the property is in an area where underground coal mining has taken place at shallow depth.

The Coal Authority comments on the planning application indicate that the site lies within the boundaries of a wider site from which coal has been extracted by surface (opencast) mining methods. Where such mining has taken place, the Coal Authority indicate general settlement of backfill and differential settlement over / in the vicinity of buried opencast highwalls can occur, which in turn can result in damage to buildings and structures.

The Coal Authority website also indicates that the site lies within a '*Development High Risk Area*' where there is a risk of ground instability resulting from possible old workings.

5.2 Coal Mining Risk Assessment Summary

Based on the information obtained during the compilation of this report, it is concluded that the development site lies within an area of opencast workings and the requirement for any conventional geotechnical / geo-environmental site investigation will be primarily for foundation design i.e. deep piled foundations and floor slab design together with environmental issues including ground gas monitoring. Investigation for the possible presence and worked state of any shallow coal seams beneath the site should also be undertaken in conjunction with the site investigation works.

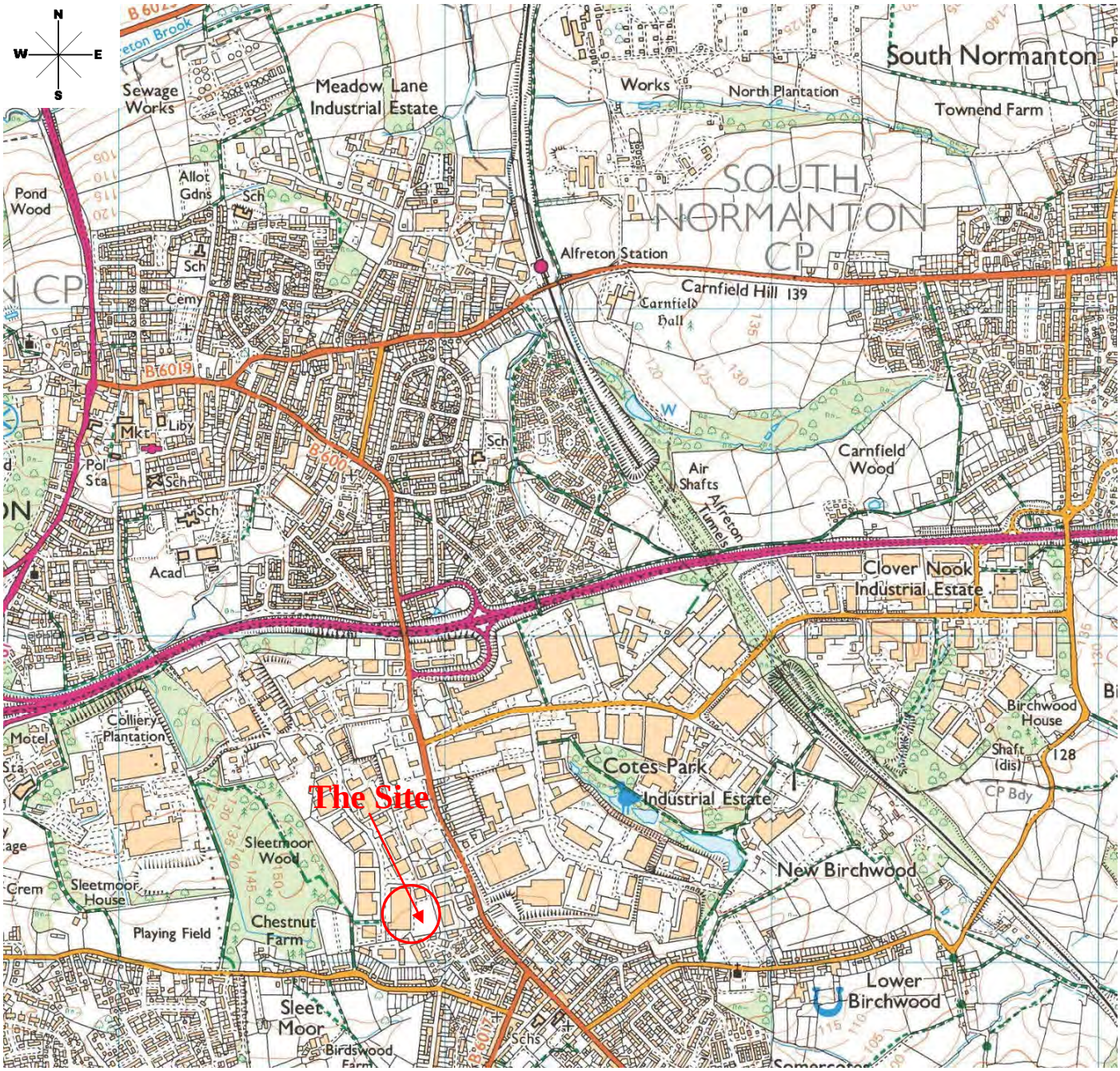
If shallow mine workings are revealed by the investigation work below the former opencast workings, it may be necessary to undertake remedial measures involving drilling and grouting to stabilise the workings.

Prior to commencing any shallow mine workings investigation by rotary percussive boreholes, it will be necessary to obtain a site-specific permit '*that covers all activities that enter, disturb or change coal mines or coal managed or owned by the Mining Remediation Authority'*, in accordance with Mining Remediation Authority requirements.

Following completion of the investigation, a report detailing all of the works undertaken should be submitted to Mining Remediation Authority as per the closure requirements of the permit.

Providing the above recommendations are adhered to, it is considered that the site is suitable for development.

FIGURE 1
Site Location Plan



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Project: **Unit 10, Wimsey Way, Somercotes, Alfreton, Derbyshire**

Title: **SITE LOCATION PLAN**

Project No. **260104N/1**

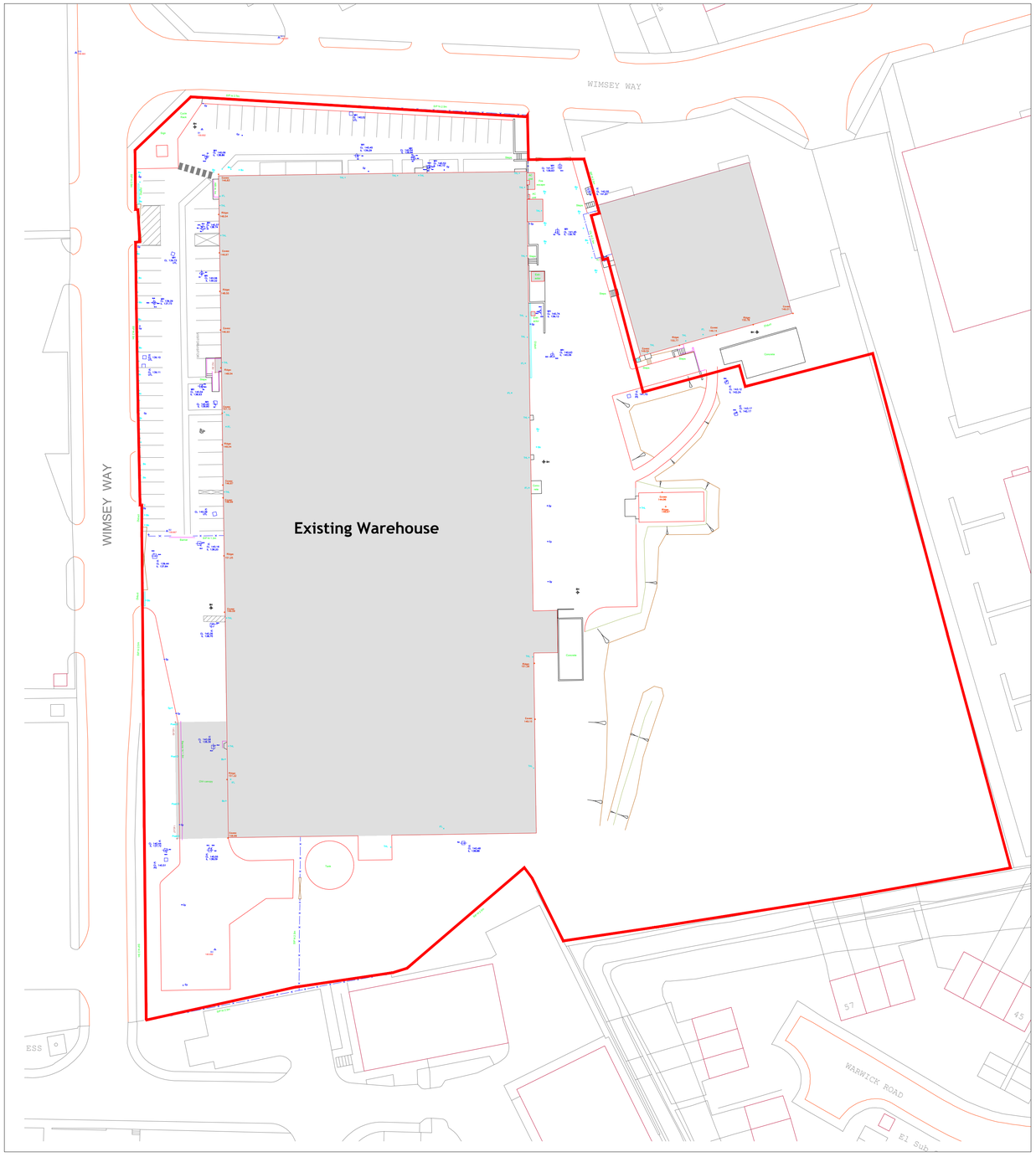
Date drawn: **27/08/26**

Scale: **NTS**

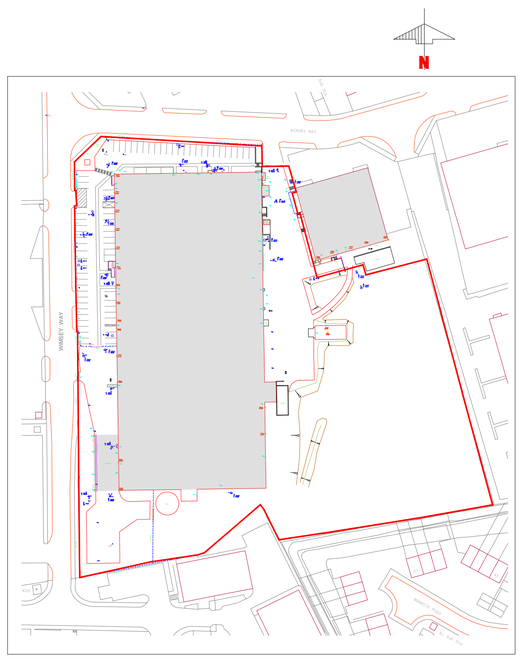
Figure 1

Client: **MJAllen Group**

FIGURE 2
Existing Site Location Plan



Existing Warehouse Site Plan Scale 1:500



Existing Warehouse Location Plan Scale 1:1250

Scale
1:2500
0 50000 100000 150000 200000

NOTES
All dimensions must be checked on site and not scaled from this drawing. Any discrepancies shall be noted to the Contract Administrator immediately

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Amendment Date

Project Title
PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client
NATIONAL AUTO PARTS

Drawing Title
EXISTING SITE LOCATION PLAN

Drawing Nr. GBS/2674/001

For Construction		As Built		Planning		Tender	
Comm't/Approval		Preliminary		Building Reg's	X	Contract	

Date	Apr 26	Drawn	TST	Revision
Scale	1:200 @ A1	Checked	SM	..

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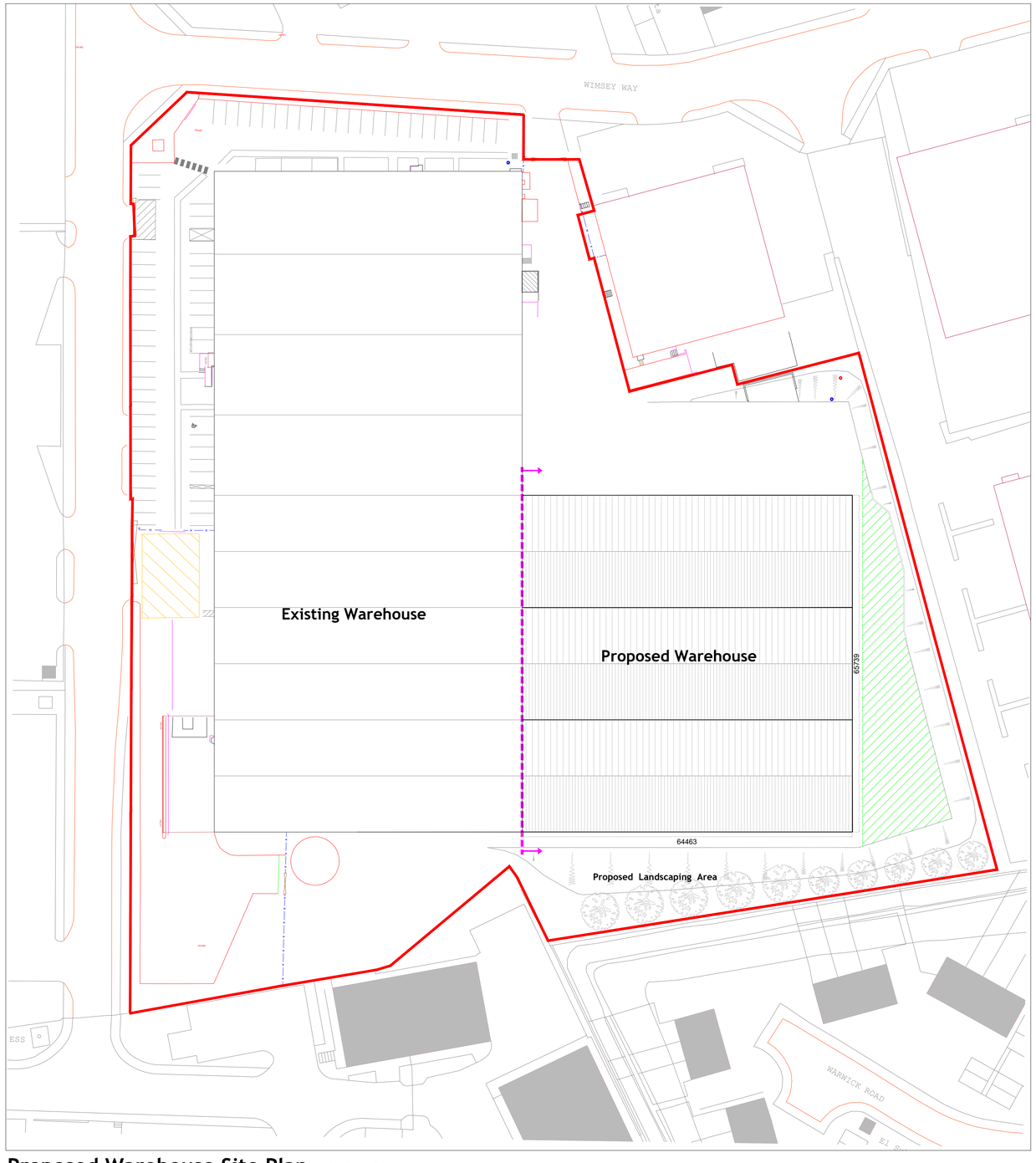
Chartered Quantity Surveyors
Project Managers
Construction Cost Consultants
Victoria House, 104 Mansfield Road, Nottingham. Tel: 0115 948 4744 Fax: 0115 959 9630
email: surveyor@gaskell.uk.com

FIGURE 3
Proposed Site Location Plan



Proposed Warehouse Site Plan Scale 1:500

Scale 1:500
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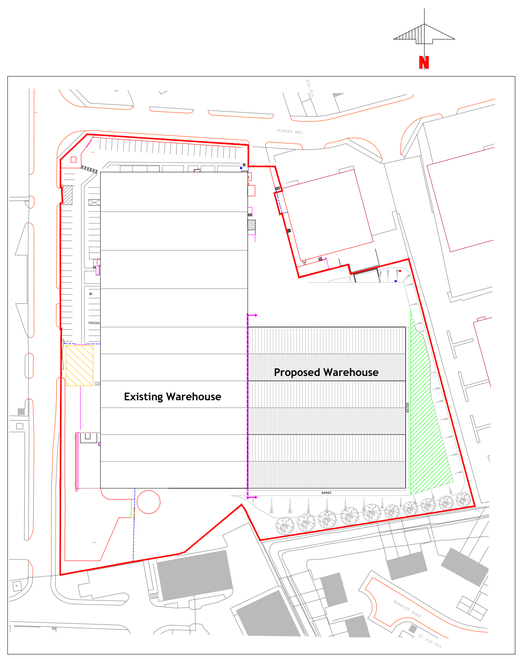

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Scale
1:2500
0 50000 100000 150000 200000

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Amendment Date

Project Title
PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client
NATIONAL AUTO PARTS

Drawing Title
PROPOSED SITE LOCATION PLAN

Drawing Nr. GBS/2674/002

For Construction		As Built		Planning		Tender	
Comm't/Approval		Preliminary		Building Reg's	X	Contract	

Date	Apr 26	Drawn	TST	Revision
Scale	1:200 @ A1	Checked	SM	..

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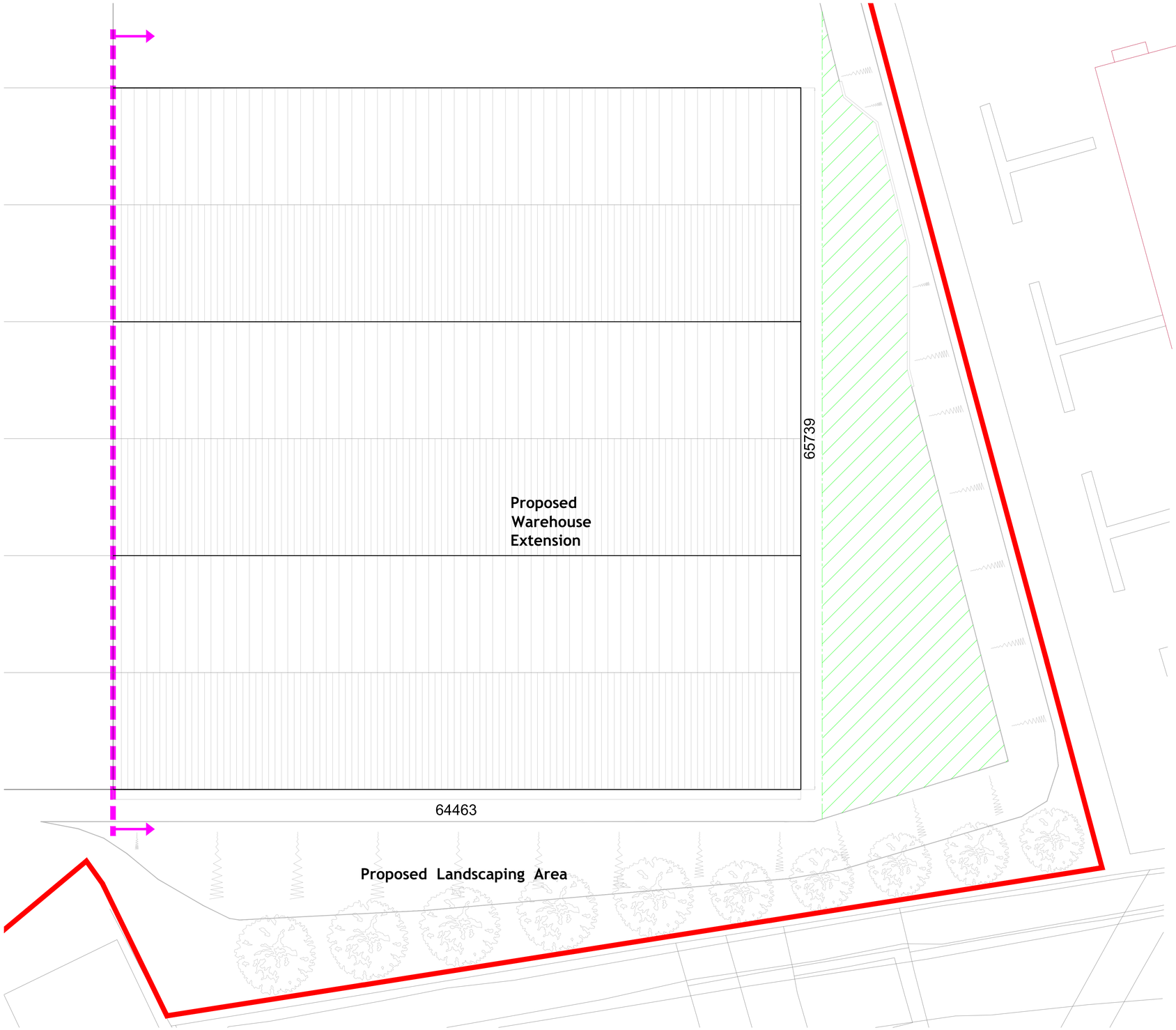
Architectural Consultants
Chartered Quantity Surveyors
Project Managers
Construction Cost Consultants
Victoria House, 104 Mansfield Road, Nottingham. Tel: 0115 948 4744 Fax: 0115 959 9630
email: surveyor@gaskell.uk.com

FIGURE 4
Proposed Block Plan



Proposed Roof Plan Scale 1:200

NOTES
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Amendment	Date

Project Title

PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client

NATIONAL AUTO PARTS

Drawing Title

PROPOSED BLOCK PLAN

Drawing Nr. GBS/2674/006

For Construction		As Built		Planning		Tender	
Comm't/Approval		Preliminary		Building Reg's	X	Contract	

Date	Apr 26	*Drawn*	TST	*Revision*
Scale	1:200 @ A1	*Checked*	SM	..

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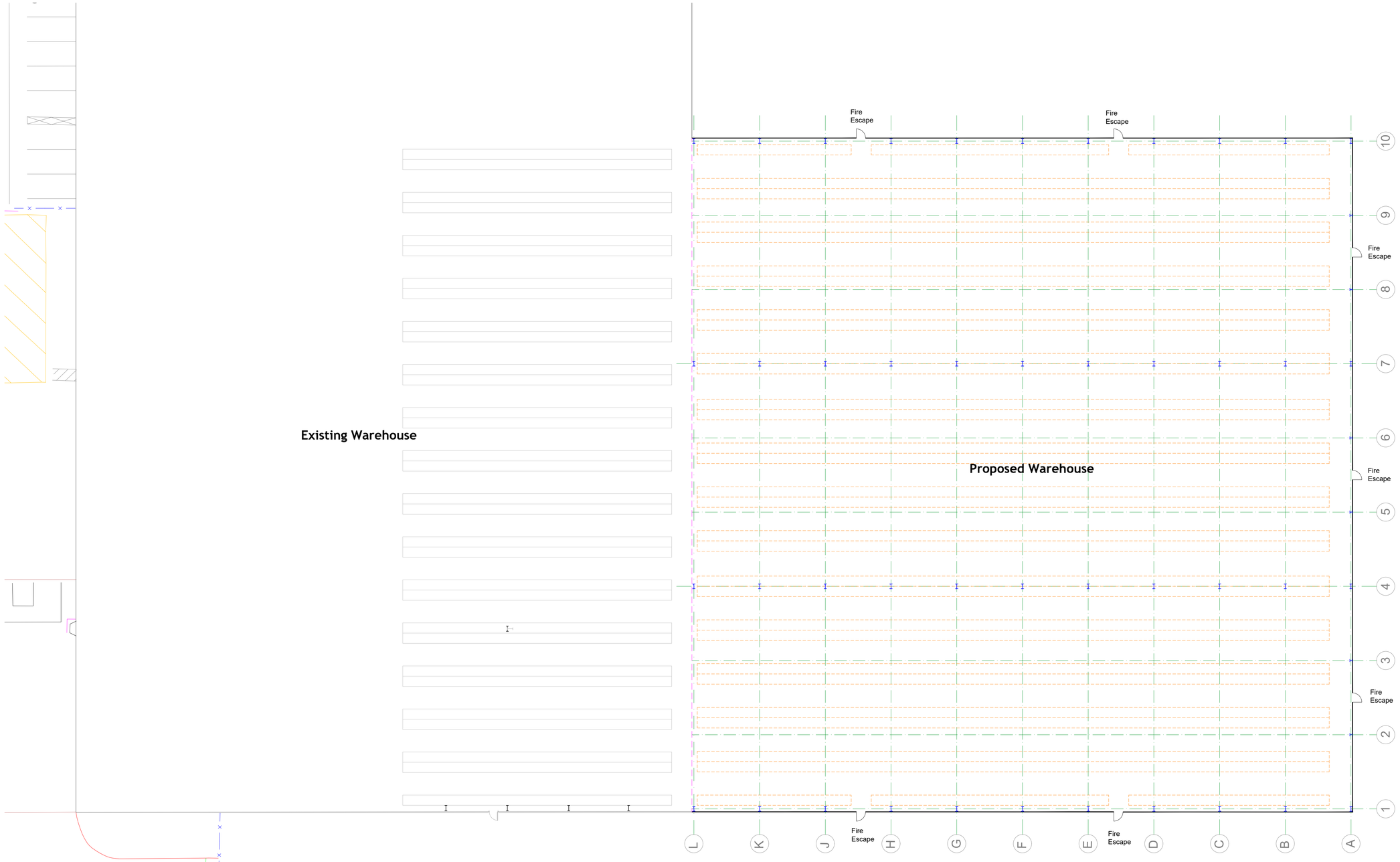
email: surveyor@gaskell.uk.com

FIGURE 5
Proposed Warehouse Plan



Proposed Warehouse Plan Scale 1:200

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Amendment Date

Project Title

PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client

NATIONAL AUTO PARTS

Drawing Title

PROPOSED WAREHOUSE PLAN

Drawing Nr. GBS/2674/003

For Construction		As Built		Planning		Tender	
Comm'ts'/Approval		Preliminary	X	Building Reg's		Contract	

Date	Apr 26	Drawn	TST	Revision
Scale	1:200 @ A1	Checked	SM	..

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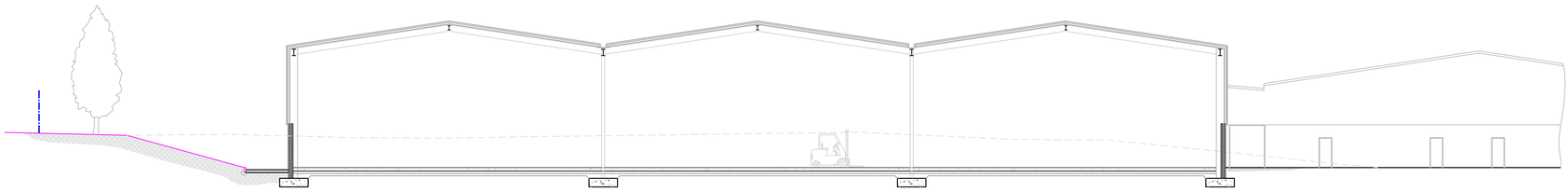
Victoria House, 104 Mansfield Road, Nottingham. Tel: 0115 948 4744 Fax: 0115 959 9630
email: surveyor@gaskell.uk.com

FIGURE 6
Proposed Section Plan



Proposed Section Scale 1:200

NOTES
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Amendment Date

Project Title

PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client

NATIONAL AUTO PARTS

Drawing Title

PROPOSED SECTION PLAN

Drawing Nr. GBS/2674/005

For Construction		As Built		Planning		Tender	
Comm't/Approval		Preliminary		Building Reg's	X	Contract	

Date	Apr 26	*Drawn*	TST	*Revision*
Scale	1:200 @ A1	*Checked*	SM	..

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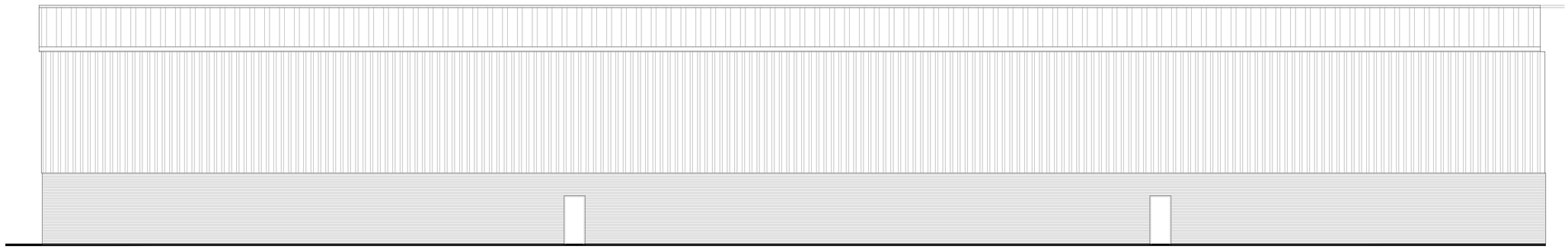
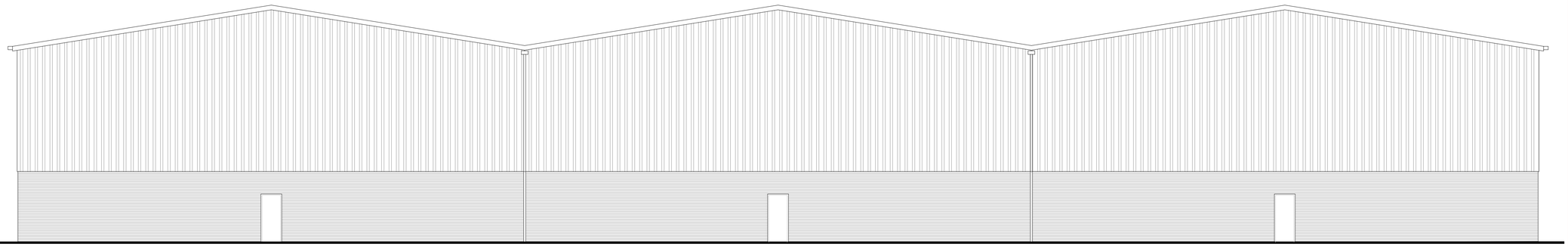
email: surveyor@gaskell.uk.com

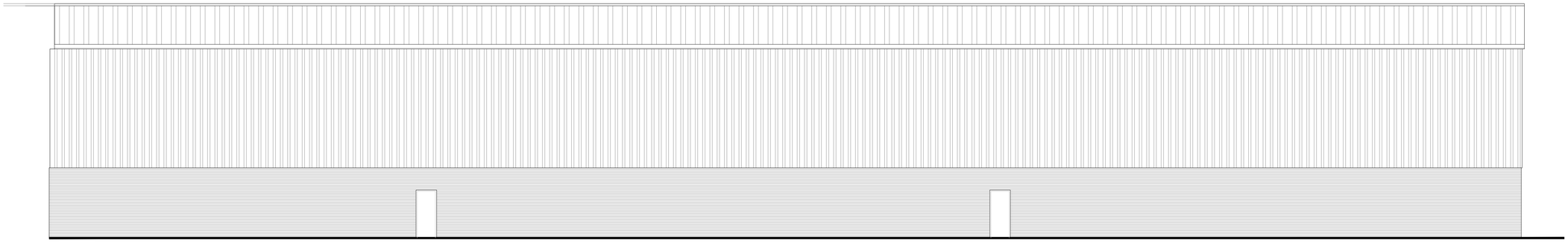
FIGURE 7
Proposed Warehouse Elevations Plan



South Elevation Scale 1:200



East Elevation Scale 1:100



North Elevation Scale 1:200

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Project Title

PROPOSED EXTENSION TO WAREHOUSE, NATIONAL AUTO PARTS, ALFRETON, DERBYSHIRE

Client

NATIONAL AUTO PARTS

Drawing Title

PROPOSED WAREHOUSE ELEVATIONS PLAN

Drawing Nr. GBS/2674/004

For Construction		As Built		Planning		Tender	
Comm't/Approval		Preliminary	X	Building Reg's		Contract	

Date	Apr 26	*Drawn*	TST	*Revision*
Scale	1:100 @ A1	*Checked*	SM	..

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email: surveyor@gaskell.uk.com

APPENDIX 1
Coal Authority Comments on Planning Consent

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Alex Shaw – Case Officer
Amber Valley Borough Council

[By email: development@ambervalley.gov.uk]

8th December 2025

Dear Mr Shaw

Re: Planning application AVA/2025/0598

Construction of commercial units on previously granted development area AVA/2015/1043. Development will include the creation of a new access onto Wimsey Way to serve existing development at Unit 10, Wimsey Way, Somercotes, Alfreton, Derbyshire, DE55 4LS

Thank you for your notification of 24 November 2025 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: **Fundamental Concern**

I have reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website and can confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that the site lies within the boundaries of a wider site from which coal has been extracted by surface (opencast) mining methods. Where such mining has taken place general settlement of backfill and differential settlement over / in

the vicinity of buried opencast highwalls can occur, which in turn can result in damage to buildings and structures. The Coal Authority seeks to ensure that proposal avoid the siting of built development over or within the immediate vicinity of highwalls wherever possible.

In addition, our records also indicate that the site lies in an area where underground coal mining has taken place at shallow depth. Voids and broken ground associated with such workings may pose a risk to ground stability and public safety.

Also, the Coal Authority's records indicate that the plotted positions of two on-site mine shafts 441354-019 and 441354-018 are located within the north western part of the site and south western part of the site, with their potential zones of influence covering part of the site. Whilst an untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety, these features are located away from the proposed development.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment to support their planning application. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application and we expect to see a Coal Mining Risk Assessment that address the current development proposal.

Please draw the applicant's attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from www.miningremediation.co.uk or a similar product from private land search suppliers, this will not overcome our objection to the planning application.

We take this opportunity to highlight that the Coal Authority seeks to ensure that where possible buildings are sited such they do not straddle buried opencast highwalls, if present within a site, in order to avoid any risks arising from differential settlement. As such, the Coal Authority would expect the required Coal Mining Risk Assessment to demonstrate that the proposed development has been designed in a manner which will avoid any highwalls present within the site. This may necessitate the undertaking of initial intrusive site investigation works to inform the Coal Mining Risk Assessment should Mine Abandonment Plans not provide sufficient information regarding the positions/alignment of these features.

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.miningremediation.co.uk. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a "competent body". A list of professional institutions of competent bodies can be found at:
www.gov.uk/planning-applications-coal-mining-risk-assessments.

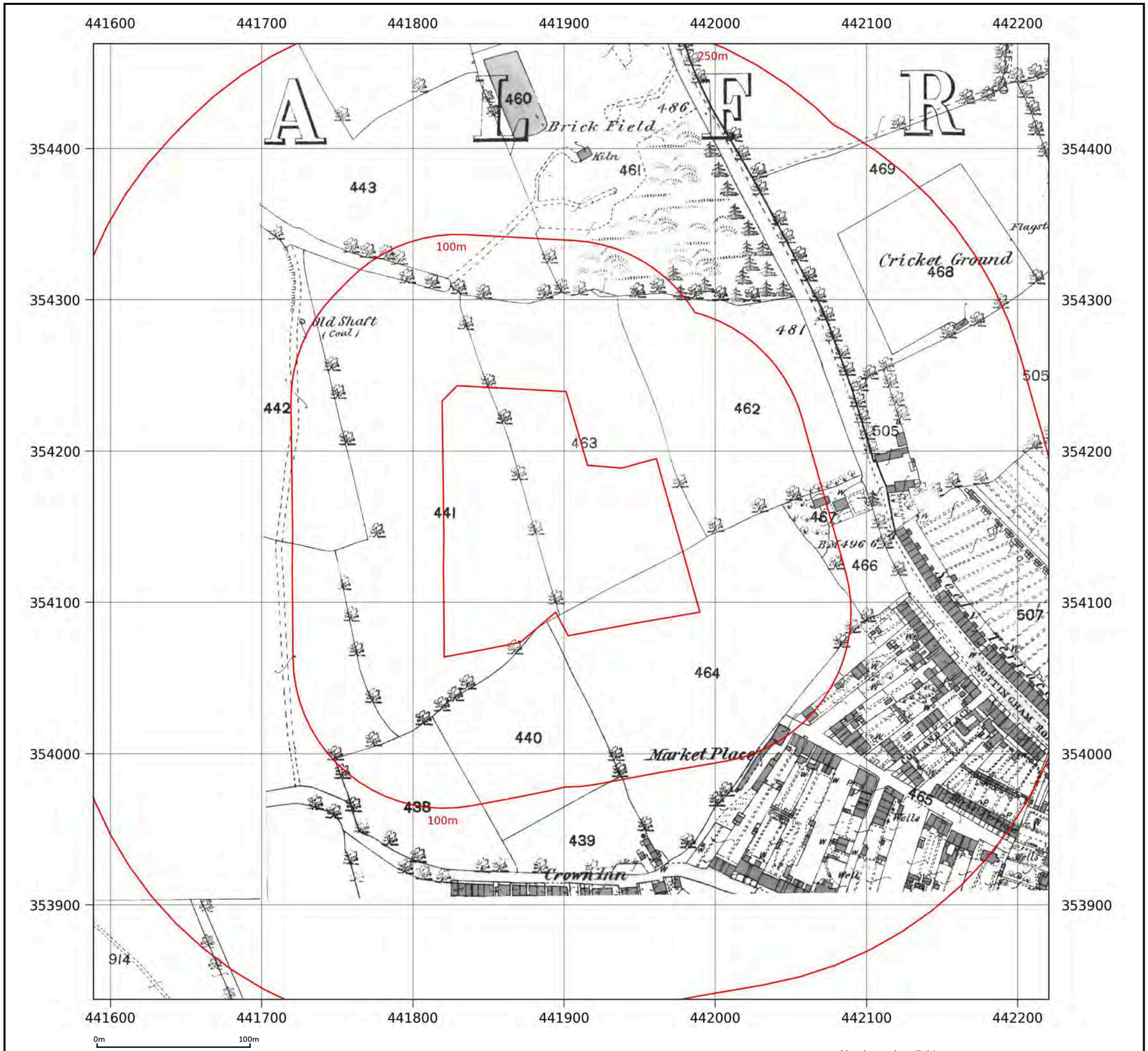
Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:
www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in

relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

APPENDIX 2
Historical County Series & Ordnance Survey Mapping



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

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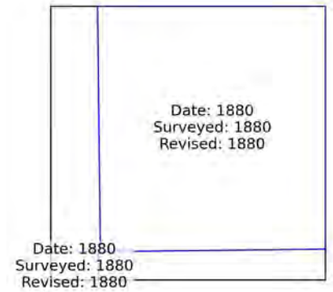

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info@groundsure.com
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Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1900
Scale:	1:2,500
Printed at:	1:2,500

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Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
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Production date:	14 January 2026

Map name:	County Series
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Scale:	1:2,500
Printed at:	1:2,500

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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
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Production date:	14 January 2026

Map name:	County Series
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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
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Date: 1950
Surveyed: 1950
Revised: 1950
Levelled: 1949

Date: 1950
Surveyed: 1950
Revised: 1950
Levelled: 1949

Date: 1951
Surveyed: 1951
Revised: 1951
Levelled: 1949

Date: 1951
Surveyed: 1951
Revised: 1951
Levelled: 1949

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441600 441700 441800 441900 442000 442100 442200

354400 354300 354200 354100 354000 353900

250m
100m
100m

0m 100m

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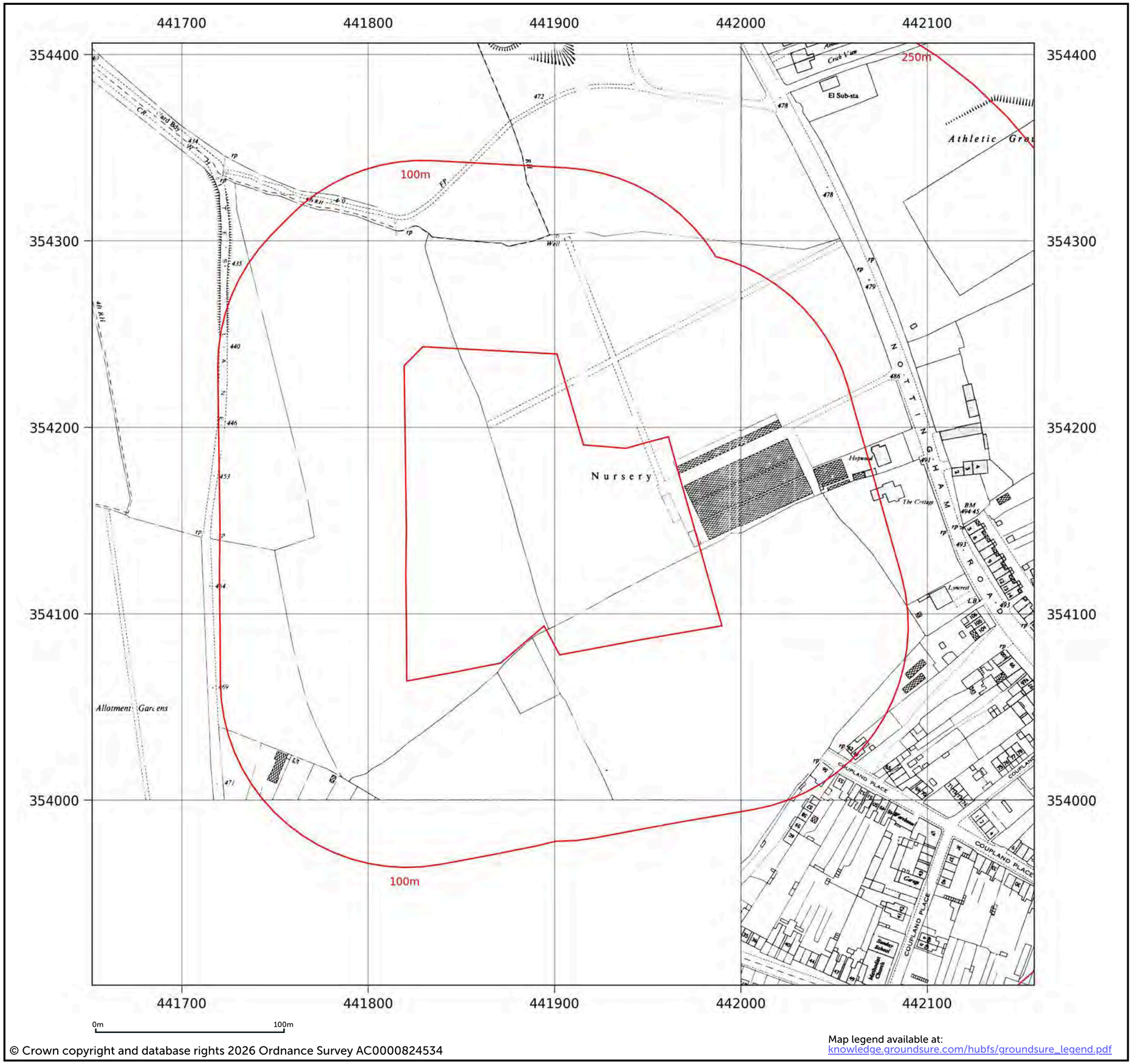

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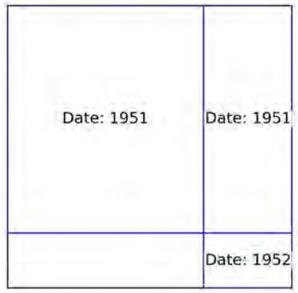

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Surveyed: 1960
Revised: 1960
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Levelled: 1957

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Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
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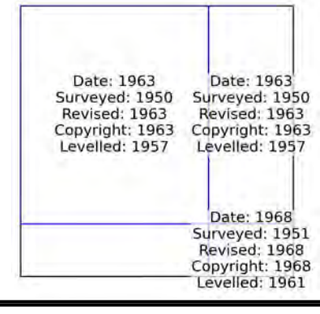

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Report ref:	GS-HCQ-ZW4-3IA-OQD
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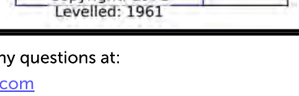

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Production date:	14 January 2026

Map name:	National Grid
Map date:	1972
Scale:	1:2,500
Printed at:	1:2,500

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441600 441700 441800 441900 442000 442100 442200

354400 354300 354200 354100 354000 353900

250m
100m
100m

A 613
NOTTINGHAM ROAD
Pond
6634
·409ha
1·01
Allotment Gardens
Depot

0m 100m

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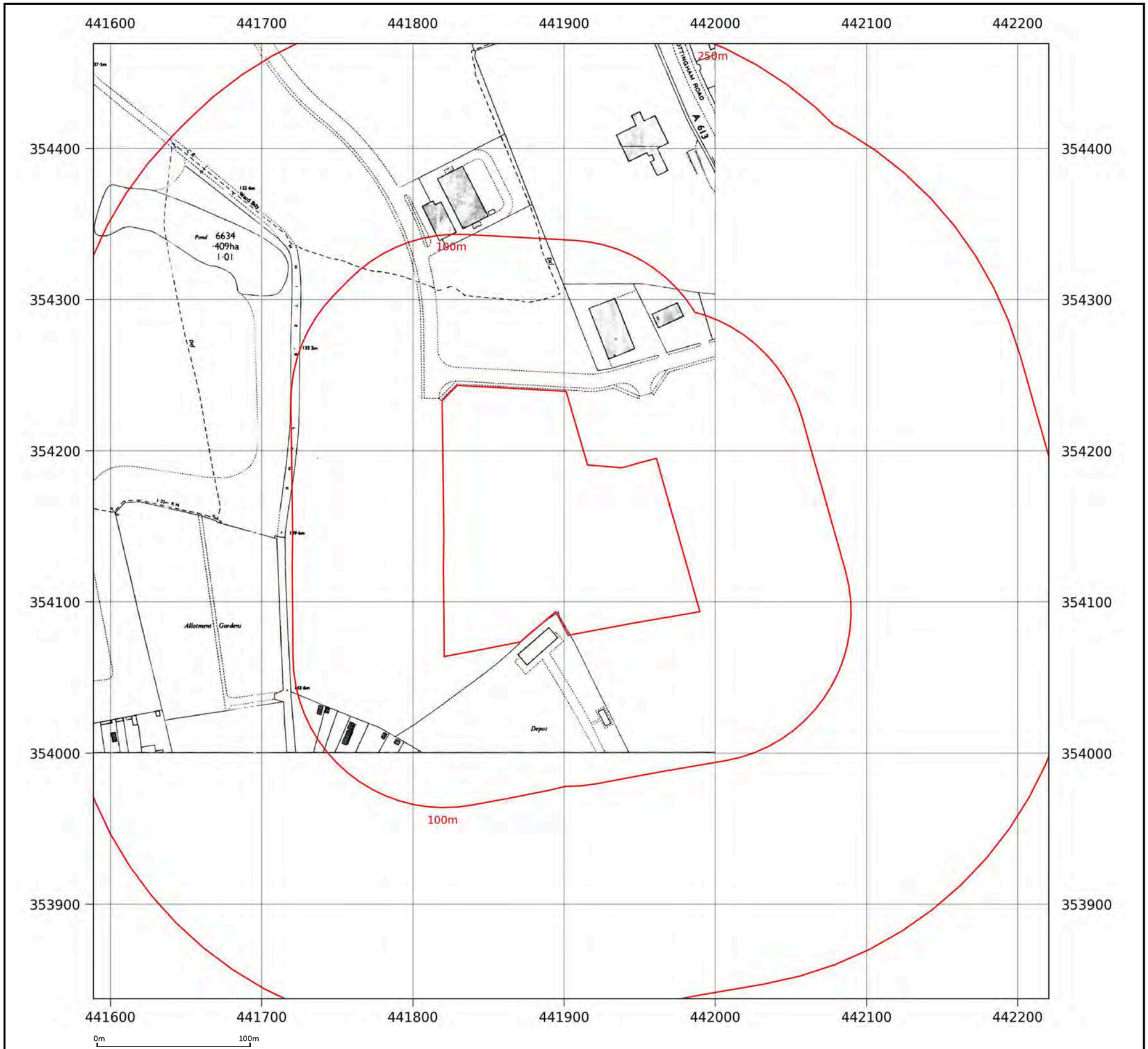

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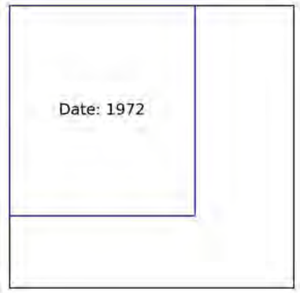
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1972
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



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01273 257 755

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LOCATION INTELLIGENCE

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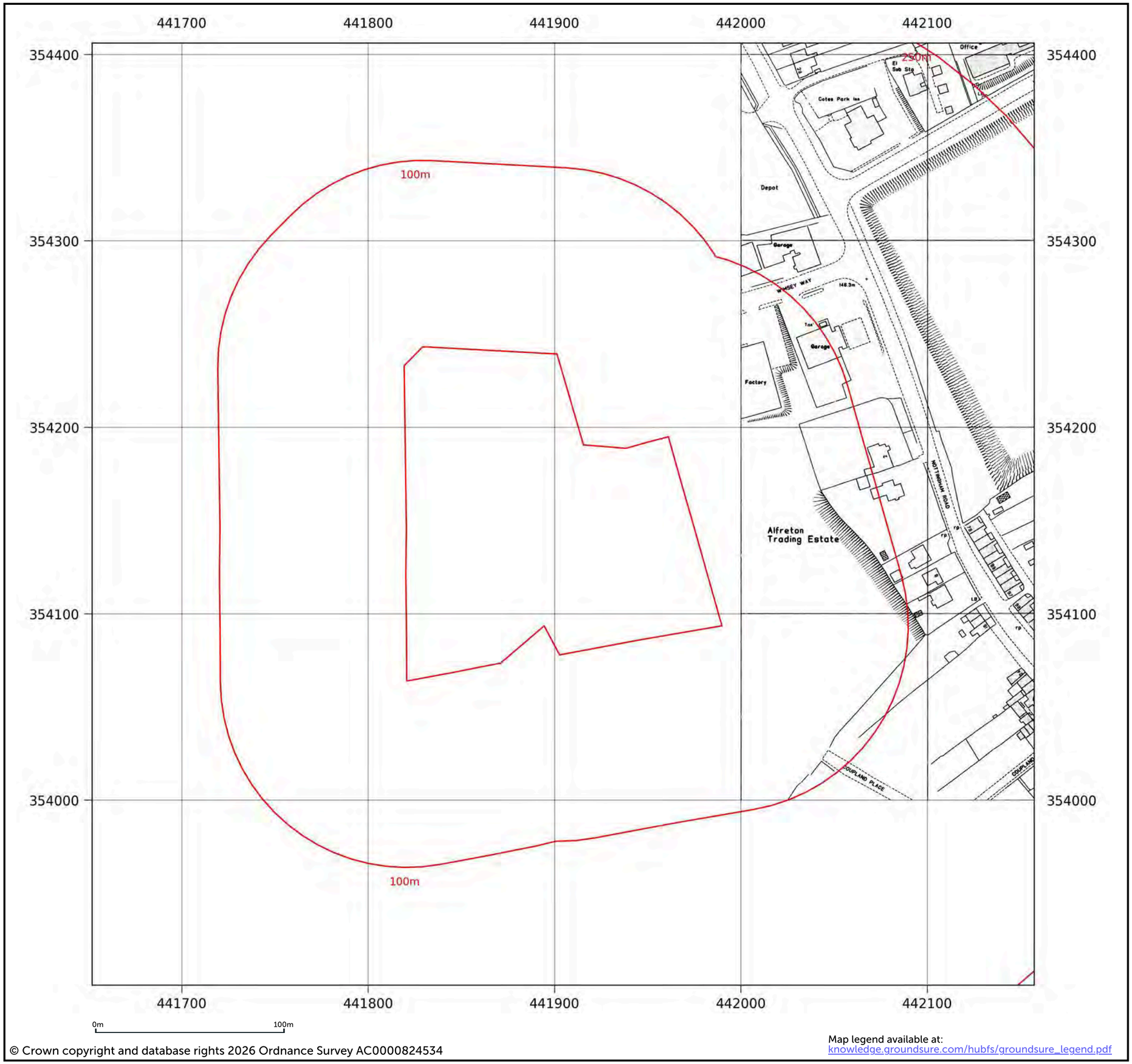
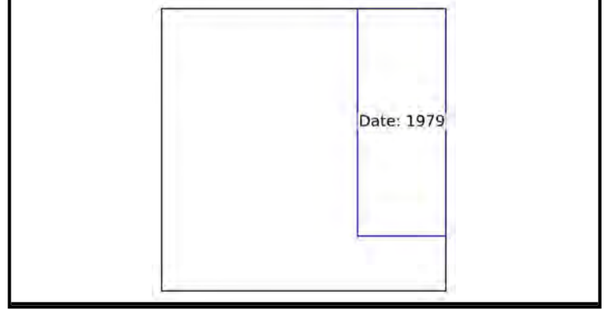
Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1979
Scale:	1:1,250
Printed at:	1:2,000





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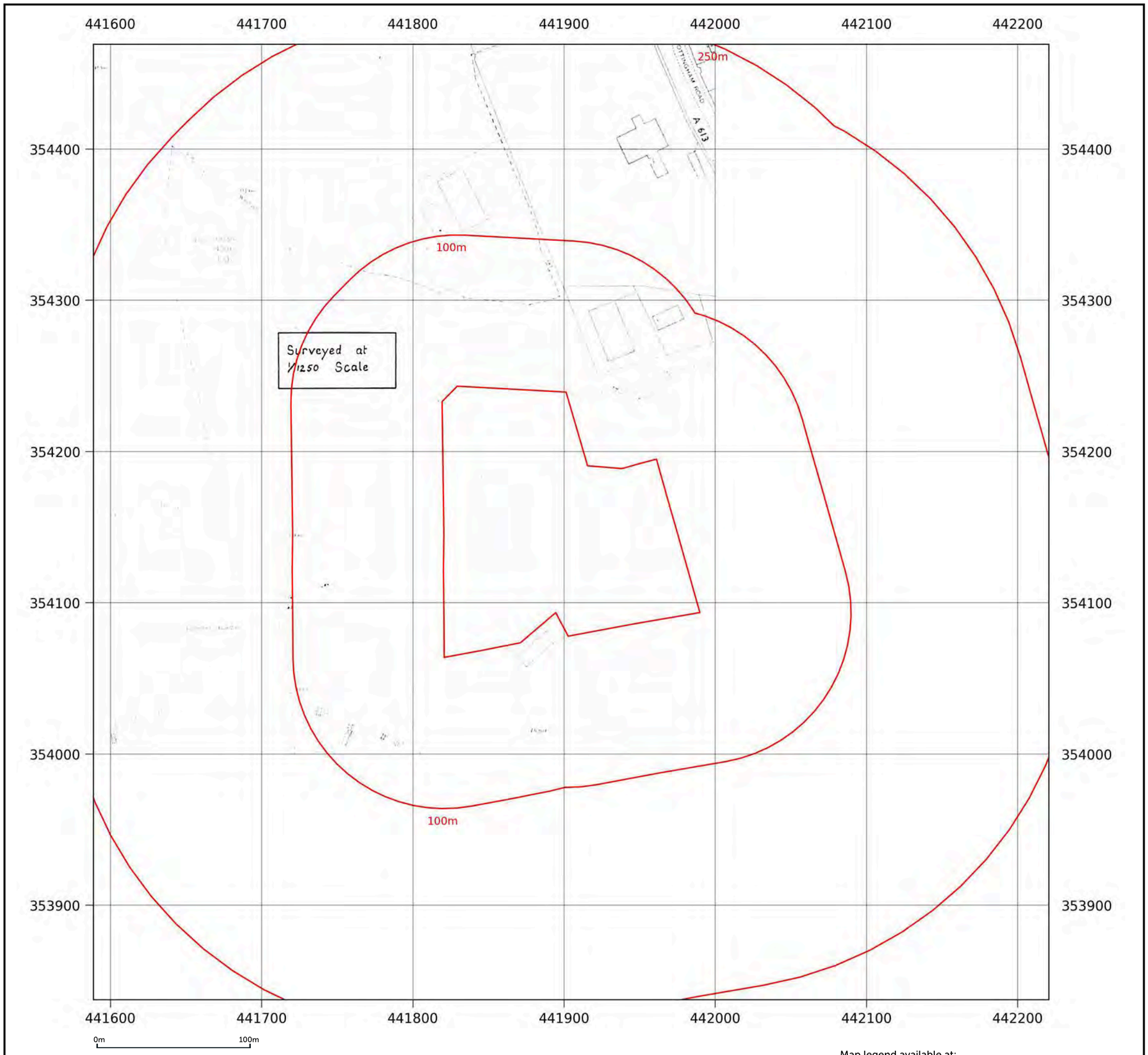

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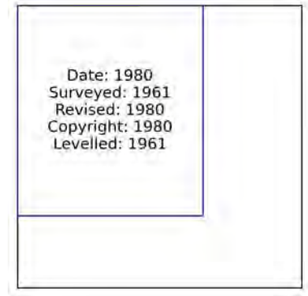
Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1980
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



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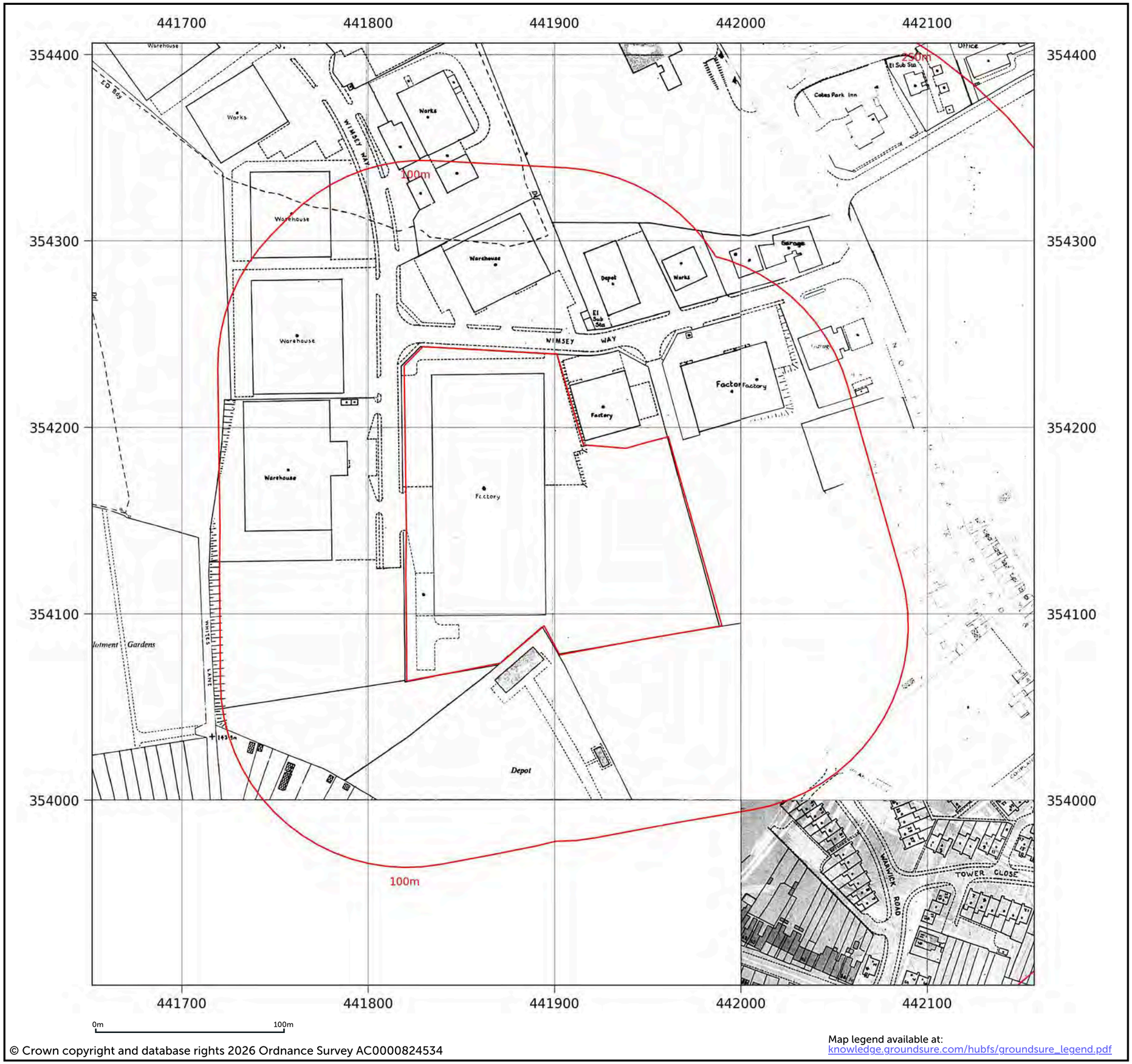

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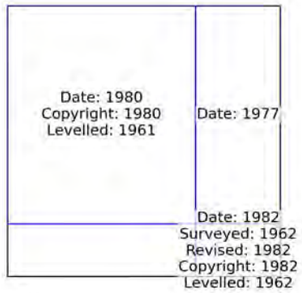
Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1977-1982
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S



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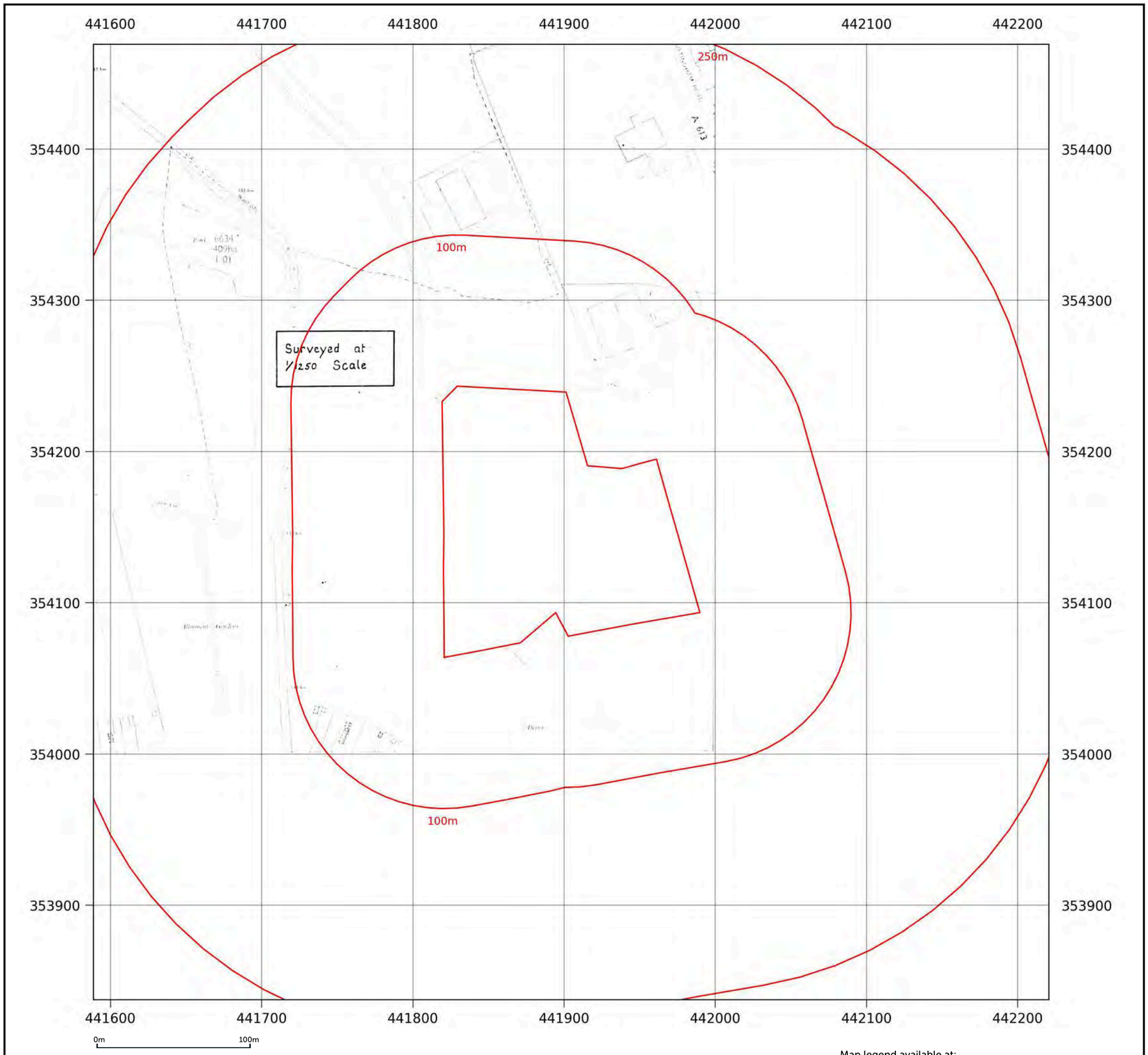

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1984
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



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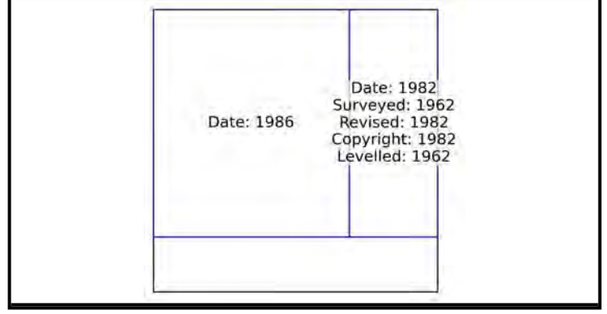
Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1982-1986
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S



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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1986
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1986
Surveyed: 1950
Revised: 1985
Copyright: 1986
Levelled: 1982

Date: 1986
Surveyed: 1982
Revised: 1986
Copyright: 1986
Levelled: 1982

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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1989
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



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441600 441700 441800 441900 442000 442100 442200

354400 354300 354200 354100 354000 353900

Alfreton Trading Estate
250m
100m
El Sub Sta
WIMSEY WAY
Drain
Tank
Depot
Allotment Gardens
White's Lane
Track
6337
2·798ha
6·91
6418
·252ha
·62
6109
·155ha
·38
6609
1·181ha
2·92
143.9m
leet More

0m 100m

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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1991-1994
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1991
Surveyed: 1950
Revised: 1985
Copyright: 1991
Levelled: 1982

Date: 1993
Surveyed: 1982
Revised: 1993
Copyright: 1993
Levelled: 1982

Date: 1994
Copyright: 1994

Date: 1994
Surveyed: 1994
Copyright: 1994

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441700 441800 441900 442000 442100

354400 354300 354200 354100 354000

0m 100m

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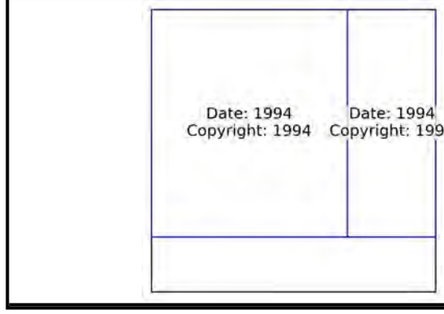
Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000



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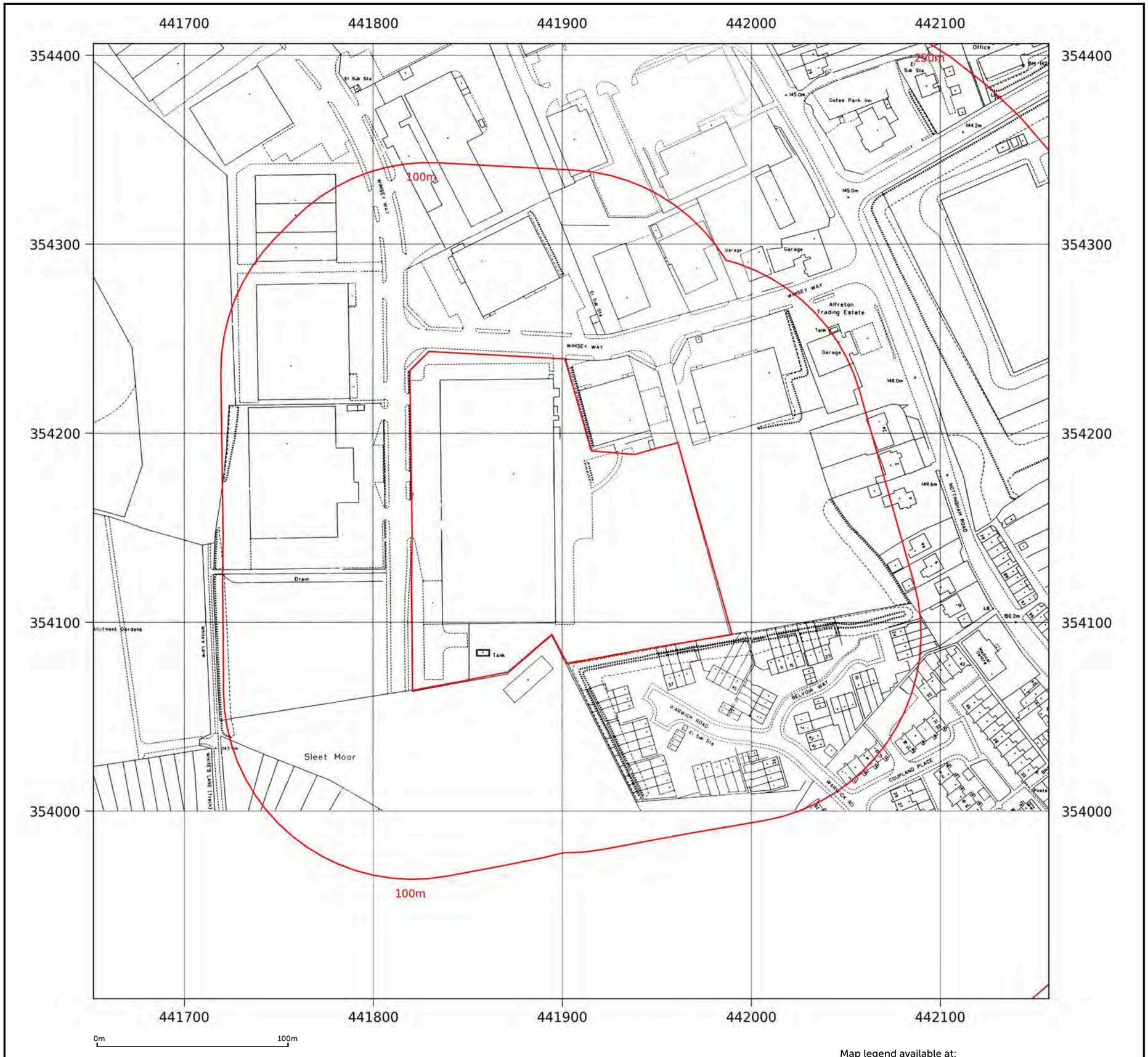

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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

N
W E
S



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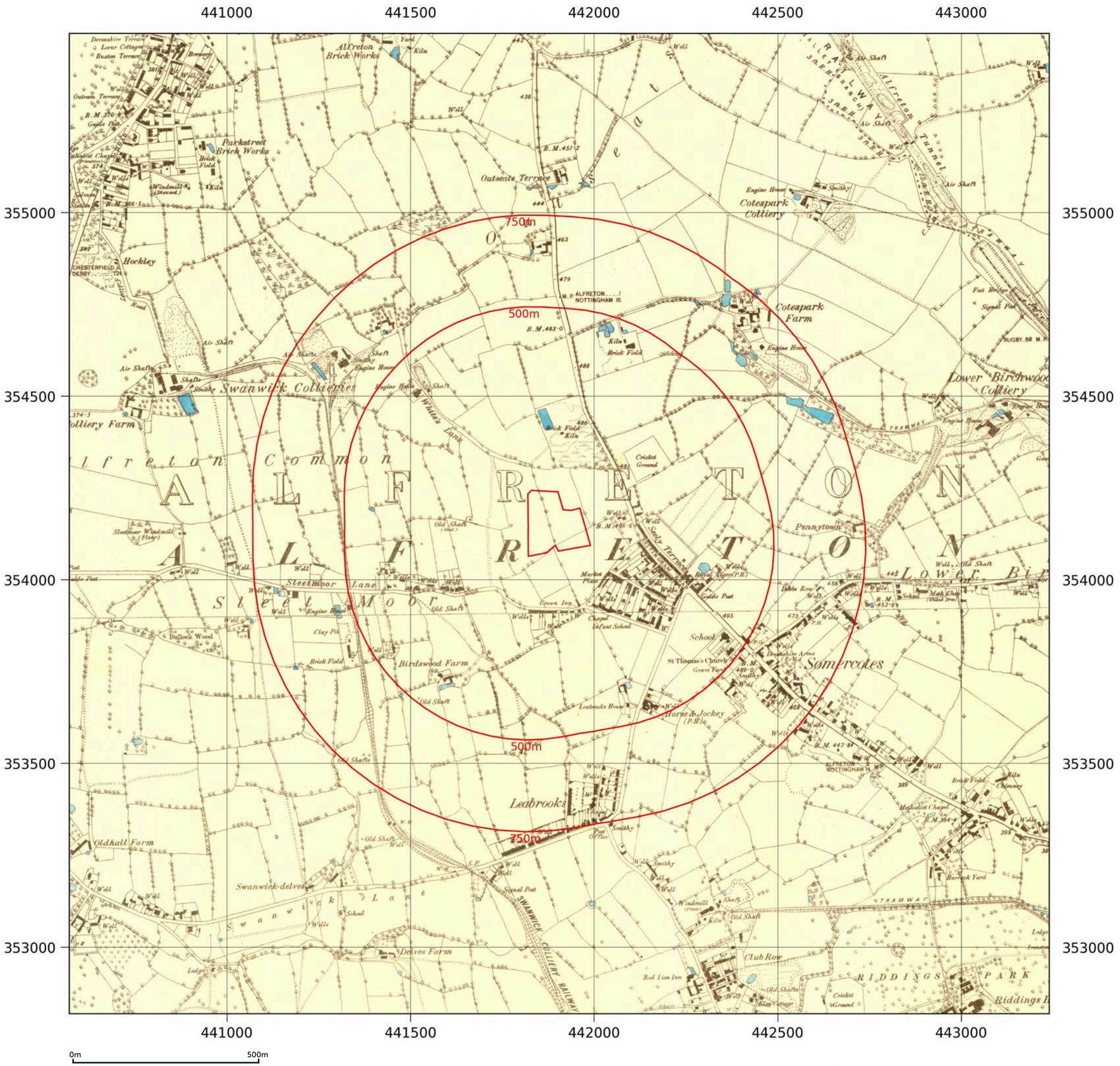

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1879-1880
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1879
Surveyed: 1879
Revised: 1879

Date: 1880
Surveyed: 1880
Revised: 1880

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1898
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1898
Surveyed: 1877
Revised: 1898

Date: 1898
Surveyed: 1880
Revised: 1898

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441000 441500 442000 442500 443000

355000 354500 354000 353500 353000

0m 500m

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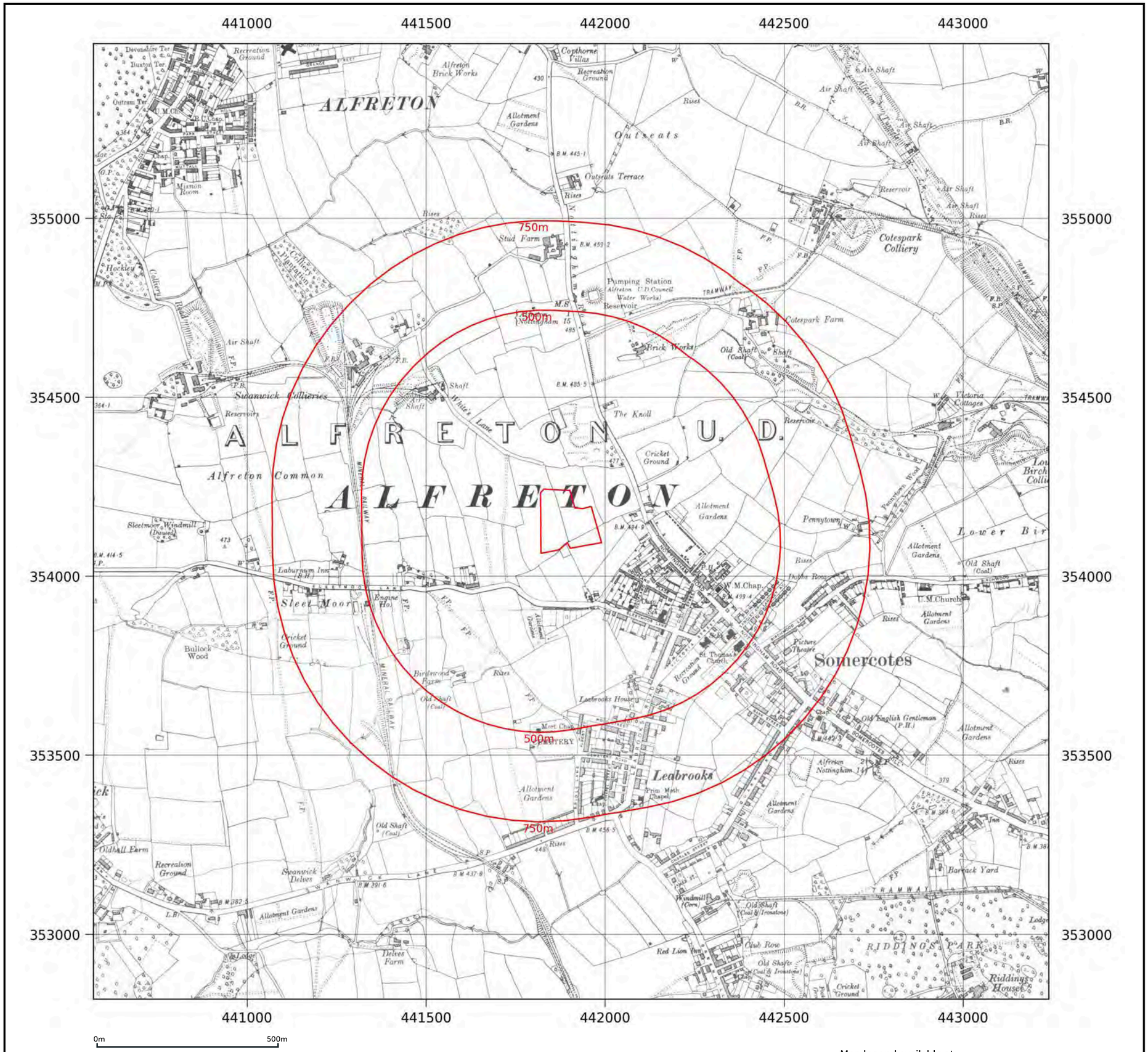

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1913
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1913
Surveyed: 1877
Revised: 1913

Date: 1913
Surveyed: 1880
Revised: 1913

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1921
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1921
Surveyed: 1877
Revised: 1921

Date: 1921
Surveyed: 1880
Revised: 1921

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441000 441500 442000 442500 443000

355000 354500 354000 353500 353000

750m
500m
500m
750m

ALFRETON
ALFRETON U.D.
ALFRETON
Outseats
Cotespark Colliery
MIDLAND RAILWAY
Somercotes
Leabrooks
Alfreton Common
Sheet Moor
Swanwick Collieries
Pumping Station (Alfreton U.D.Council Water Works)
Reservoir
Cotespark Farm
Brick Works
The Knoll
Cricket Ground
Allotment Gardens
Pennytown
Lower Birchwood Colliery
Riddings Park
Riddings House
Studd Farm
Outseats Terrace
Copthorne Villas
Alfreton Brick Works
Recreation Ground
Old Shaft (Coal)
Shaft
Air Shaft
Reservoir
Victoria Cottages
Tramway
Mineral Railway
Sleetmoor Windmill (Disused)
Laburnum Inn (B.H.)
Engine Ho.
Cricket Ground
Bullock Wood
Birchwood Farm
Leabrooks House
Old English Gentleman (P.H.)
Picture Theatre
St. Thomas's Church
Recreation Ground
Oldhall Farm
Recreation Ground
Swanwick Delves
Delves Farm
Windmill (Corn)
Old Shaft (Coal & Ironstone)
Club Row
Red Lion Inn
Barrack Yard
Lodge
Dolphs Row
Rises
Allotment Gardens
Old Shaft (Coal)
Cricket Ground
Prim. Meth. Chapel
Alfreton Nottingham 14
Alfreton Derby 15
Alfreton Nottingham 14½
Alfreton Derby 15½
Mort. Chap. CEMETERY
W.M.Chap.
U.M.Church
Public Ho.
Lodge
Tramway
Mineral Railway
Road
Rises
Allotment Gardens
Old Shaft (Coal)
Old Shaft (Coal & Ironstone)
Cricket Ground
Riddings House
Lodge
Tramway
Barrack Yard
Old English Gentleman (P.H.)
Somercotes
Leabrooks
Alfreton Nottingham 14
Alfreton Derby 15
Alfreton Nottingham 14½
Alfreton Derby 15½
Prim. Meth. Chapel
Allotment Gardens
Rises

Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1938
Surveyed: 1877
Revised: 1938

Date: 1938
Surveyed: 1880
Revised: 1938

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441000 441500 442000 442500 443000

355000 354500 354000 353500 353000

750m
500m

ALFRETON
Recreation Ground
OUTSEAT'S
Cotes Park Colliery
Cotes Park Farm
Stud Farm
MINERAL RAILWAY
Alfreton Common
Somercotes
Leabrooks
ALFRETON U.D.
ALFRETON
Sleet Moor
Bullock Wood
Swanwick Hall School
Turner's Charity Farm
Riddings Park
Riddings House
Birchcliffe
Pennytowne
Victoria Cottages
Barrack Yard
Old English Gentleman (P.H.)
Picture Theatre
Red Lion Inn
Cricket Ground
Allotment Gardens
Old Shaft (Coal)
Old Shaft (Coal & Ironstone)
Old Shaft (Coal & Ironstone)
Air Shaft
Reservoir
Rises
Providence Place
Recreation Ground
Manor Farm
Birchwood Farm
Oldhall Farm
The Delves Farm
Spanwick Delves
Sleetmoor House
Commonside Farm
The Knoll
Pantry Wood
Nix's Wood
Lamorick Collieries
Swanwick Colliery Branch L.M.S.R.
Leamoor Avenue
Somercotes Hill
Alfreton Nottingham 14½
Old Shaft (Coal)
Old Shaft
Old Shaft
Old Shaft

Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	Provisional
Map date:	1950-1955
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1955
Revised: 1954
Copyright: 1955

Date: 1950
Surveyed: 1950
Revised: 1950

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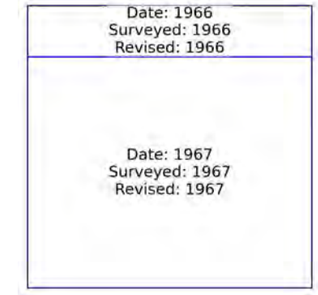
Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	Provisional
Map date:	1966-1967
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S



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441000 441500 442000 442500 443000

355000 354500 354000 353500 353000

ALFRETON
Outseats
Somercotes
Leabrooks
Lower Somercotes
Sleet Moor
ALFRETON UD & CP
Opencast Workings
750m
500m
500m
750m
0m 500m

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1978-1983
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1983
Surveyed: 1983
Revised: 1983

Date: 1978
Surveyed: 1974
Revised: 1977
Copyright: 1978
Levelled: 1964

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441000 441500 442000 442500 443000

355000 354500 354000 353500 353000

ALFRETON
Cotespark
Somercotes
Leabrooks
Sleet Moor
Riddings Park
Low Somerc

750m
500m
500m
750m

0m 500m

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Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	1988
Scale:	1:10,000
Printed at:	1:10,000

N
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Date: 1988
Surveyed: 1985
Revised: 1988

Contact us with any questions at:
info@groundsure.com
01273 257 755

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Map legend available at:
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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

N
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Date: 2001

Date: 2001

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LOCATION INTELLIGENCE

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010

Date: 2010

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info@groundsure.com
01273 257 755

0m 500m

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Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N
W E
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Date: 2015

Date: 2015

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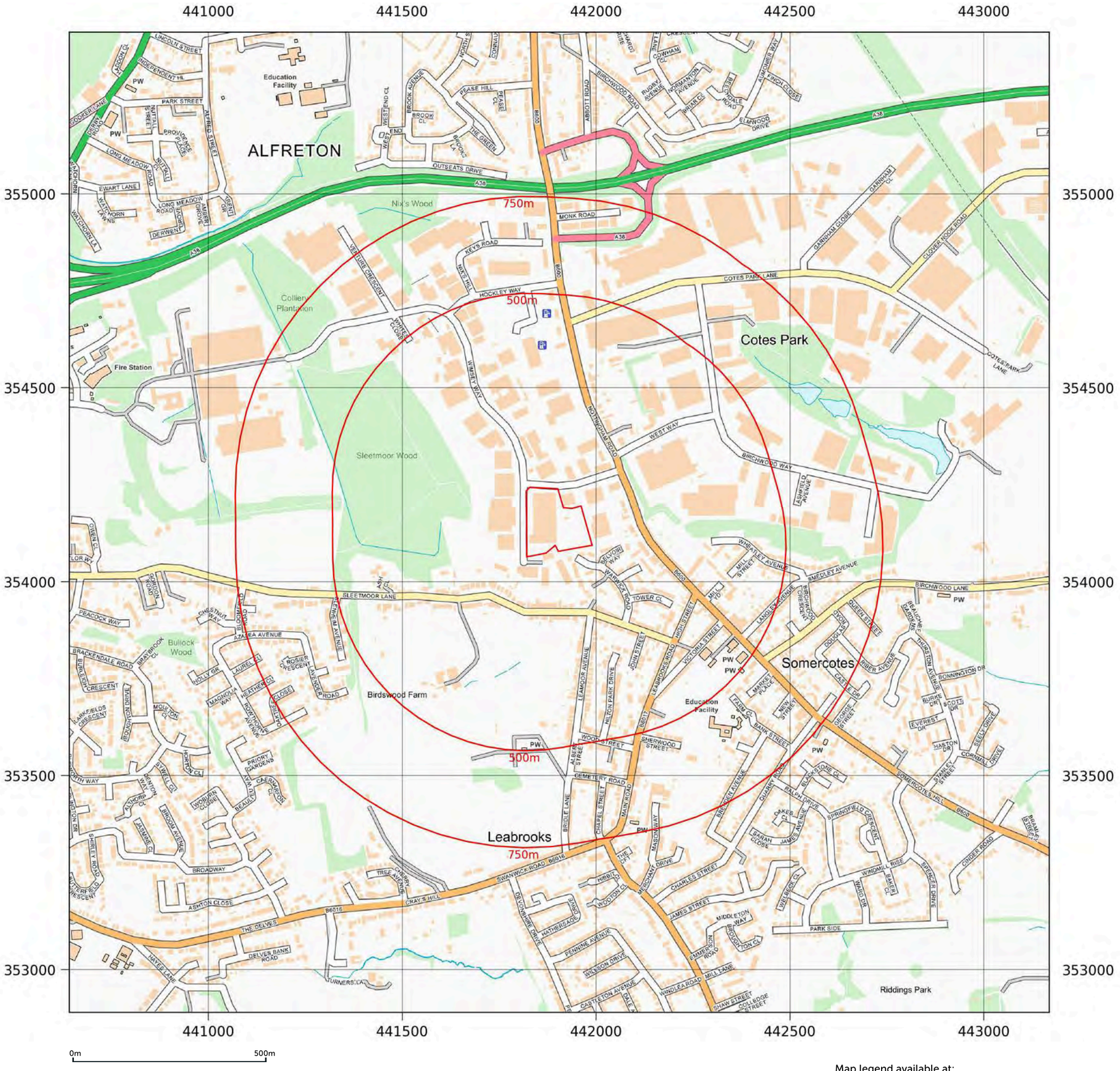
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	UNIT 10, WIMSEY WAY, SOMERCOTES, ALFRETON, DERBYSHIRE, DE55 4LS
Client ref:	260104N
Report ref:	GS-HCQ-ZW4-3IA-OQD
Grid ref:	441889.06, 354150.13
Production date:	14 January 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2025

Date: 2025

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01273 257 755

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LOCATION INTELLIGENCE

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APPENDIX 3
Coal Authority Consultants Mining Report

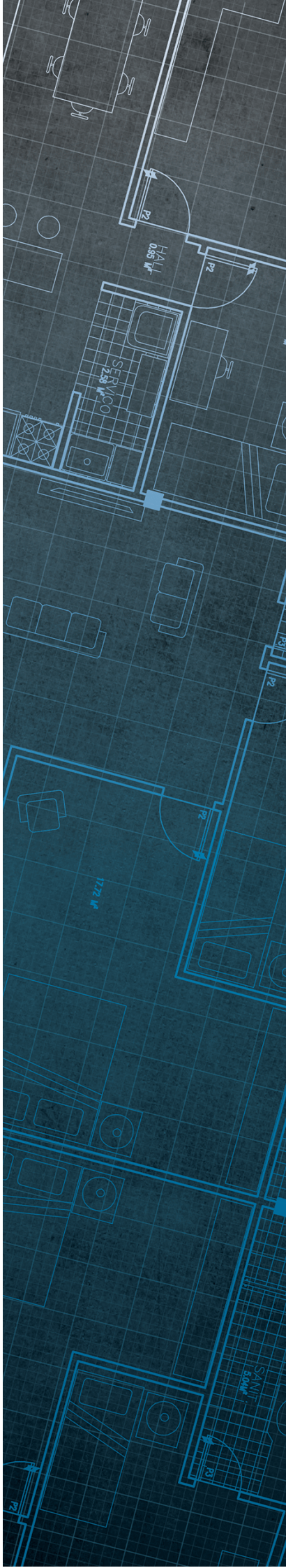
The Coal Authority

Consultants

Coal Mining Report

Unit 10, Wimsey Way, Somercotes,
Alfreton, Derbyshire, De55 4ls
Derbyshire

Date of enquiry:	**13 January 2026**
Date enquiry received:	**13 January 2026**
Issue date:	**13 January 2026**
Our reference:	**51003547162001**
Your reference:	**GS-B83-GPC-U9T-KV9**



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

GROUNDSURE LIMITED

Enquiry address

Unit 10, Wimsey Way, Somercotes, Alfreton,
Derbyshire, De55 4ls
Derbyshire



Approximate position of property

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Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

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
SWANWICK	SECOND WATERLOO	Coal	4JXJ	12	Beneath Property	12.6	West	160	1882
SWANWICK	DEEP SOFT	Coal	6FO4	132	East	5.7	North-West	122	1893
SWANWICK	DEEP SOFT	Coal	4XCR	138	South	11.0	West	117	1892
COTES PARK	DEEP HARD	Coal	6FOD	140	North-East	6.3	North-West	117	1900
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	6FOV	164	East	6.3	North-West	122	1920
SWANWICK	DEEP SOFT	Coal	4JXO	165	Beneath Property	6.0	North-West	122	1883
SWANWICK	DEEP SOFT	Coal	60D3	165	South	11.6	West	122	1853
LOWER BIRCHWOOD	LOW MAIN/THORNCLIFFE	Coal	6FOU	166	North-East	6.3	North-West	122	1911
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	4JY3	172	North-East	5.6	North-West	127	1900
LOWER BIRCHWOOD	LOW MAIN/THORNCLIFFE	Coal	4JY2	174	North-East	5.6	North-West	122	1900
SWANWICK	DEEP HARD	Coal	4XD7	184	South	6.8	West	116	1918
SWANWICK	DEEP HARD	Coal	4JXV	191	Beneath Property	6.2	North-West	116	1918
COTES PARK	YARD	Coal	6FPE	192	North-East	6.0	North	71	1952
COTES PARK	YARD	Coal	4JYA	204	North-East	5.4	North-West	71	1951
BIRCHWOOD	BLACKSHALE	Coal	6FPF	213	North-East	5.9	North	125	1894
BIRCHWOOD	BLACKSHALE	Coal	4JYL	224	North-East	5.5	North-West	122	1896
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	60DQ	231	South	11.1	West	117	1924
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	4XCZ	234	South	10.3	West	117	1920
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	6FOW	241	East	6.0	North-West	127	1920

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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
SWANWICK	LOW MAIN/THORNCLIFFE	Coal	4JXZ	241	Beneath Property	12.3	West	127	1900
SWANWICK	THREE QUARTER	Coal	4JY5	253	Beneath Property	6.9	West	69	1938
SWANWICK	THREE QUARTER	Coal	4XCO	257	South	7.1	West	69	1938
SWANWICK	THREE QUARTER	Coal	4XCM	269	South-West	7.1	West	69	1933
SWANWICK	BLACKSHALE	Coal	4XCJ	290	South	7.9	West	120	1931
SWANWICK	BLACKSHALE	Coal	4JYK	296	Beneath Property	7.8	West	127	1929
SWANWICK	KILBURN	Coal	6FP4	349	North-East	5.2	North	89	1963
SWANWICK	KILBURN	Coal	4JYM	364	North-East	5.9	North	89	1959

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	441353-014	441806 353973	Treatment details unknown.*	Coal	
Shaft	441354-018	441869 354085	has probably been removed to some extent by opencast mining.	Coal	
Shaft	441354-019	441823 354236	has probably been removed to some extent by opencast mining.	Coal	
Shaft	441354-020	441883 354267	has probably been removed to some extent by opencast mining.	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 entry was left untreated when abandoned.

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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:

13281	6777	3042
EM750	EM414OC	17479
EM530	17475	9390

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

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

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

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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APPENDIX 4
Coal Authority Summary of Findings Map

The Coal Authority

Summary of findings

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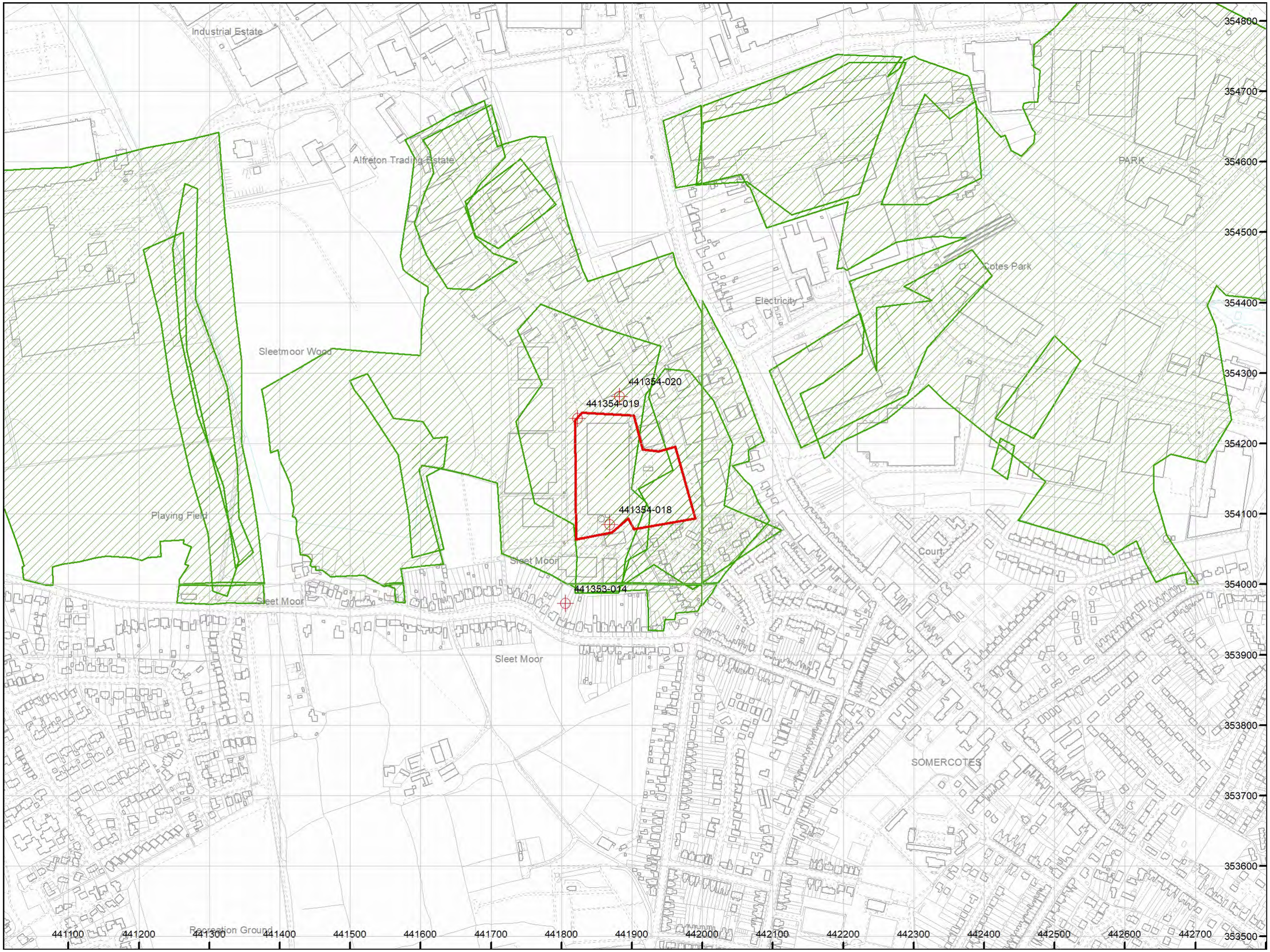
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Unlicensed opencast site



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

APPENDIX 5
BGS Borehole Record

SK 45 SW/318

Holst Soil Engineering Limited

BOREHOLE LOG

Borehole No. **7**

NGR. 4179 5421

Contract No. F3852
Location Alfreton
Client Hadfield Cawkwell Davidson & Partners
Method of Boring Percussion
Diameter of Borehole 200 mm

Sheet 1 of 1
Chainage
Ground Level OD ~ 138m
Date 9 - 10/3/1978

Description of Strata	Legend	Depth Below G.L.(m)	Thickness of Strata(m)	Type of Sample	c KN/sq.m	Ø deg	m.c. %	y Kg/cu.m	N
MADE GROUND - stiff grey sandy stoney clay with mudstone cobbles		1.60	1.60	0.50 ▯ 1.50 I	140	11	13.0	2180	50 for No penetration
Mudstone boulder		2.00	0.40						
MADE GROUND - firm grey/brown clay with sandstone fragments		5.00	3.00	2.50 ▯ 3.50 I	73	12	14.6	2040	37
MADE GROUND - stiff brown sandy stoney clay with mudstone fragments		7.00	2.00	7.00 I					50 for no penetration
Sandstone boulder		7.75	0.75						
MADE GROUND - stiff brown clay		8.00	0.25						
Sandstone boulder		8.30	0.30	8.50 I					41
MADE GROUND - sandstone and siltstone fragments with a clay matrix		9.50	1.20						
Pale grey silty sandstone (boulder?)		10.00	0.50						

Key

- ▯ Undisturbed Sample
- O Disturbed Sample
- Δ Water Sample
- I Penetration Test
- Ø Angle of Friction
- m.c. Moisture Content
- y Bulk Density
- N S.P.T. Value
- c Apparent Cohesion

Remarks (Observations of Ground Water etc.)

Borehole dry

Water levels are subject to seasonal or tidal variations and should not be taken as constant

APPENDIX 6
Notes on Limitations

NOTES ON LIMITATIONS

DESK STUDY / COAL MINING RISK ASSESSMENT:-

Castle Rock Geotech have prepared this report solely for the use of the Client and / or his agent and is not suitable for any other circumstances than for the purpose for which it was prepared. This document has been prepared for the titled project only and should any third party wish to use or rely upon the contents of the report, written approval from Castle Rock Geotech must be sought. Castle Rock Geotech accepts no responsibility or liability:

a) for the consequences of this document being used for the purpose other than that for which it was commissioned and;

b) for this document to any other party other than the person by whom it was commissioned.

The assessment and judgements given in this report are directed by both the finite data on which they are based and the proposed works to which they are addressed. The data essentially comprised a study of available documented information from various sources together with discussions with relevant authorities and other interested parties. The information reviewed is not exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential concerns and modify our opinion if warranted.

It should be noted that any risks identified in this report are perceived risks based on the available information. Actual risks can only be assessed following an intrusive ground investigation of the site.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Castle Rock Geotech may, by prior written agreement, agree to such release, provided that it is acknowledged that Castle Rock Geotech accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Castle Rock Geotech accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against Castle Rock Geotech except as expressly agreed with Castle Rock Geotech in writing. Castle Rock Geotech reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.

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SITE INVESTIGATIONS
Geotechnical, Geological &
Environmental Consultants

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