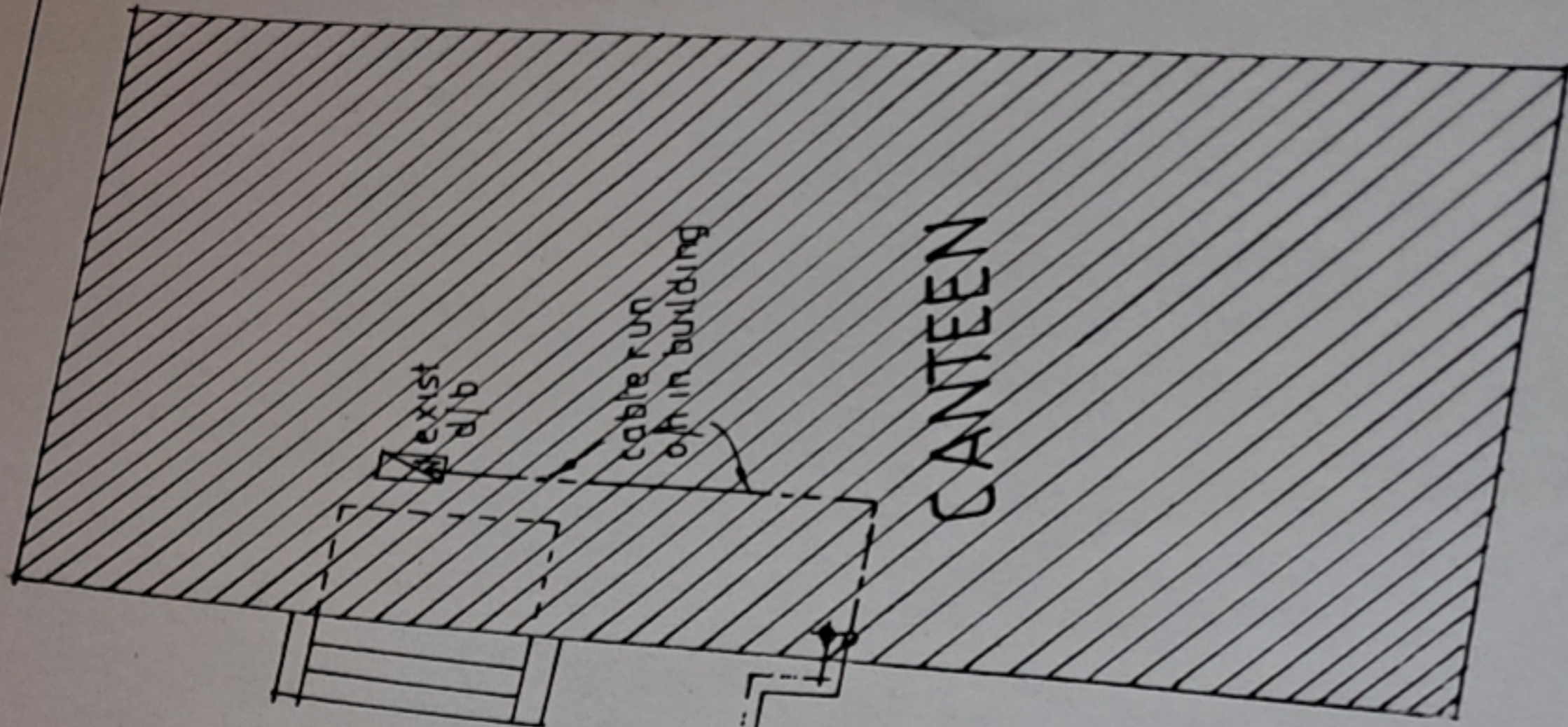


DENBURN ROAD

IN GATE



PROPOSED NEW FUEL DISPENSING FACILITIES

19mm water pipe

3658x2591 MM
(120' x 8'6")
ADDACABIN BY
SOUTHERN LTD
KIRKCALDY.



DUCT

7 100

13 400

19 400

12 500

SOIL

EXISTING DRAINS

19 400

SURFACE WATER

GARAGE WORKSHOP

GARAGE LOCKUPS

white lined area
to be kept clear except
for vehicles using
fuelling facilities

EXISTING FUEL/OIL
FACILITIES TO BE
DEMOLISHED ON COMPLETION
OF NEW FACILITIES AND EXISTING
TANK. DEGASSED AND FILLED
WITH LEAN MIX CONCRETE.
(1000 GAL. TANK)

EXISTING
MANHOLE AND DRAINS

SOIL

EXISTING 100

NOTES

NO	REVISIONS	DATE
1	REVISED SUBMITTAL REVIEW SHEET	AUGUST 1985

DEPARTMENT OF TRADING STANDARDS
PROPERTY AND DEVELOPMENT
TECHNICAL SERVICES SECTION
FORTH HOUSE,
ABBOTTSWALL ROAD, KIRKCALDY.
Tel: (0522) 74411
Fax: (0522) 40384

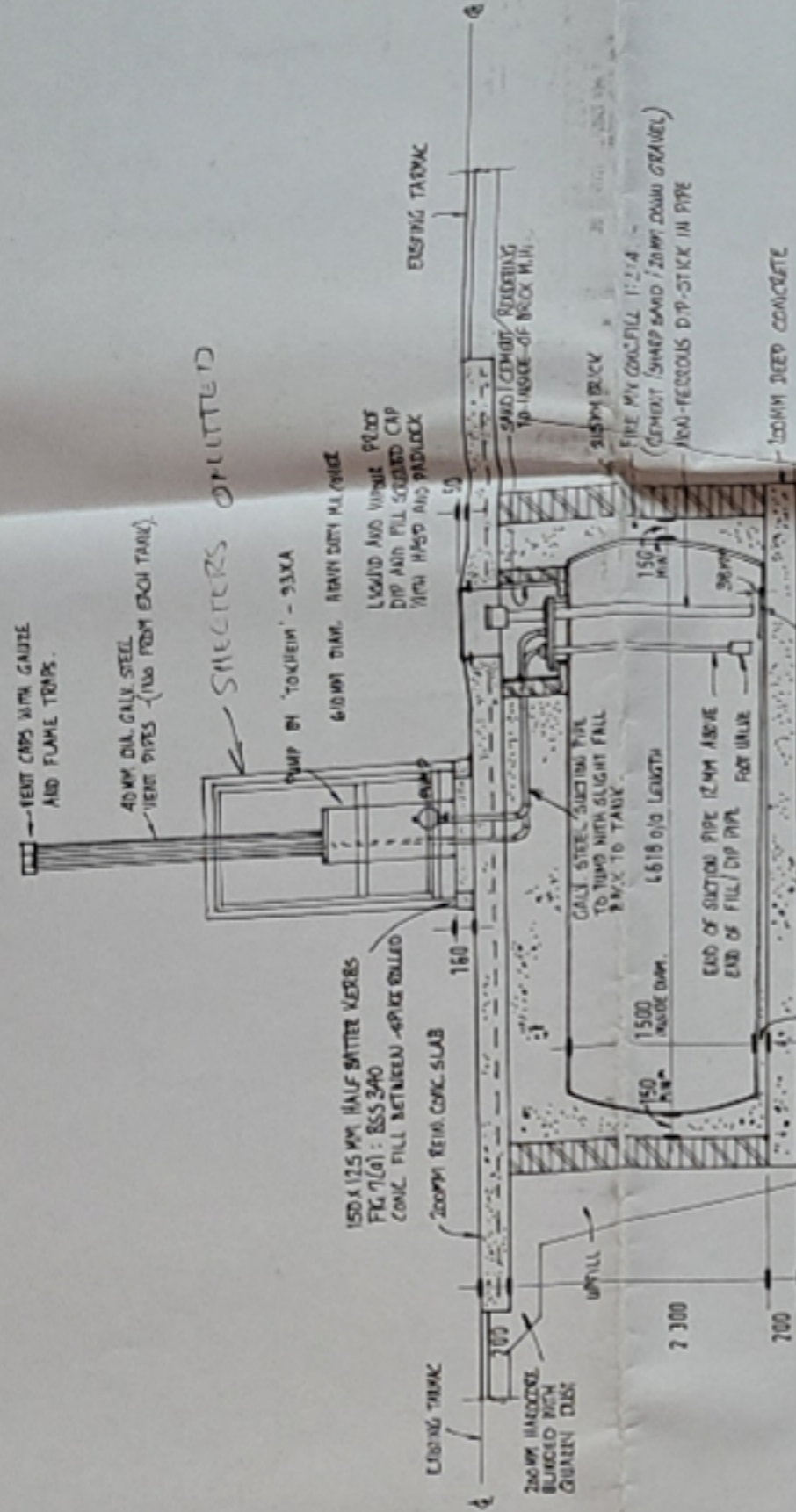
KIRKCALDY DISTRICT COUNCIL
PROPERTY AND DEVELOPMENT
TECHNICAL SERVICES SECTION
FORTH HOUSE,
ABBOTTSWALL ROAD, KIRKCALDY.

PROJECT TITLE
NEW FUEL DISPENSING
FACILITIES AT
DENBURN YARD, KIRKCALDY.

project no.	A13/31/1
date	AUG. 1985
drawn	A.I.W.B.
scale	1:150

DRAWING TITLE
PLAN SECTIONS AND
ELEVATIONS.

drawing no. 02

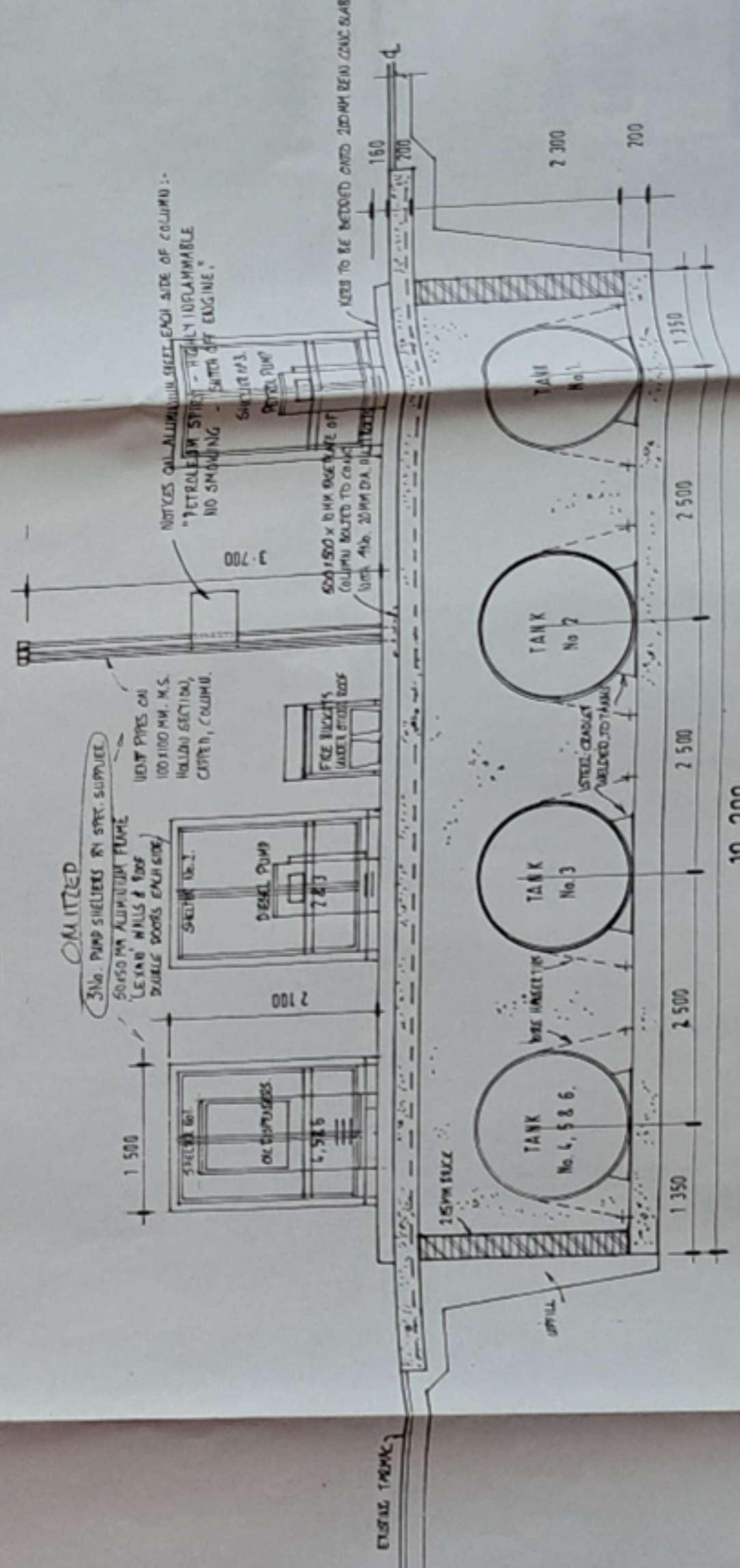


SECTION A-A

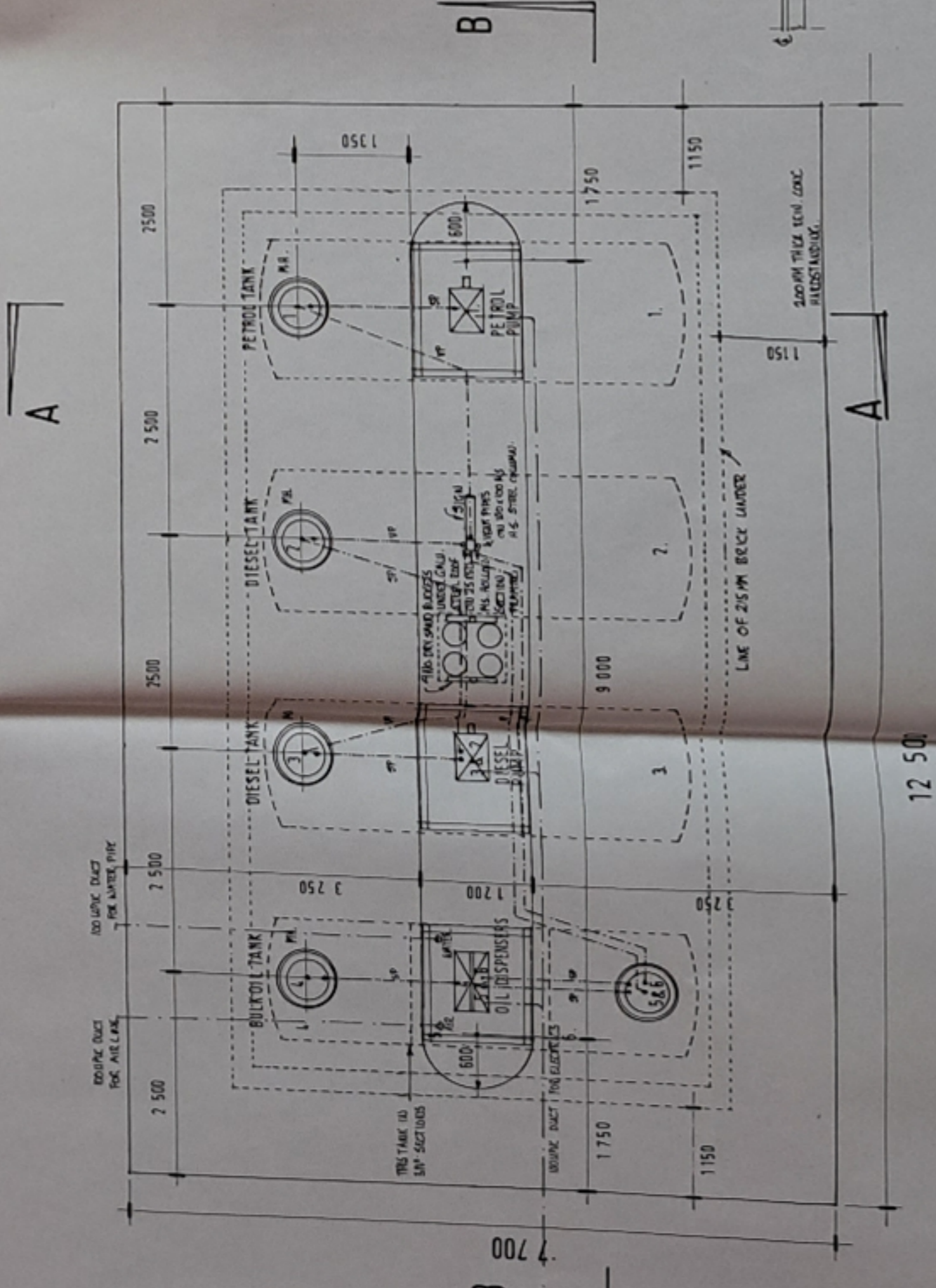
NOTE: ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS CODE OF PRACTICE (I.E.E. PART 17) AND THE INSTRUCTIONS OF PETROLEUM ELECTRICAL SAFETY CODE '84'S.

NOTE: ALL DIMENSIONS AND ROUNDS TO BE DIMENSIONED.

S.P. - 25mm DIA PIPE
I.P. - 10mm DIA PIPE
M. - MANGEL



ELEVATION / SECTION B-B



PLAN

GARAGE
LOCKUPS



The Coal
Authority

Consultants Coal Mining Report

Sephra House
Denburn Road
Kirkcaldy
Fife
KY1 2BJ

Date of enquiry: 1 February 2024
Date enquiry received: 1 February 2024
Issue date: 1 February 2024

Our reference: 51003402770001
Your reference: 17306



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

Stephanie Lynch

Enquiry address

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Denburn Road
Kirkcaldy
Fife
KY1 2BJ

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 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
DUNNIKER	SEVEN FOOT	Coal	772R	70	Beneath Property	17.0	East	122	1889
DUNNIKER	SEVEN FOOT	Coal	772Q	101	Beneath Property	13.6	East	114	1913
DUNNIKER	SEVEN FOOT	Coal	75XF	108	West	18.3	East	117	1886
unnamed	LOW LOCHGELLY SPLINT	Coal	75XJ	111	West	14.1	East	190	1897
DUNNIKER	LOW LOCHGELLY SPLINT	Coal	772Z	123	West	14.2	North-East	173	1900
DUNNIKER	LOW LOCHGELLY SPLINT	Coal	772X	138	Beneath Property	14.3	North-East	173	1897
DUNNIKER	FIVE FOOT	Coal	75XP	138	South-West	16.3	North-East	102	1906
DUNNIKER	FIVE FOOT	Coal	75XQ	150	West	16.3	North-East	102	1906
DUNNIKER	FIVE FOOT	Coal	7731	172	Beneath Property	24.0	East	122	1903

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	328693-006	328627 693016	Records held by the Authority indicate that this shaft has been infilled at some time in the past we are not aware of the nature or extent of the fill material	Coal	
Shaft	328693-007	328637 693018	Records held by the Authority indicate that this shaft has been infilled at some time in the past we are not aware of the nature or extent of the fill material	Coal	

Abandoned mine plan catalogue numbers

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

S4140	S4171	S4377
S4134	9222	S4338
S4172	7917	S4125

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

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
INDEX LIMESTONE	Limestone	Yes	36.6	West	165
INDEX LIMESTONE	Limestone	Yes	36.6	West	342

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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.

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 call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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 **call us on 0345 762 6848** or **email us at groundstability@coal.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.

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.

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.

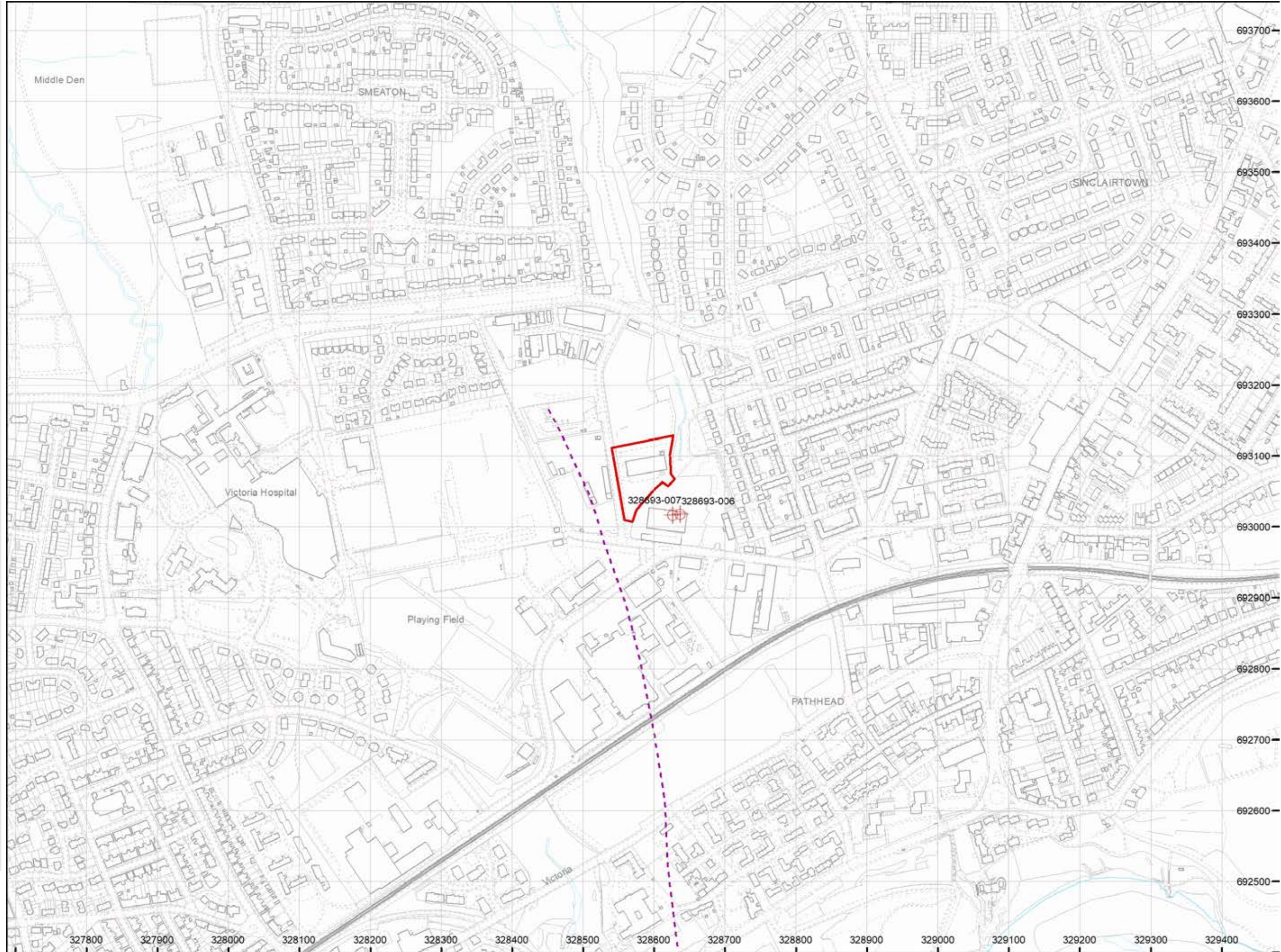
Payment to owners of former copyhold land

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.

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

Key

- Approximate position of the enquiry boundary shown 
- Disused mine shaft 
- Outcrop (Conjectured) 



Appendix 6 – Risk Matrices

Risk Definitions

The definitions of probability, consequence and risk have been adapted from CIRIA C552 'Contaminated land risk assessment – A guide to good practice' (2001).

Probability

Probability	Definition in context
High likelihood	An event appears either very likely in the short term and almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.
Likely	It is probable that an event will occur; although circumstances are such an event is not inevitable, but possible in the short term and likely in the long term.
Low likelihood	It is possible that an event could occur; however, it is not certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	It is improbable that an event would occur even in the very long term.

Consequence to Receptor

	Human Health	Water Environment	Buildings/Services
Severe	Acute or chronic permanent impact on human health	Significant pollution of water environment	Catastrophic collapse
Moderate	Chronic permanent impact on human health	Gradual pollution of water environment	Degradation of materials
Mild	Chronic temporary impact on human health	Gradual pollution of water environment	Noticeable change, non-structural
Negligible	No impact	No impact	No impact

Risk Rating

Probability	Consequences			
	Negligible	Mild	Moderate	Severe
Unlikely	Near zero	Low	Medium/Low	High/Medium/Low
Low likelihood	Near zero	Low	Medium/Low	High/Medium
Likely	Near zero	Low	Medium	High
High likelihood	Near zero	Medium/Low	High	High

This table is adapted from the former Department of the Environment Transport and the Regions (DETR) (now DEFRA), the Environment Agency (EA) and the Institute for Environmental Health (IEH), “Guidelines for Environmental Risk Assessment and Management” (2000)¹.

Description of Risks

Very High Risk – there is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening.

High Risk – harm is likely to arise to a designated receptor from an identified hazard.

Moderate Risk – it is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur, it is more likely that the harm would be relatively mild.

Low Risk – it is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Very Low Risk – there is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

¹ It is acknowledged that this document has been superseded by Guidelines for Environmental Risk Assessment and Management Green Leaves III (2011).

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