

Permitting Office
Coal Authority
200, Lichfield Lane,
Mansfield
Nottinghamshire
NG18 4RG

07 March 2024

Your Ref: 27952
Our Ref: OE/1702/1058/LR01/LS/07-03-2024

FAO Mr Jake Morris

**RE: Land to the Rear 22 to 34, Goldney Avenue, Warmley,
South Gloucestershire, BS36 2PZ –
Phase II Geoenvironmental Assessment – Shallow Mining Investigation – Permit 27952**

On 15 December 2023 a preliminary Phase II intrusive site investigation, by the use of a window sampler rig, was used to assess the Superficial deposits at the site and to establish rock head levels if shallow. Following this, over the 04/05 March 2024 a rotary rig was mobilised at the site to allow a shallow mining investigation to be completed. See Figure OE/1702/938/LR01/F01 – Site Location Plan. In compliance with the Planning Consent P19/18713/F.

Three boreholes were drilled, under Permit No. 27952 (copy attached in Appendix B) issued by the Coal Authority on 12 February 2024. Three holes were required to be drilled to circa 30 to 35m bgl to investigate if the site was underlain with any unknown shallow voids/worked seams.

Detailed below in Table A is a summary of the findings of the rotary drilling works, completed in accordance with the agreed Coal Mining Risk Assessment and Methodology, as part of an on-line application for a drilling permit, Permit 27952 was granted - as detailed above. The positions of the completed window sample and rotary boreholes are detailed on Figure OE/1702/1058/R1/F02.

A copy of the rotary borehole logs for RBH1, RBH2 and RBH3 are collated within Appendix C.



Obsidian Environmental Ltd (part of the Beech Group)
The Foundry Business Centre, Marcus Street, Birkenhead, Wirral, CH41 1EU
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E-mail: info@obsidianenvironmental.co.uk, web: www.obsidianenvironmental.co.uk
Directors: C Wainwright, L. Stanger

Table A – Summary of open hole rotary drilling works

Location	Depth of Stratum encountered (m bgl)	Description of Stratum
RBH1	0.0 to 0.9	Fill – Made Ground
	0.9 to 2.1	Soft CLAY
	2.1 to 3.7	Brown sandy CLAY, with very dry bands
	3.7 to 4.9	Grey, brown weathered MUDSTONE
	4.9 to 5.8	COAL seam – unworked – intact
	5.8 to 6.0	Grey MUDSTONE
	6.0 to 6.3	COAL seam – unworked – intact
	6.3 to 12.2	Grey MUDSTONE
	12.2 to 14.9	Grey SANDSTONE (with water strike) onto
	14.9 to 26.0	MUDSTONE/DANDSTONE interbedded bands
	26.0 to 27.4	COAL seam – unworked – intact
	27.0 to 30.5	Grey MUDSTONE
	RBH2	0.0 to 1.8
1.8 to 5.4		Grey MUDSTONE
5.4 to 6.2		Dark grey MUDSTONE with small interbedded COAL
6.2 to 30.5		MUDSTONE/SANDSTONE Bands
RBH3	1.0 to 2.7	Fill – Made Ground
	2.7 to 12.6	Brown, grey MUDSTONE
	12.6 to 28.9	Grey MUDSTONE with interbedded SANDSTONE
	28.9 to 30.2	COAL seam – unworked – intact
	30.2 to 32.0	Grey MUDSTONE

Comments

Location RBH1 – The Made Ground and Superficial deposits were circa 3.7m deep. There was then 26.8m of intact MUDSTONE/SANDSTONE interbedded bands, with three distinct thin COAL seams. There were no voids, backfilled or worked seams identified.

Location RBH2 – The Made Ground and Superficial deposits were circa 1.8m bgl. Below this was 28.7m of intact MUDSTONE with SANDSTONE interbedded bands. There were on unworked COAL seams intercepted. Thin discrete fragments of COAL were found embedded within a MUDSTONE between 5.4 to 6.2m bgl.

Location RBH3 - The Made Ground and Superficial deposits were circa 2.7m bgl. Below this was a MUDSTONE to 12.6m bgl. Between 12.6 to 28.9m bgl grey MUDSTONE with SANDSTONE interbedded bands were found. At 28.9 to 30.2m bgl the only COAL seam, unworked, was intercepted. It then went back into intact MUDSTONE with SANDSTONE interbedded bands 32.0m bgl.

In accordance with *Ciria Report C758D (London 2019) – Abandoned Mine Workings Manual*, calculations have been completed to assess the depth of intact rock with respect to the ratio t – see Table B below:

Table B – Calculated Ratios of intact rock below the Superficial deposits

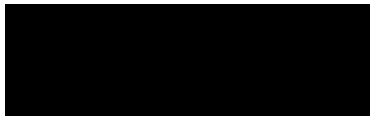
Location	Rock levels (x)	t - Calculated Ratios x/10
RBH1	3.7 to 30.5m bgl	t = 26.8/10 = 2.68
RBH2	1.8 to 30.5	t = 29.4/10 = 2.90
RBH3	2.7 to 32.0m bgl	t = 29.3/10 = 2.93

Note: x = depth of intact bedrock

Hence, at all locations the ratio t was greater than the minimum requirement of 1.0, (between 2.68 and 2.93). It is therefore, considered based on the results of the rotary drilling works and the above assessment of values for t, that further intrusive site investigation and/or grouting of voids is not required at the site. The development is for traditional ground/first floor houses.

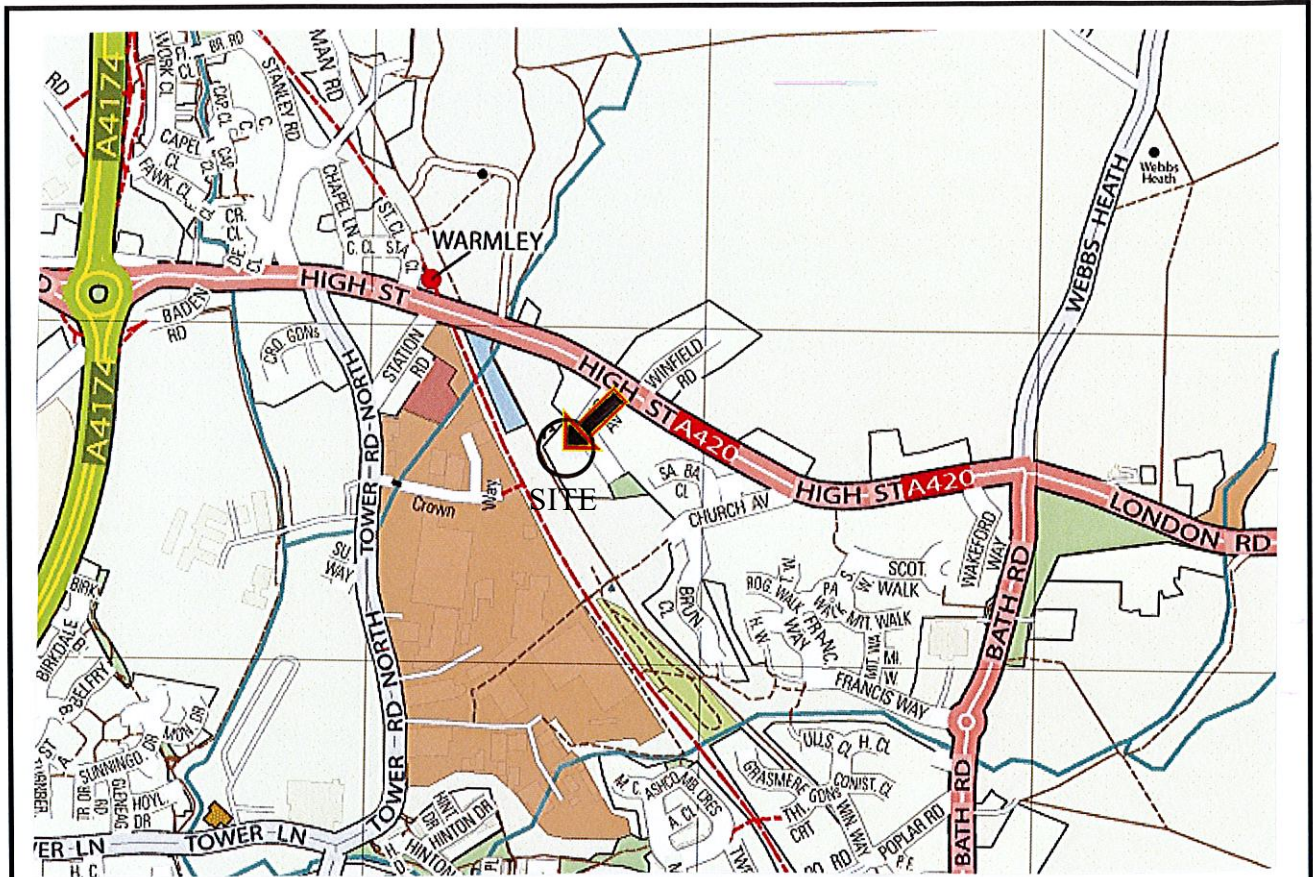
We trust you are in agreement with the above assessment and conclusions, and that they satisfy your immediate requirements. Consequently, the Permit Closure Surrender Form as been completed and a copy collated within Appendix D.

Yours faithfully,



Leon Stanger BSc. CEng MICE. MIEEnvSc FGS
Managing Director
E-mail: leonstanger@obsidianenvironmental.co.uk
(M): 07818189108

Appendix A – Figures



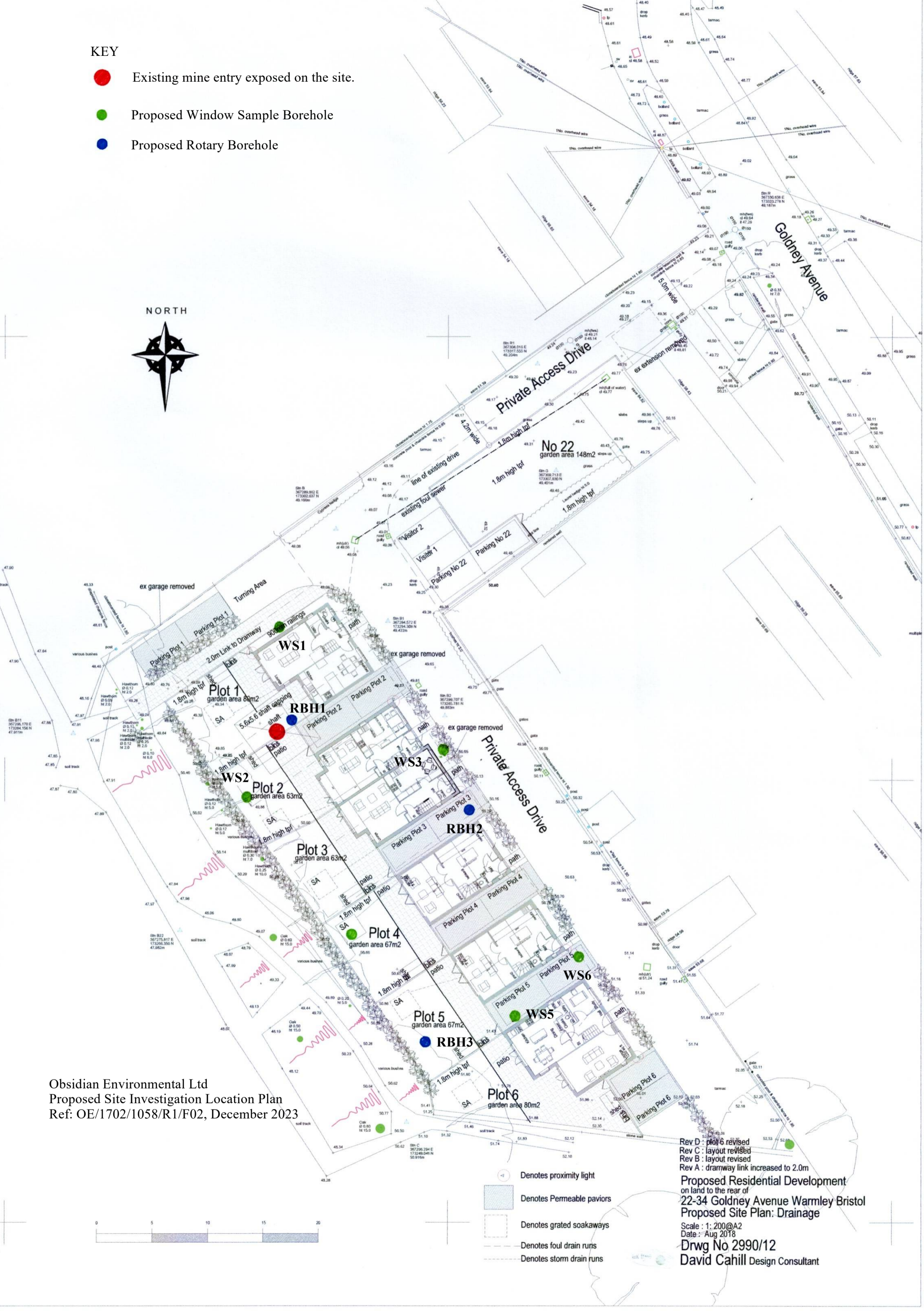
Obsidian Environmental Ltd
 The Foundry Business Centre
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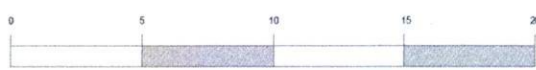
Project: Land behind 22-34, Goldney Avenue, Warmley, Bristol, BS30 5JG Investigation of Adit Title: Site Location Plan	Drawn: LS	Scale Not to Scale
	Checked: LS	Date 01/06/2019
	Client: M & A Commercials (Bristol) Ltd	
	Drawing No. OE/1702/938/LR1/F01	

KEY

- Existing mine entry exposed on the site.
- Proposed Window Sample Borehole
- Proposed Rotary Borehole



Obsidian Environmental Ltd
 Proposed Site Investigation Location Plan
 Ref: OE/1702/1058/R1/F02, December 2023



- Denotes proximity light
- Denotes Permeable paviers
- Denotes grated soakaways
- Denotes foul drain runs
- Denotes storm drain runs

Rev D: plot 6 revised
 Rev C: layout revised
 Rev B: layout revised
 Rev A: dramway link increased to 2.0m
Proposed Residential Development
 on land to the rear of
22-34 Goldney Avenue Warmley Bristol
Proposed Site Plan: Drainage
 Scale : 1: 200@A2
 Date : Aug 2018
Drwg No 2990/12
David Cahill Design Consultant

APPENDICES

Appendix A Copy of Coal Authority Permit 27136

Appendix B Rotary Borehole Logs – RBH1, RBH2 & RBH3

Appendix C Permit Closure Surrender Form – Rotary Drilling

Appendix A – Copy of Coal Authority Permit 27136



The Coal
Authority

Permit to Enter or Disturb Coal Authority Interests

Permit 27952

Name and Address of Permit Holder:

*M & A Commercials (Bristol) Ltd
1 Strawberry Crescent
St Georges
Bristol
BS5 8BD*

Site Location:

*Land to the rear of
22 to 34 Goldney Avenue
Warmley
Bristol
BS15 5JG*

This certificate hereby grants the above named Permit Holder a Permit to carry out:-

Ground investigation by three boreholes to 35m to determine presence of shallow mine workings (possible additional borehole to investigate one mine entry) within the Authority's interests at the identified site location above as shown on the Grant Permit Boundary (overleaf) for the period of **12 months** from the granted date shown below. *The granting of this Permit does not constitute advice given by the Authority in relation to the proposed operations. It is the Permit Holder's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.*

Conditions:

- *Manned entry (i.e.) into mine entries/workings) is strictly prohibited.*
- *Water flush*
- *Gas Monitoring CO, CH₄, CO₂, O₂, H₂S at borehole and rig*
- *Operators undertaking the work must be in possession of this certificate and the Permit boundary plan at the time of works*
- *Appropriate borehole sealing without delay and to withstand site level changes*

Signed: _____

Granted Date: _____

12/02/2024

For and on behalf of The Coal Authority

Nominated Representative: Jake Morris, Permitting Manager;

The Coal Authority, Permitting Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG

Tel: 01623 637450; E-Mail: permissions@coal.gov.uk



The Coal
Authority

Granted Permit Boundary

Permit Ref: 27952

Permit Boundary:



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Mr David Cahill
Unit 2 Office 4
Tower Lane Business Park
Warmley
Bristol
BS30 8XT

APP REF: P19/18713/F
DATE VALID: 12th December 2019
DECISION DATE: 6th April 2021
PARISH: Siston Parish Council

NOTICE OF DECISION TOWN AND COUNTRY PLANNING ACT 1990

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P19/18713/F

DESCRIPTION OF DEVELOPMENT: Demolition of existing garages. Erection of 6 no detached dwellings with new access and associated works

APPLICANT: Mr David Cahill

LOCATION: Land At 22-34 Goldney Avenue Warmley Bristol South Gloucestershire BS30 5JG

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. No development, other than any necessary demolition shall commence until;
 - a) a scheme of intrusive site investigations has been carried out on site to establish the exact risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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PO Box 1954, Bristol, BS37 0DD

Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework and PSP22 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017.

3. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason

to demonstrate that appropriate remedial and mitigatory measures as identified have been carried out as agreed. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework and PSP22 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017.

4. Developments with the potential to be affected by land contamination

A) Desk Study - Previous historic uses(s) of the site and land within 250m of the site may have given rise to contamination. No development shall commence until an assessment of the risks posed by any contamination shall have been carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site.

B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in (A), land affected by contamination is found which could pose unacceptable risks, no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include

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surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

C) Verification Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

In the interests of the future occupiers, in accordance with policy PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017, CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This is a pre-commencement condition because the works necessary to complete the condition may require remedial action if not carried out before development commences.

5. Prior to the demolition of the garage block adjoining 20 Goldney Avenue detail of a means of securing that property from the site works (demolition, road alterations) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then proceed in accordance with those details.

Reason

In the interests of residential amenity, to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies Sites and places plan 2017 and the National Planning Policy Framework.

6. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing the location of surface water proposals is required along with results of percolation tests and infiltration calculations to demonstrate that the proposal is suitable for this site.

Reason

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2019

For the avoidance of doubt the following details should be submitted when seeking to discharging the above drainage condition:

- o A clearly labelled drainage layout plan showing the exact location of any soakaways and the Root Protection Zones of trees.
 - o Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal
 - o Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
 - o Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway
 - o Sp. Note: - No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.
 - o Sp. Note; - No public surface water sewer is available.
7. Prior to occupation of any dwelling its off-street car parking and turning area, in addition to the widened access shown on Proposed site plan 2990/11 Rev C received 16/9/2020 shall be set out and finished in accordance with the materials submitted and approved in the landscape condition (number ten). This shall subsequently be maintained satisfactory thereafter.

Reason

To ensure continued provision and maintenance of a satisfactory means of access in the interests of highway safety and the appearance of the area in accordance with PSP1 and PSP11 of the South Gloucestershire Policies Site and Places Plan 2017 and CS1 of the South Gloucestershire Local Plan: Core Strategy adopted 2013.

8. Prior to the commencement of development details of a management company which shall have responsibility for maintaining the means of access implemented under condition 7 shall be submitted to and approved in writing by the Local Planning Authority . The details of the management company shall include their name and address and details of all parts of the means of access to be maintained and frequency of maintenance.

Reason

To ensure continued provision and maintenance of a satisfactory means of access in the interests of highway safety in accordance with PSP11 of the South Gloucestershire Policies Site and Places Plan 2017.

9. Prior to occupation of the first dwelling on site, details of the private refuse/recycling contractor (including name and address) and type of vehicle to be used to service the site shall be submitted to and agreed in writing by the Local Planning Authority. The refuse collections shall thereafter continue as such thereafter.

Reason

The developer is unable to accommodate the vehicles used by South Gloucestershire Council in their private road design and this would prevent the need for future residents to drag their bins an unreasonable distance, to accumulate rubbish bins and associated un-neighbourliness close to houses on Goldney Avenue. In accordance with PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

10. Prior to the occupation of the first house full details of both hard and soft landscaping works shall be submitted in writing to the Local Planning Authority for approval and these works shall be carried out as approved prior to occupation of the first house. These details shall include as a minimum:
 - details of mesh or wire security fencing to be positioned along the Dramway facing side of the gardens in the position shown on the proposed block plan,
 - details of all other fencing paying particular regard to and addressing any change in levels once the garages alongside 20 Goldney Avenue are demolished;
 - a proposed scheme of native hedge planting to be located on the Dramway side of the rear garden fences and planting to the front of the houses [planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities; implementation programme].

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The scheme shall be completed prior to the occupation of the final house and maintained as such thereafter.

Reason

The use of standard solid fencing at the Dramway would detract from the non designated heritage asset of the Dramway and solid fencing would also prevent establishment of screen planting. To protect the character and appearance of the Dramway non-designated heritage asset and to protect the privacy of neighbouring properties, to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the , policies PSP2, PSP3 and PSP17 of the South Gloucestershire Local Plan: Policies Sites and places plan 2017 and the National Planning Policy Framework.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

12. The development shall proceed in strict accordance with the Mitigation Measures provided in Chapter 6 of the Ecological Appraisal (Ethos, November 2018) (PSP19);

Reason

To ensure the works are carried out in an appropriate manner and in the best interests of the ecological value of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP17 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

13. Prior to occupation, a "lighting design strategy for biodiversity and car security" shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - o Identify those areas/features on site that are particularly sensitive for bats, badgers and hedgehog and that are likely to cause disturbance in or around

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- their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- o Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To ensure the works are carried out in an appropriate manner and in the best interests of the ecological value of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP17 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

- 14. Prior to first occupation of any of the houses, evidence of the installation of the ecological enhancement features recommended in the Ecological Appraisal (All Ecology, November 2018) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to, bird boxes, bat boxes, permeable fencing and native planting (PSP19).

Reason

To ensure the works are carried out in an appropriate and timely manner and in the best interests of the ecological value of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP17 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

- 15. Only land to the north and east of the rear garden fence line shown on proposed site plan 2990 11C received 16/09/2020 shall be considered to be residential curtilage.

Reason

To protect the character and appearance of the woodland Dramway to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

- 16. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in

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Part 1 (Classes A (extensions), B (additions to the roof), D (porches), E (incidental buildings), F (hardstanding)), or any minor operations as specified in Part 2 (Class A Gates/fences/walls), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To protect the surrounding trees, minimal garden areas and character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP8 of the South Gloucestershire Local Plan Policies sites and places plan and the National Planning Policy Framework.

17. Prior to the commencement of development details of the render and bricks/mortar for the external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

18. The development shall proceed in accordance with the following plans:

2992/16 Rev A Location plan received 16/9/2020

2990/10 Existing site plan rec 12/12/2019

2990/11 Rev C Proposed site plan received 16/9/2020

2992/12 Rev D Proposed Block Plan received 10/11/2020

2992/18 Existing and proposed elevations to 22 Goldney Avenue received 24/7/2020

2990/14 Rev A proposed plans and elevations of plot 4 and 5 received 29/9/2020

2990/13 rev A proposed elevations and floor plans Plot 1 received 16/9/2020

2990/17 proposed elevations and floor plans Plots 2/3 received 10/11/2020

2990/15 Rev A proposed elevations and floor plans Plot 6 received 10/11/2020.....

Swept path analysis 1 refuse vehicle 9.07m long vehicle

Swept path analysis 2 fire appliance

Swept path analysis 3 fire tender /van

Swept path analysis 4 large car All received 12/12/2019

Arboricultural Report - including Churchyard trees close to site received 22/7/2020

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Bat report received 12/12/2019

Coal Mining Risk Assessment received 12/12/2019

Obsidian Environmental Report letter to coal authority #LR2 dated 28/6/2019
RECEIVED 16/7/2020

Obsidian Environmental Report letter to coal authority #LR3 dated 3/6/2019
RECEIVED 16/7/2020

Obsidian Environmental Report letter to coal authority #LR4 dated 22/10/2019
RECEIVED 16/7/2020

Reason

In the interests of clarity and to prevent the need for remedial action.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015**
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: by seeking and assessing additional information which has resulted in a defined and positive recommendation. BY dealing with the application in a democratic manner.

ADDITIONAL INFORMATION

1. The developer is responsible for exploring whether any covenants included in the deeds of the land need to be addressed before commencing development.
2. The development authorised by this Decision Notice affects a public highway and you should contact the Transportation Network Manager, PO Box 1775, Broad Lane, Engine Common, Yate BS37 5PN, before commencing any work.
3. It is the responsibility of Developers/Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, of any existing or proposed trees, hedgerows or other vegetation on the application site or adjacent to the site at the time of maturity. The foundations must also take account of any trees, hedgerows felled or removed on or adjacent to the application site within the last 15 years.
4. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.

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5. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.



DEVELOPMENT MANAGER

DATE: 6th April 2021

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £34 per request relating to 'householder' applications and £116 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 863451

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse this proposal – or to grant subject to conditions – they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If they are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

Appeals must be made to the Planning Inspectorate in accordance with the provisions below:

- (a) for a **householder application**, an appeal must be made within 12 weeks of the date of this notice;
- (b) for a **minor commercial application**, an appeal must be made within 12 weeks of the date of this notice;
- (c) for the **display of an advertisement**, an appeal must be made within 8 weeks of the date of receipt of this notice;
- (d) for **works to trees** subject to a Tree Preservation Order or part of a woodland, an appeal must be made within 28 days of the date of this notice;
- (e) if this planning application relates to the same, or substantially the same, land and development as is **already the subject of an enforcement notice**, an appeal must be made within 28 days of the date of this notice;
- (f) if an **enforcement notice is served** relating to the same or substantially the same land and development as in this application an appeal must be made within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier;
- (g) in **all other cases**, an appeal must be made within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission/listed building consent for the proposed development/works or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) and local planning authority (registrationteam@southglos.gov.uk) at least 10 days before submitting the appeal. Further details are available on [GOV.UK](https://www.gov.uk) website.

When submitting an appeal, it is a requirement that an identical set of documents be submitted to the local planning authority. A copy of all appeal documents (and any subsequent documents required to validate the appeal) should be sent to registrationteam@southglos.gov.uk when the appeal is made. Please ensure this instruction is complied with in order to avoid any unnecessary delay.

Appendix B

Rotary Borehole Logs – RBH1, RBH2 & RBH3

BORE HOLE LOG

info@obsidianenvironmental.co.uk



Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH1	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m AOD Datum 49.9m	Coordinates E N		
Contractor Apex Drilling Services					Sheet 1 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill	
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)			DESCRIPTION
1.0				49.90		0.90	Made Ground - Dark brown, brown, sandy clay with fine gravel.		
2.0				49.00		2.20	Natural strata - Softlight brown, mottled CLAY, with fine gravel.		
3.0				46.80		1.60	Brown, sandy CLAY - with very dry bands.		
4.0				45.20		1.20	Grey, brown waethered MUDSTONE		
5.0				44.00		0.90	Coal seam - unworked		
6.0				43.10		0.20	Grey weathered MUDSTONE		
				42.90		0.30	Coal seam - unworked		
7.0				42.60		5.90	Grey weathered MUDSTONE		
8.0									
9.0									
10.0				39.90			Continues to 12.2m bgl - sheet 2 of 4		

GENERAL REMARKS Water strike within SANDSTONE/MUDSTONE bands 12.2 to 14.9m bgl. Estimate only of commencing level of rotary borhole.	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH1	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m AOD 49.9m est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 2 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
10.0				39.90			Contd: - Grey MUDSTONE	
11.0								
12.0			▼					
13.0				37.70		2.70	Grey SANDSTONE with water stike onto MUDSTONE/SANDSTONE interbedded bands.	
14.0								
15.0								
16.0				35.00			Grey MUDSTONE (continues to 26.0m bgl (23.9m AOD))	
17.0						11.10 (total)		
18.0								
19.0								
20.0				29.90			continues as Grey MUDSTONE until 26.0m bgl - see sheet 3 of 4.	

		GENERAL REMARKS Water strike within SANDSTONE at circa 12.2 to 14.9m bgl.	
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All dimensions in metres Scale 1:10	Client M & A Commercial (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG


Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH1	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m AOD - 49.9m est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 3 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
20.0				29.90			Continuing Grey Mudstone from 35.0m AOD (14.9m bgl)	
21.0								
22.0								
23.0								
24.0								
25.0								
26.0								
27.0				23.90		1.40	Coal seam - unworked	
28.0				22.50		3.10	Grey MUDSTONE (continues to 30.5m bgl. (total)	
29.0								
30.0				19.90			Continues - see sheet 4 of 4	

		GENERAL REMARKS Water strike within SANDSTONE/MUDSTONE bands 12.2 to 14.9m bgl	
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All dimensions in metres Scale 1:10	Client M & A Commercial (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH1	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m 49.9m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 4 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
30.0			19.90		3.10	Grey MUDSTONE continuing (total)		
31.0			19.40			End of Rotary open hole borehole at 30.5m bgl.		
32.0								
33.0								
34.0								
35.0								
36.0								
37.0								
38.0								
39.0								
40.0								

		GENERAL REMARKS Water strike at 12.2 to 14.9m bgl within MUDSTONE/SANDSTONE bands	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG			Bore Hole No RBH2	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m AOD 50.4m est.	Coordinates E N	
Contractor Apex Drilling Services			Sheet 1 of 4	

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
20.0				50.40			Made Ground - Brown, light brown mottled clay	
1.0						1.80		
2.0				48.60			Natural strata - Grey MUDSTONE	
3.0						3.60		
4.0						0.80	Dark grey MUDSTONE with small bands of Coal.	
5.0							Grey MUDSTONE with SANDSTONE interbedded bands. 6.2 to 30.5m bgl	
6.0						24.30 (total)		
7.0								
8.0								
9.0								
10.0				40.40			Continuing - see Sheet 2 of 4 RBH2	

GENERAL REMARKS No water strike. Commencing level estimated (m AOD).	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG			Bore Hole No RBH2	
Job No OE/1702/1058	Date 05/03/2024	Ground Level m AOD 50.4m m	Coordinates E N	
Contractor Apex Drilling Services				Sheet 2 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thick-ness)		
10.0				40.40			Continuing Grey MUDSTONE with SANDSTONE bands - 6.2 to 30.5m bgl	
11.0								
12.0								
13.0								
14.0						24.30 (total)		
15.0								
16.0								
17.0								
18.0								
19.0								
20.0				30.40			Continuing Grey MUDSTONE with SANDSTONE bands Continuing RBH2 - see sheet 3 of 4	

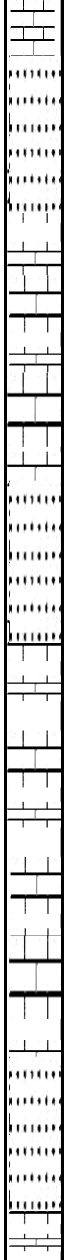
GENERAL REMARKS No water strike. Commencing level estimated (m AOD).	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH2	
Job No OE/1702/1058	Date 05/03/2024	Ground Level m 50.4 m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 3 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill	
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)			DESCRIPTION
20.0				30.40		24.30	Continuing Grey MUDSTONE with SANDSTONE bands (total)		
21.0				19.99					
22.0									
23.0									
24.0									
25.0									
26.0									
27.0									
28.0									
29.0									
30.0				20.40					

GENERAL REMARKS	
No water strike	

All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH2	
Job No OE/1702/1058	Date 05/03/2024	Ground Level m 50.4m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 4 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
30.0			20.40		24.30	Continuing Grey MUDSTONE with SANDSTONE bands (total)		
31.0			19.90			End of rotary open hole borehole RBH2 at 30.5m bgl.		
32.0								
33.0								
34.0								
35.0								
36.0								
37.0								
38.0								
39.0								
40.0								

		GENERAL REMARKS No water strike	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH3	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m AOD 51.4m est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 1 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.0			51.40			Made Ground - Brown, light brown mottled clay		
1.0					2.70			
2.0								
3.0			48.70			Brown becoming grey MUDSTONE		
4.0								
5.0								
6.0					9.90 (total)			
7.0								
8.0								
9.0								
10.0			41.40			Continuing RBH2 - sheet 2 of 4		

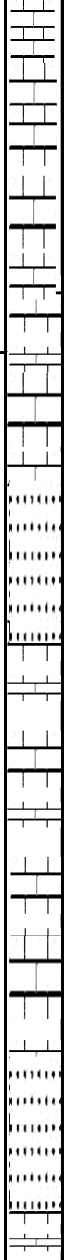
GENERAL REMARKS No water strike. Commencing level estimated (m AOD).	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH3	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m 51.4 m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 2 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
10.0			41.40		9.90	Continuing Grey MUDSTONE (total)		
11.0								
12.0								
13.0			38.80		16.30	Grey MUDSTONE/SANDSTONE bands (total)		
14.0								
15.0								
16.0								
17.0								
18.0								
19.0								
20.0			21.40					

GENERAL REMARKS	
No water strike	

All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH3	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m 51.4 m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 3 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)		
20.0				31.40			Continuing Grey MUDSTONE with SANDSTONE bands (total)	
21.0								
22.0								
23.0								
24.0						16.30 (total)		
25.0								
26.0								
27.0								
28.0								
29.0				22.50		1.30 (total)	Coal seam - unworked	
30.0				21.40				

GENERAL REMARKS No water strike	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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BORE HOLE LOG

info@obsidianenvironmental.co.uk

Project Land to the rear of 22-34, Goldney Avenue, Warmley, South Gloucestershire, BS30 5JG				Bore Hole No RBH3	
Job No OE/1702/1058	Date 04/03/2024	Ground Level m 51.4m AOD - est.	Coordinates E N		
Contractor Apex Drilling Services					Sheet 4 of 4

SAMPLES & TESTS			STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
30.0			21.40			Continuing Coal seam - unworked		
			21.20		1.80	Grey MUDSTONE		
31.0			19.40			End of rotary open hole borehole RBH3 at 32.0m bgl.		
32.0								
33.0								
34.0								
35.0								
36.0								
37.0								
38.0								
39.0								
40.0								

		GENERAL REMARKS No water strike	
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All dimensions in metres Scale 1:10	Client M & A Commercials (Bristol) limited	Method/ Plant used Rotary Rig	Logged by LS
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Appendix C Permit Closure Surrender Form – Rotary Drilling



Permit Ref.	27952	Project / Site Location	Land to the rear of, 22 to 34 Goldney Avenue, Warmley, Bristol, BS15 5JG BS30 5JG.
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Please supply all relevant documents, including this completed form within 3 months of the permitted works being completed.

Where relevant the report should include; borehole logs and details of mine or mine entry treatment works carried out (incl. engineering drawings, grout takes etc.) and a scaled site layout plan (correlated to O.S N' Grid) showing all relevant mine entry positions, coal seams, voids and broken ground proved by the works.

Summary of works Start date 04 March 24 Finish date 05 March 2024

Have any variations occurred? No Yes If so was the Authority notified? No Yes

Please describe;
Not Applicable

Did if any of the following incidents occur?

Spontaneous combustion Water emission Gas emission (elevated or above action levels)
 Geotechnical instability Legal issues incl. damage or potential claims None

If yes, please detail each item;
Not Applicable

Were any of the following encountered? Please give a brief summary of the works undertaken.

Intact coal only Broken ground Backfilled ground Voids

Description;
*Generally, below Made Ground & superficial Deposits MUDSTONE with intermittent SANDSTONE BANDS, Plus COAL seams intact to circa 30.5 to 32.0m ~~agl.~~ bgl.
 See Attached letter Report OE/1702/1058/LR01- 07/03/24*

Will further works be necessary that require a Permit? No Yes

If yes, please describe, including any recommendations;
 * *Previous Permit 17858, has now run out - construction of new cap - ~~with~~ a new application will be made in 2024.*

Name: [REDACTED]	Email: <i>please see below</i>
Company: <i>OBSIDIAN ENVIRONMENTAL</i>	Tel: [REDACTED]

*normally - leonstanger @ obsidianenvironmental.co.uk - currently not available
 please default to*

