

Mirfield

Current Use:	Agricultural and Former Open Cast
Client:	Urban Evolution
Value:	£undisclosed
Location:	West Yorkshire
Size:	12.6 Hectares (divided into 2 parts)

A Geological, Mining And Abnormals Assessment report was compiled to help advise the client and potential purchasers of land. Part of the site was proposed to be redeveloped for 8 no. commercial units plus associated service yards and access roads. The other part of the site was proposed for residential housing development.

A number of investigations had already been conducted but further investigation to assess the risks and necessary remedial works was required as a number of features associated with historical mining including former opencast workings, mineshafts, and shallow mining hazards had been identified.

- Investigate the location of 5 Coal Mine shafts, plus a further speculative mineshaft location
- assess the shallow coal seams in more detail to clarify the potential costs of proof drilling and grouting abnormal.
- assess the potential viability of removal of the coal seams by use of opencast mining techniques.
- Coal Laboratory testing to assess coal viability and ash content
- soils testing and sampling to further assess the opencast backfill materials, and advise on the possible options available for redevelopment
- Geotechnical Soils testing and sampling appropriate for assessment of the bulk
- earthworks requirements, specifications and costings.



- Topographic Survey Utilities survey (in areas of proposed access bellmouths)
- 3d modelling and earthworks volumes calculations

Regrade of the site had been previously recommended to make it suitable for development..

The investigation concluded that across the entire site an estimated 20,000 m³ of excess topsoil would be produced which would require removal from site. There was capacity to reduce this volume by increasing topsoil depths on the residential part of the site, however there would still be a considerable excess to remove. This material would be an asset and we would anticipate there would be a market for this material for brownfield redevelopment sites.