



The Coal
Authority



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For the Attention of: Mr A Walker – Case Officer
Kirklees Council

[By Email: DC.Admin@kirklees.gov.uk]

10 April 2017

Dear Mr Walker

PLANNING APPLICATION: 2017/62/90180/W

Erection of 95 dwellings with access from Yew Tree Road and Burn Road - Land at Ainley Top/Yew Tree Road/burn Road, Huddersfield, HD2 2EQ – Re-consultation

Thank you for your e-mail received on the 28 March 2017 in respect of the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Business, Energy & Industrial Strategy. 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.

In our letter to the LPA dated 23 March 2017 we requested that additional information be provided by the applicant in order that we could comment in detail on the mine entries on the site, the remedial measures proposed and how this relate to the layout of the development.

You have noted that the applicant preferred option at this stage would be for this to be dealt with by a pre-commencement condition.

This is a full planning application and therefore the layout of the development is being considered in detail at this time. Although it is appreciated that the location of the mine entries have been established, as you will note from the previous layout provided they are in close proximity to some of the buildings proposed. On this basis the Coal Authority would wish to be satisfied that the remedial measures are adequate to properly take account of the location of the mine entries and their zones of influence. We would therefore wish to see details of the remedial measures, including shaft caps, confirmation of foundation solutions and how these will interact with the caps, in order that we can

assess whether the measures proposed are appropriate in respect of the detailed layout prior to this being approved, and in effect fixed.

As the detailed remedial strategy for the mine entries may have implications for the layout of the development we do not consider that this is something which can be addressed once the planning consent has been granted.

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.