



**The Coal
Authority**



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RTPI
Learning Partner

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For the Attention of: Mr N Hirst – Case Officer
Kirklees Council

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

20 February 2018

Dear Mr Hirst

PLANNING APPLICATION: 2017/62/90951/W

Conversion of existing coach house to form 2 dwellings, erection of one dwelling, new vehicular access and parking/turning (within a Conservation Area) - Longdenholme, 34 Greenhead Road, Huddersfield, HD1 4EZ – Re-consultation

Thank you for your consultation received on the 8 February 2018 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.

The Coal Authority previously commented on this planning application in a letter to the LPA dated 10 May 2017. In this letter we reviewed the contents of a Coal Mining Risk Assessment, dated March 2015 and prepared by Ashton Bennett, which the applicant had submitted to support the planning application. We concurred with the recommendations made in the report, which concluded that unrecorded shallow coal workings pose a risk to the development and that intrusive site investigations should be carried out on site.

You have now provided a copy of a letter which has been submitted, dated 27 January 2018 and prepared by DB Architects. In respect of the comments in the letter by DB Architects, the Coal Authority made its recommendations to the LPA based on the conclusions of the competent persons who have prepared the Coal Mining Risk Assessment, which the applicant had submitted to support their application. The comments made in the letter by DB Architects do not demonstrate that there are no unrecorded shallow coal workings present beneath the site.

On the basis of the information now submitted, by DB Architects, the Coal Authority maintains its previous recommendations to the LPA, that conditions be imposed on any consent granted requiring intrusive site investigations to be carried out in order to establish the exact situation in respect of coal mining legacy issues. For clarity we consider that the comments we made in our letter to the LPA dated 10 May 2017 are still valid and are relevant to the decision making process.

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
Team Leader - Planning Liaison

General Information for the Applicant

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 trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://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 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.

