



**The Coal
Authority**



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RTPI
Learning Partner

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For the Attention of: Mr William Simcock – Case Officer
Kirklees Council

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

24 April 2017

Dear Mr Simcock

PLANNING APPLICATION: 2017/62/91132/W

Erection of two storey side extension to form enlarged Class A1 shop at ground floor with A2 office unit and residential flat above; Fix It Supplies, 12b Hillhouse Lane, Fartown, Huddersfield, HD1 6EF

Thank you for your consultation letter of 4 April 2017 seeking the views of The Coal Authority on the above planning application.

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 Response: Material Consideration

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate the presence of recorded shallow coal workings below the site and also the potential for historic unrecorded shallow underground coal workings.

The Coal Authority notes the submitted Mining Investigation Report (May 2015, prepared by Abbeydale Building Consultants), which accompanies the planning application. Based on the results of the intrusive investigation undertaken, given that Section 8.3 of the Report is able to confirm that identified shallow mine workings are at sufficient depth not to have any influence on ground stability, The Coal Authority is satisfied that the issue of the

potential for coal mining legacy to affect the proposed development has been adequately investigated. We therefore **have no objections** to the planning application. The recommended foundations to further safeguard the development in the unlikely event of ground movement should be ensured through the Building Regulations process.

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

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, 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 coal mining 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.