



**The Coal
Authority**



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RTPI
Learning Partner

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For the Attention of: Ms L Bearcroft – Case Officer
Kirklees Council

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

12 July 2017

Dear Ms Bearcroft

PLANNING APPLICATION: 2017/62/91748/E

Demolition of 1 dwelling and erection of 4 dwellings - 113 Westfield Lane, Wyke, BD12 9LY

Thank you for your notification of 27 June 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 that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth.

The planning application is supported by a Report on a Coal Mining Risk Assessment, dated June 2017 and prepared by Rogers Geotechnical Services Ltd. This report has been informed by an appropriate range of sources of information including; BGS maps, BGS borehole records and a Coal Mining Report.

Having reviewed the available coal mining and geological information the Report on a Coal Mining Risk Assessment states that economically workable coal is unlikely to be present within 25m of the surface of the site. On this basis, and taking into account the assumed thicknesses of the coal seams, the report authors conclude that, in their professional opinions, there is sufficient cover above any potential workings as to mitigate the risk of surface instability and no further investigation or works are necessary.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Report on Coal Mining Risk Assessment are sufficient for the purposes of the planning system and meets the requirements of the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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.