



**The Coal
Authority**



INVESTOR IN PEOPLE



RTPI
Learning Partner

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For the Attention of: Anthony Monaghan – Case Officer
Kirklees Council

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

28 August 2018

Dear Anthony

PLANNING APPLICATION: 2018/62/92375/E

Erection of agricultural storage barn; Lower Chatts Farm, 155 Cliff Hollins Lane, East Bierley, Bradford, Kirklees, BD12 7ET

Thank you for your consultation letter of 07 August 2018 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 of 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 likely to have been subject to historic unrecorded underground coal mining at shallow depth associated with a thick coal seam outcrop.

Whilst the applicant has not submitted a Coal Mining Risk Assessment in support of the planning application as such, commentary within the Design & Access Statement correctly identifies that coal may have been exploited directly beneath, or in the locality of the site. Accordingly, and whilst no further investigations or assessment are proposed, a series of precautionary measures, including a specialist foundation are proposed, which as a result

of their implementation the Statement confirms there will be no risk. The Coal Authority has no objections to this planning application subject to an appropriate condition.

The Coal Authority Recommendation to the LPA

The Coal Authority is satisfied that the proposed foundation design as detailed on page 2 of the Design & Access Statement (July 2018, prepared by Cadvis) to mitigate the risks posed by coal mining legacy is appropriate. The Coal Authority therefore **has no objection** to the proposed development.

The Coal Authority recommends that the LPA consider imposing a Planning Condition should planning permission be granted for the proposed development, to ensure that these works form an integral part of the development.

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.

