



E14/5765/MD/001

6 May 2015

Firth Buildings, 99 - 101 Leeds Road, Dewsbury, WF12 7BU

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FAO Michael Singh

Lakeland Property Consultants & Management Co Ltd

1A Dewsbury Road

Cleckheaton

BD19 3RS

Dear Sir,

Re: Cleckheaton Mill, Bradford Road, Cleckheaton

Further to your instructions, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the above development and the requirement to undertake intrusive borehole investigation works.

The following information has been used to prepare this report, and is attached to the rear:

1. Coal Authority Report
2. Extracts from the Interactive Coal Authority Map.

The Coal Authority Report states that the property is in the likely zone of influence from workings in 1 seam of coal at 70m to 80m depth, and last worked in 1892. Any ground movement from these coal workings should have stopped by now.

However, the report states that the property is in an area where the Coal Authority believe there is **coal at or close to the surface**. This coal may have been worked at some time in the past. Historically, shallow coal seams may have been worked by private individuals and these workings are not recorded by the Coal Authority.

Consulting the Coal Authority online resources, it can be seen that the south western and south eastern corners of the site lie within areas that have probably been subject to workings at a shallow depth. In addition to this, the coal is shown to outcrop in the south west corner of the site.

The online BGS borehole records show that boreholes have been undertaken to depths of approximately 6m immediately west and south of the site. These showed the strata consists of clays overlying mudstones.

Additionally, immediately to the north of the site, boreholes have been drilled to a depth of 20m and did not encounter coal seams or evidence of shallow workings. However, as the coal is shown to outcrop in the south west of the site, these boreholes are unlikely to represent the existing strata beneath the site.

To conclude, we would make the following comments:

From the above, it is possible that there is coal at shallow depth beneath the site that has been worked historically.

The Coal Authority report states that the property is not in an area where there is an existing licence to remove coal using underground methods, or are currently

determining whether to grant such a licence. Nor is the property in an area likely to be affected at the surface by any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

There have been no subsidence claims on site, or recorded surface hazard call-outs or remedial works undertaken on behalf of the Coal Authority.

There are no records of mine gas emissions within the site boundary.

Recommendations

As the site is shown to be in an area of probable historic shallow workings with coal outcropping on the site, it is recommended that an intrusive ground investigation, including rotary boreholes to a minimum depth of 30m, is undertaken to determine the extent of possible shallow mine workings on site.

The rotary drilling investigation should focus primarily on the south western and south eastern corners of the site to determine the extents of any possible workings encroaching onto the site. Due to the proximity of residential properties to the south western corner of the site, it is likely that the investigatory drilling in this area will need to be undertaken using water flush methods.

The findings of the ground investigations should be used to prepare an interpretive report specifying any remediation strategies and construction design features required for the construction of the proposed development.

As the intrusive investigation works will intersect, disturb or enter coal seams, coal mine workings or mine entries, written permission and a permit should be sought from the Coal Authority prior to any investigative works taking place.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

Yours faithfully



MICHAEL DEAN
m.dean@haighhuddleston.co.uk

CC Paul Howarth



The Coal Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**Z & D PROPERTIES
3 - 5 BRADFORD ROAD
CLECKHEATON
WEST YORKSHIRE
BD19 5AG**

Our reference: **51000682977001**
Your reference: **Cleckheaton Mill**
Date of your enquiry: **18 November 2014**
Date we received your enquiry: **18 November 2014**
Date of issue: **18 November 2014**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

Z & D PROPERTIES, CLECKHEATON MILL, BRADFORD ROAD, CLECKHEATON, WEST YORKSHIRE, BD19 5BD

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 1 seam of coal at 70m to 80m depth, and last worked in 1892.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on Coal Authority Information section of the report.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	18 November 2014
Issued to:	Z & D PROPERTIES 3 - 5 BRADFORD ROAD CLECKHEATON WEST YORKSHIRE BD19 5AG
Property Search for:	Z & D PROPERTIES, CLECKHEATON MILL, BRADFORD ROAD, CLECKHEATON, WEST YORKSHIRE, BD19 5BD
Reference Number:	51000682977001
Date of Issue:	18 November 2014
Cost:	£119.00
VAT @ 20%:	£23.80
Total Received:	£142.80
VAT Registration	598 5850 68

Location map



Approximate position of property

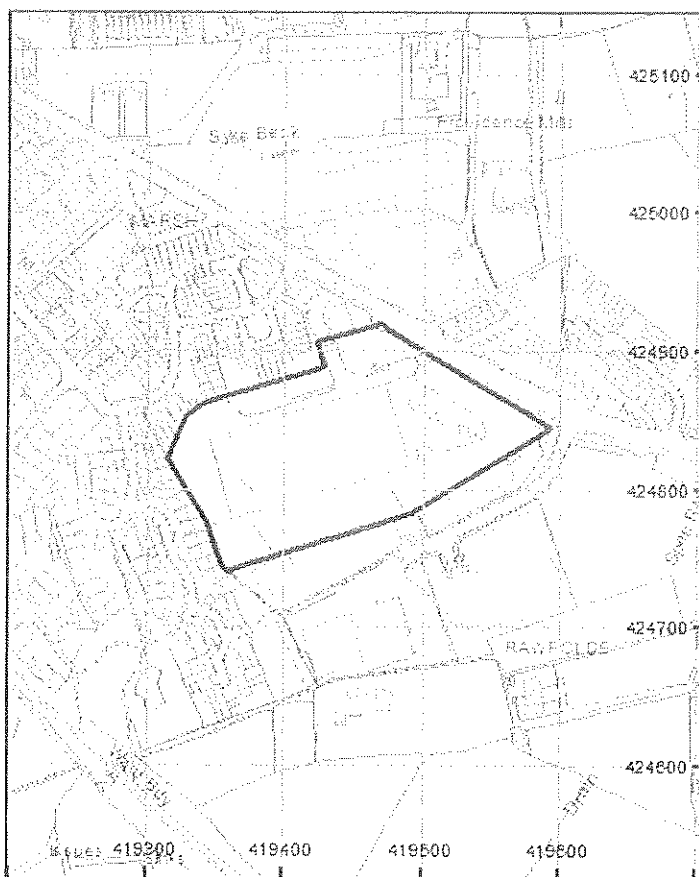


Enquiry boundary

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Key

Approximate position of enquiry boundary shown





The Coal
Authority



INVESTOR IN PEOPLE

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr B. Topping – Case Officer
Kirklees Council

[By Email: Bill.Topping@kirklees.gov.uk]

24 April 2015

Dear Mr Topping

PLANNING APPLICATION: 2014/62/92998/E

Proposed residential development - Cleckheaton Mills, Bradford Road, Cleckheaton,
West Yorkshire, BD19 5BD – Re-consultation

Thank you for your notification of 20 April 2015 seeking the views of The Coal Authority on the additional information received to support the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. 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: Substantive Concern

The application site falls within the defined Development High Risk Area. The Coal Authority previously objected to this planning application in a letter to the LPA dated 16 October 2014 as no Coal Mining Risk Assessment has been submitted to support the application.

The applicant has simply submitted a Coal Mining Report in support of this planning application. The submission of a Coal Mining Report is not a Coal Mining Risk Assessment. The Coal Mining Report provides the basic coal mining information in relation to the application site; it does not provide an assessment of the risks to any proposed new development on the site. The Coal Authority therefore **maintains its objection** to this planning application,

The applicant should use this coal mining information to assess whether or not past mining activity poses any risk to their development proposal and, where necessary, propose

mitigation measures to address any issues of land instability. This could include further intrusive site investigation to ensure that the LPA has sufficient information to determine the planning application.

It is a requirement of the NPPF, paragraph 120 - 121, that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

The Coal Authority Recommendation to the LPA

The submission of a Coal Mining Report is not a Coal Mining Risk Assessment. The Coal Mining Report provides the basic coal mining information in relation to the application site; it does not provide an assessment of the risks to any proposed new development on the site. The applicant should use this coal mining information to assess whether or not past mining activity poses any risk to their development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive site investigation to ensure that the LPA has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a "competent body". Links to the relevant professional institutions of competent bodies can be found at:
<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

The Coal Authority would be very pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant.

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, MRTPI
Planning Liaison Manager

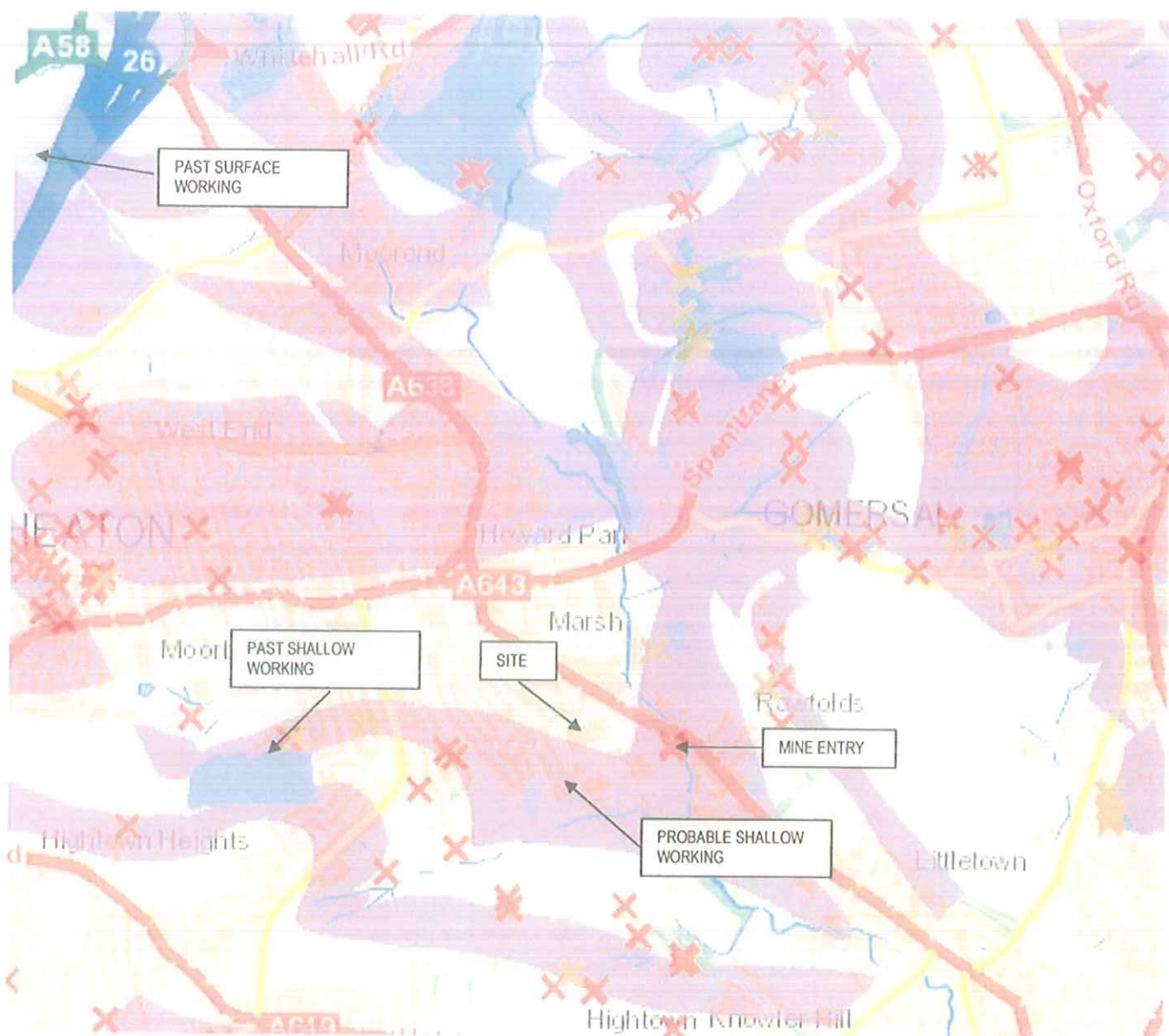
General Information for the Applicant

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. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

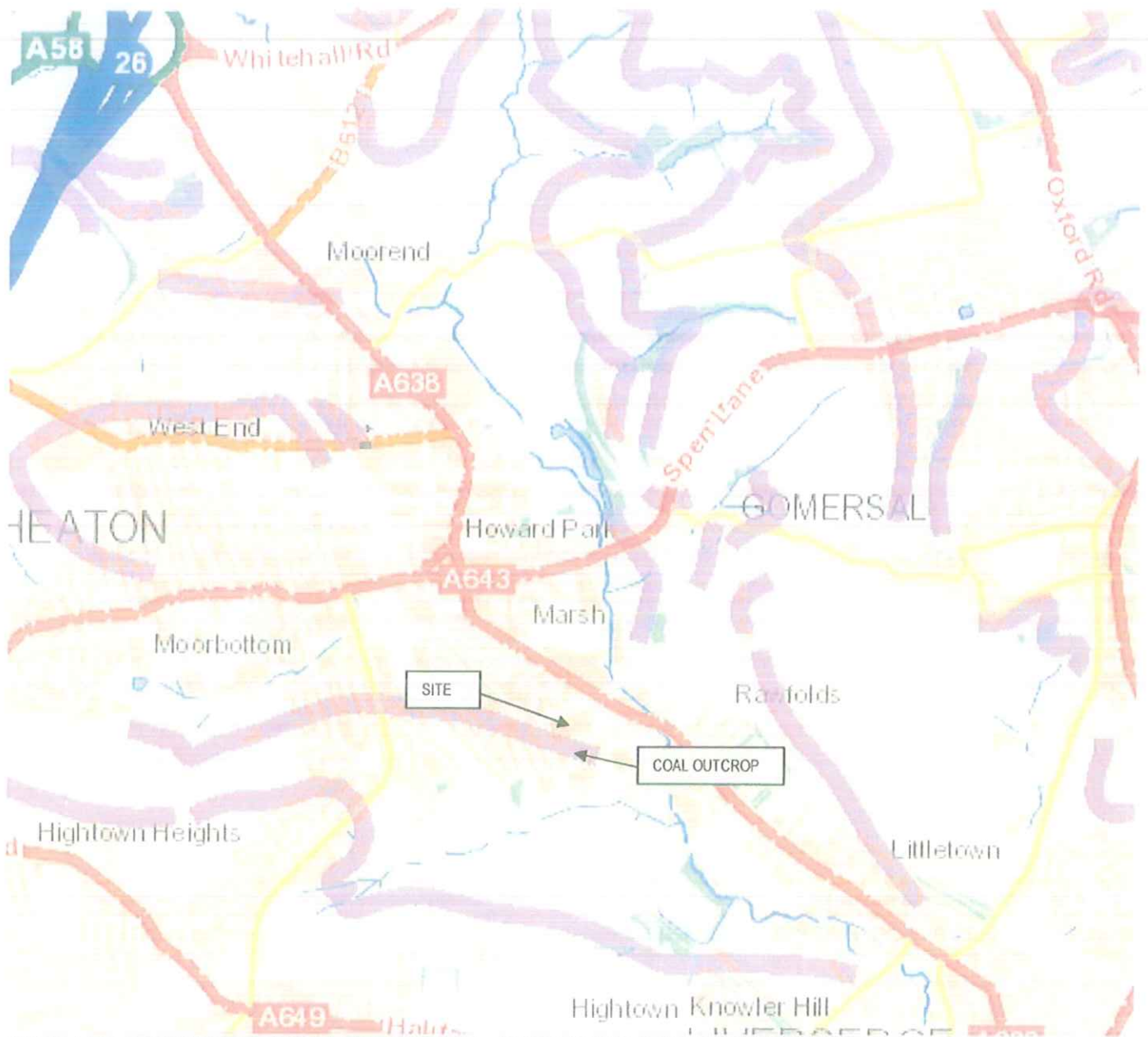
<http://coal.decc.gov.uk/en/coal/cms/services/permits/permits.aspx>

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.



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING SURFACE MINING, PAST SHALLOW COAL MINING WORKINGS AND PROBABLE SHALLOW MINE WORKINGS AT CLECKHEATON MILL, BRADFORD ROAD, CLECKHEATON



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS AT CLECKHEATON MILL, BRADFORD ROAD, CLECKHEATON