



The Coal
Authority



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For the Attention of: Mr Josh Kwok – Case Officer
Kirklees Council

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

26 April 2019

Dear Mr Kwok

PLANNING APPLICATION: 2019/44/90891/E

Discharge conditions 5 (Phase II), 6 (Remediation Strategy) and 12 (materials) on previous permission 2018/62/92059/E for erection of two semi-detached dwellings with associated garden space and hardstanding; Adjacent, 163 North Road, Ravensthorpe, Dewsbury, Kirklees, WF13 3AQ

Thank you for your notification of 05 April 2019 seeking the views of the Coal Authority on the above discharge of condition application.

The Coal Authority Response:

The Coal Authority's specific interest is in Condition 5 and 6 as these require that appropriate ground investigations are carried out to determine the ground conditions relative to coal mining legacy before development commences on site and that, should any mitigation measures be required these are undertaken to ensure that development is safe and stable.

We note that the wording of these condition reflects our recommendation to the Local Planning Authority (LPA) dated 23 July 2018 which was made in light of the content and conclusions of the Coal Mining Risk Assessment ref: 18-05-18 Revision 0 (dated May 2018), prepared by Demeter Environmental Ltd which was submitted by the applicant in support of their planning application.

The applicant has submitted a Stage 2: Site Investigation Report (YE6537, dated January 2019) prepared by Your Environment (Geotechnical Consultancy) which has been informed by the findings of intrusive site investigations in the form of, but not limited to two rotary boreholes drilled to a maximum depth of 30m below ground level. The aim of these investigations was to ascertain the existence of coal and possible workings beneath the

site. Plans have been provided which illustrate the location of the boreholes together with the borehole logs. It should be noted that this report is in 'draft' format therefore our comments are based on this 'draft' report only therefore any addition versions of the report will nullify our comments.

However, based on the above report, the report author identifies that whilst both boreholes encountered a coal seam (0.5m and 0.7m thick) at depths of 9.5m and 9.7m this coal seam was found intact with no evidence of voids / broken ground associated with mine workings. Section 10.3 identifies that workings within this seam would not be feasible as these are only 2.0m from the base of superficial deposits and concludes that there is a 'low' risk of subsidence from shallow workings.

As our records indicate that shallow workings have taken place beneath this site, I have sought technical advice from one of our Permitting Managers. Abandonment plan (No.1800, dated 21/01/1886) has been reviewed which confirms that shallow workings are present beneath the site and that it is likely, based on the position of the boreholes drilled as part of the above ground investigations, that these boreholes encountered 'pillars' of coal. The abandonment plan identifies that coal was left in situ beneath the colliery buildings present on site at the time that mining operations were taking place which would appear to be in the same location as the boreholes were drilled. In addition, the Permitting Manager has informed me that as part of the Permit application for the above site investigations, it was considered that three rotary boreholes would be drilled on site; not two. In addition to the above, based on the findings identified within the boreholes there is only 1.3m – 2m of rock cover above the coal seams. Therefore, there will be insufficient competent rock cover above these coal seams to prevent land instability at the surface.

In light of the above we would welcome further commentary from the applicant's technical consultants on this issue. Based on the information currently submitted we are unable to recommend that the LPA discharge Conditions 5 and 6 of issued consent: 2018/62/92059/E.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning Manager

Disclaimer

The above response is provided by The Coal Authority 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.